UPDATED ENVIRONMENTAL MANAGEMENT PLAN FOR THE PROPOSED ESTABLISHMENT OF OTJOMUISE EXTENSION 12 TOWNSHIP

Submitted to:

MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM

Prepared for:

OMBA Holdings (PTY) Ltd

by:

INTEGRATED ENVIRONMENTAL MANAGEMENT SOLUTIONS CC.

JUNE 2025

Project	Environmental scoping for the proposed establishment of Otjomuise Extension 12, Windhoek
Date	June 2025
Prepared for	OMBA Holdings (Pty) Ltd
Prepared by	Integrated Environmental Management Solutions
Contact details	rhasheela@i-emsolutions.com
Signature	

Table of contents

1. Introduction 3

2. Site location and description 3

3. Potential environmental and social impacts of construction and operational activities and mitigation measures 5

3.1. Land environment 5

3.2. Biological environment 6

3.3. Air Pollution 7

3.4. Water pollution 8

3.5. Land Pollution 9

3.6. Noise pollution 10

3.7. Socio-economic impacts 11

4. Purpose of the EMP 11

5. Approval 11

6. Roles and responsibilities 11

..... 12

7. EMP implementation framework 12

7.1. Administrative aspects 13

7.2. Construction activities 14

7.3. Safety and Security, Occupational Health and Working Conditions 18

..... 19

7.4. Socio-economic aspects 19

7.5. Waste Management 21

8. Monitoring and Reporting Plan 23

9. Relevant Legislations 23

1. Introduction

Windhoek has lately been experiencing a high housing demand, along with the need for economic empowerment, attributed to the increasing population as a result of migration, in search of employment and business opportunities. This has led to the need of new residential areas. Given this demand, OMBA Holdings Pty (LTD) through City of Windhoek has identified Otjomuise Extension 12, as a potential area for residential development, which could also offer business and other socio-economic opportunities to the residents of Windhoek. The identified area is currently in-tact, however, will potentially be transformed into a multiple-use area comprising of houses, educational facilities, recreational facilities, business facilities and facilities for public use. Ultimately these will contribute to improved living standards, poverty reduction and reduction of inequality.

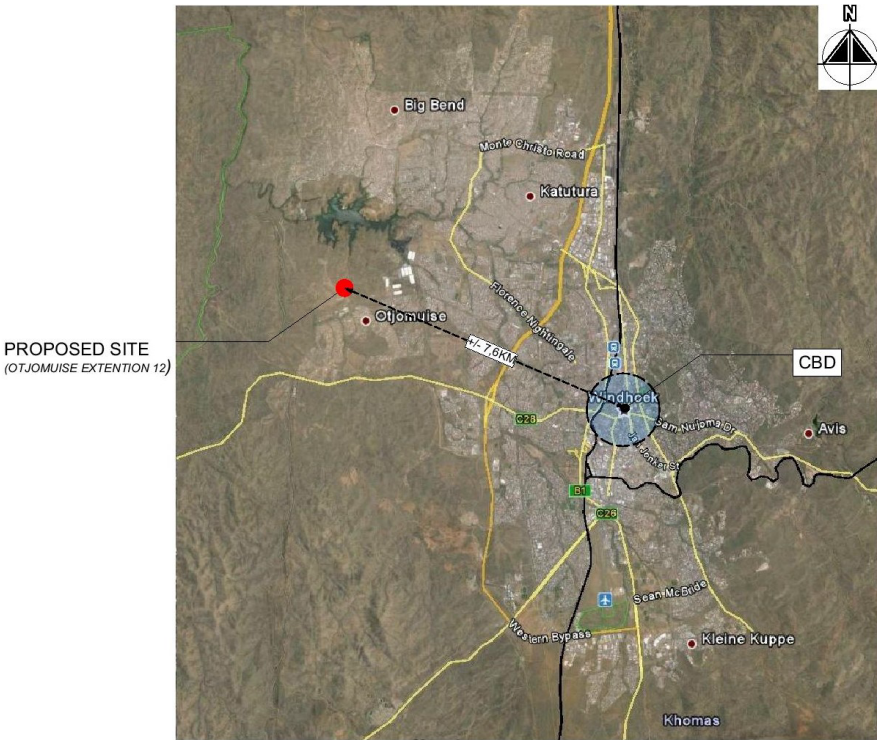
Despite the valuable opportunities that the proposed development will present, the actual establishment should be guided by an Environmental Management Plan (EMP), as required by the Environmental Management Act No. 7 of 2007, and the Environmental Impact Assessment (EIA) regulations of 2012. This EMP these legislations further require that any land-use change and developmental activities for commercial purposes cannot be undertaken without an Environmental Clearance Certificate (ECC). This means that implementation of the EMP will only be possible upon the acquisition of the ECC.

2. Site location and description

The proposed site, Otjomuise Extension 12, is located on the central west of Windhoek, adjacent to the Otjomuise Extension 10 suburb. Otjomuise Extension 12 covers a gross surface area of approximately 124,059.85 m^2, of which 102,548.81 m^2 has been earmarked for different uses, as per Table 1 below. It is further situated in close proximity of an industrial area indicated in the map (Map 1 a & b).

Table 1: Breakdown of the different areas within Otjomuise Extension 12

Area description	Size (m²)
Residential	56,014.47
Educational / school	15,750.07
Business	8,065.36
Offices / shop houses	8,383.61
Recreational	10,881.65
Municipal	3,453.65
Total	**102,548.81**



Map 1 a. Proposed site location and its relative distance from the central business district (CBD)

Map 1b. Proposed site location within the Otjomusie Suburb

3. Potential environmental and social impacts of construction and operational activities and mitigation measures

The following impacts were identified during the scoping study.

3.1. Land environment

The impacts of construction and operational activities on the land environment are presented in the table below.

Construction Phase		
Direct Impacts	**Indirect Impacts**	**Cumulative Impacts**
Land damage	Soil erosion (increasing surface run off), land degradation	Land degradation
Loss of vegetation (insignificant)	• Land degradation in the vicinity of the development site • Soil erosion • Land-use change	Loss of natural beauty

Loss of fauna species (insignificant)	Loss of local faunal species diversity (however, not significant)	Loss of local faunal diversity
Alteration of the topography and geomorphology	Land-use change i.e. from an ecosystem to commercial area	Land degradation
Operational Phase		
None	Soil erosion	Land degradation

Significance of impacts: **Moderate** to **low**

Box 1 below presents the mitigation measures to address the impacts of construction and operational activities on the land environment.

Box 1. Mitigation measures for addressing the impacts of construction and operational activities on the land environment

- To mitigate increasing surface runoff, vegetation clearing must not go beyond the extent of the development. The remaining vegetation should be maintained.
- Further disturbance on the remaining vegetation in the close proximity of the development should be avoided or kept minimal after the construction.
- Site disruption must be avoided by minimising the movements of the earthmoving equipment or sticking to selected routes.
- A professional construction design must be in place and implemented by qualified builders and civil engineers.
- Erection of the buildings must comply with the National Building Regulations.
- Qualified engineers must be contracted to supervise the construction process, and ensure the a pplication of environmentally sound principles.
- The removed top soil layer should be made good use of and should not be allowed to pile up.
- Due to its hilly nature, culverts must be constructed to allow an easy flow of water within the Suburb.

The table below presents the impacts of construction and operational activities on the biological environment.

Construction Phase		
Direct Impacts	**Indirect Impacts**	**Cumulative Impacts**
Loss of plant species	Soil erosion	• Land degradation • Loss of natural beauty • Loss of important ecological processes
Loss of mini-fauna species	Reduction of mini-fauna species richness and diversity	Reduction of local species diversity
Operational Phase		
None	None	Land degradation

Significance: The direct and indirect impacts are **short-term**, and **low** in terms or rating, however the cumulative impact is **very low.**

The mitigation measures to address the impacts of construction and operational activities on the biological environment and presented in Box 2.

Box 2. Mitigation measures for addressing the impacts of construction and operational activities on the biological environment

- Plants that will not be directly affected by construction activities should not be removed.
- Disturbance of the existing vegetation around the site should be kept minimal.
- No animal (either reptiles or birds) within the construction should be killed during the land clearing / construction process.

3.3. Air Pollution

The impacts of air pollution from construction and during operational activities are presented in the table below.

Construction Phase		
Direct Impacts	**Indirect Impacts**	**Cumulative Impacts**
Exposure to dust	• Eye irritation • Skin irritation • Dust inhalation (resulting in coughing and sneezing, hayfever and asthma attacks) • Lung infection and human respiratory diseases	• Long term eye irritation • Allergies • Psychological and physiological disorders • Health risks for construction workers
Odour nuisance	• Quality of life impacts (discomfort) depending on the concentration • Eyes, nose, throat and lung irritation • Dizziness	Human health problems
Human health problems		
Operational Phase		
Odor nuisance	Discomfort	None

Significance: The direct impacts are moderate but **short-term**, while the indirect and cumulative impacts are rated as **moderate**.

Box 3 below presents the mitigation measures for the air pollution impacts that will result from construction activities.

Box 3. Mitigation measures for air pollution impacts resulting from the construction activities

- Dust must be regularly settled using water during construction.
- The construction teams must be provided with dust masks, which are able to block dust particles.
- Open stockpiles of cement bags must be avoided, and must be covered at all times.
- The sewerage system should be regularly maintained to avoid smell nuisance from the septic tanks.
- No burning of waste should be done at the site or elsewhere.
- Construction should be stopped in days of heavy wind blows.
- Bitumen standard roads should be used on busy sections during the operational phase.

3.4. Water pollution

The table below presents the impacts of water pollution from the construction activities on the environment and on human, and during the operation phase.

Construction Phase		
Direct Impacts	**Indirect Impacts**	**Cumulative Impacts**
Water contamination	• Plant deaths • Animal deaths • Waterborne diseases	• Severe plant losses • Animal deaths • Human health problems and deaths • Reduction in biodiversity
Soil contamination	• Absorption of soil contaminants by plants (bioaccumulation) in the vicinity • Plant deaths	Human health problems and deaths
Operational Phase		
• Water contamination • Soil contamination	• Waterborne diseases • Human health problems • Animal health hazards	Human and animal health problems

Significance: The direct impact of water contamination are **moderate** to **low,** while the indirect and cumulative impacts, which can be rated **low**.

The mitigation measures for water pollution impacts that will result from construction activities are presented in Box 4 below.

Box 4. Mitigation measures for water pollution impacts, resulting from the construction activities

- Water should be used sparingly, and use of too much water unnecessarily during the construction must be avoided.
- The water used for curing should be sprayed on the concrete structures.
- Ponds should be constructed using cement and sand mortar to prevent water from flowing away from the surface while curing.
- Wastewater should not be allowed to spill on the open environment, but should be safely Disposed by channelling it through the existing municipal sewerage system.
- Paint and cleaning products must be safely disposed to prevent excessive water pollution.
- Potable water should not be allowed to get into contact with contaminated water from the recreational and business areas.
- Recreational water facilities use should be well managed and regularly disinfected to prevent the spread of infectious diseases among users.

3.5. Land Pollution

Solid waste is anticipated to be the biggest form of land pollution, which can be generated both during construction and operational activities. Its impacts is presented in the table below.

Construction Phase		
Direct Impacts	**Indirect Impacts**	**Cumulative Impacts**
• Soil contamination • Death of soil inhabiting species e.g. microorganisms and insects	• Water resources contamination • Loss of important ecological cycles	Land degradation
Water contamination	Land pollution	Land degradation
Destruction of the visual looks at the site	Destruction of visual looks in the neighboring areas	• Deterioration of landscape/tarnished image of the environment • Reduction of potential visitors
Accumulation of waste materials	Destruction of visual looks	Depletion of space in the landfill sites
Accumulation of waste	Accrual of construction costs	Need for increased budget
Recycling opportunities	Income generation	Long-term partnership with recycling companies
Operational Phase		
Destruction of the visual looks at the sites	Destruction of the visual looks in the neighboring areas	Land degradation
Soil contamination and water contamination	Land pollution	• Land degradation • Groundwater pollution • Biodiversity loss • Human health hazards
Accumulation of waste	Accrual of construction costs	Need for increased budget

Significance of impacts: **High**

Box 5 below presents the proposed mitigation measures for solid waste negative impacts on the environment.

Box 5. Mitigation measures for the solid waste impacts from the construction and operational activities

- Educate the contractors and the community on the basic waste management practices.
- Waste should be minimized as much as possible.
- Where possible, waste generation must be eliminated/avoided.
- Useful waste materials must be re-used.
- Unlawful deposit of waste on open land should be avoided.
- Enough and well distributed waste bins should be made available both during the

3.6. Noise pollution

The environmental and social impacts of noise pollution during the construction and operational phases are presented in the table below.

Construction Phase		
Direct Impacts	**Indirect Impacts**	**Cumulative Impacts**
Noise disturbance	Increased stress	None
Operational Phase		
Noise disturbance	Increased stress Sleeping disturbance	None

Significance of impacts: **Low**

Box 6. Mitigation measures for the noise pollution impacts from the construction and operational activities

- Night-time construction activities must be avoided. Construction should at least end at 18H00 to allow people to sleep without further disturbance.
- Speed limit to and from the construction sites should be set.
- Industrial business activities should not be permitted in the area.
- Late night activities must be minimised.
- Use of sport facilities should be announced to inhabitants directly affected whenever necessary.
- The use and timing of heavy construction machinery which may cause disturbing vibrations should be controlled and well managed.

3.7. Socio-economic impacts

The socio-economic impacts of the construction and operational activities are presented in the table below.

Construction Phase		
Direct Impacts	**Indirect Impacts**	**Cumulative Impacts**
Employment creation	Local economic empowerment	Urban development
Operational Phase		
Employment creation	Local economy upliftment	Urban/city development
Entrepreneurship opportunities	Local community empowerment	Community economic development and sustainable development
Availability of affordable houses	Better living conditions	Sustainable development
Access to basic facilities (educational, recreational and business)	• Reduced pressure on income • Increased sources of income	Sustainable development
Tourism opportunities	Income generation opportunities	Local economic upliftment
	Poverty reduction	Increase in local income generation

Significance of impacts: **High** but **short-term** during construction, but **high** and **long-term** during the operational phase.

4. Purpose of the EMP

This EMP aims to provide guidance during the construction and operational activities, in efforts to ensure that the worst environmental and social impacts are avoided, through the implementation of mitigation measures.

5. Approval

This particular EMP seeks approval from the Office of the Environmental Commissioner under the MEFT in order for it to become implementable. Upon approval from the MEFT, the proponent will be issued with an ECC, for the development of the proposed Otjomuise Extension 12 to go ahead. It will be expected that the proponent (OMBA Holdings), the contractors and every stakeholder in the development, both during the construction and operational phases, should stick to the terms and conditions that will be presented in the ECC.

6. Roles and responsibilities

The overall responsibility for the implementation of the EMP will be in the hands of OMBA Holdings (Pty) Ltd. This is due to the fact that the proposed development has

many potential negative environmental impacts, which are likely to be experienced both during the construction and operational phases. Therefore, OMBA Holdings, the proponent should make sure that the EMP is implemented during both phases. However, it should work together with the contractors or operational managers such as the construction company managers, business managers, school managers, entrepreneurs and the managers for the recreation facilities or anyone else involved in the development. This will help ensure that the worst impacts are avoided.

The proposed mitigation measures for the socio-economic impacts are presented in Box 7 below.

Box 7. Mitigation measures for the socio-economic impacts resulting from the construction and operational activities

- High priority should be given to Namibian companies in the following disciplines: architecture, civil engineering, structural engineering, electrical engineering, mechanical engineering, town planning, land surveying and quantity surveying to ensure the success of the proposed development.
- Namibian construction companies should be contracted to construct the houses and other infrastructure.
- Construction materials and all goods should be procured from Namibia, if possible Windhoek.
- The majority of the people to be employed both during the construction and the operational phases should be from Windhoek or at least from nearby areas. Where skill deficit exists, a few supporting (experienced) staff should be sourced externally, however, priority given to the local, then regional levels.

7. EMP implementation framework

The EMP is presented in form of a matrix, indicating the key activities of concern, with potential impacts in the development. Under the matrix are the major aspects of concerns for the construction and operational activities, the anticipated impacts of such aspects, required management actions, responsibility for action, as well as the timeframe for each of the action.

7.1. Administrative aspects

Aspect	Impact	Management Action	Responsibility for Action	Time frame
Implementation and monitoring	Ensure compliance with mitigation measures	• All key aspects of the EMP should be implemented, both during the construction and the operational phases. • Conduct regular site inspections during the construction phase. • Hold regular meetings with workers both during the construction and operational phases to discuss key issues related to the EMP.	• OMBA Holdings (Pty) Ltd • Project managers (Construction Phase) • All managers (Operation Phase)	Short-term (entire construction phase) Long-term (entire operation phase)
Communication	Ensure sound communication with the Otjomuise Community or IAPs	Open communication should be maintained between the proponent and the Otjomuise Community and IAPs with regards to the environmental and social issues throughout the construction and operational phases.	OMBA Holdings (Pty) Ltd	Long-term (as from project inception)
Grievance Procedure	Social performance Environmental protection	• A mechanism for dealing with grievances should be developed • The IAPs should be informed about the Grievance Mechanism • All key concerns for the IAPs should be recorded and addressed	OMBA Holdings (Pty) Ltd	Long-term (as from project inception)
Training, awareness creation and induction	• Social performance • Environmental protection	• All the construction workers should be inducted and trained. • All the operational workers should be inducted and trained. • Sign boards should be erected for any general awareness needed to be created where possible.	• OMBA Holdings (Pty) Ltd • Contractor (Construction Project Manager)	• Prior to construction and during construction • Before and during the operation phase

		• Road signs should be erected anywhere driving awareness is needed. • Further awareness can be raised through meetings and presentations.		

7.2. Construction activities

Aspect	Impact	Management Action	Responsibility for Action	Time frame
Site preparation	• Land damage • Loss of vegetation (insignificant) • Loss of fauna species • Alteration of topography and geomorphology	• No land clearing should be allowed beyond the proposed construction area. Remaining vegetation should be preserved. • The site should be clearly demarcated. • No animal must be killed or injured at the construction site rather assisted migration shall be employed where necessary. • Off-road driving beyond the construction area by earthmoving equipment should be minimized. • Professional construction designs must be in place and be implemented by qualified engineers. • Erection of the buildings must comply with the National Building regulations. • Qualified Civil Engineers must be contracted as per the Engineering Council to supervise the construction process, and to ensure the application of the environmentally sound principles.	Construction contractors (Project managers)	Pre-construction and during construction

		• The removed soil layer should be used wisely and should not be allowed to cover vegetation in the vicinity. • Culverts must be constructed to aid the flow of water and minimise water erosion as a result of the hilly and slope nature of the construction site.		
Pollution, solid waste generation and disposal	Air pollution	• Dust must be settled using water during the construction period, regularly. • The entire construction team must be provided with dusk masks, to prevent the inhalation of dust particles. • Open stockpiles of cement bags must be avoided, and must be covered at all times. • The sewerage system should be regularly maintained to avoid smell nuisance from the septic tanks. • Burning of waste at construction site is not allowed, instead the municipal waste sites must be utilized, and waste must recycled, re-used and its generation must be reduced. • Construction of temporal bitumen roads must be implemented on busy sections of construction sites, where necessary.	Project Manager Contractors Construction workers	Regularly (continuous/ongoing)
	Water pollution	• Water should be used wisely, and use of too much water during construction must be avoided. • The water used for curing should be sprayed on the concrete structures.	• Project Manager • Contractors • Construction workers	Regularly (continuous/ongoing

		• Ponds should be constructed using cement and sand mortar to prevent water from flowing away from the surface while curing. • Waste water should not be poured on the vegetation, or allowed to spill on them, but should be safely disposed. • Paint and cleaning products must be safely disposed to prevent excessive water pollution. • Hazardous liquids should be professionally disposed to prevent both surface and underground water pollution. • Recreational water facilities must be recycled and disinfected to prevent the spread of waterborne infections. • Biological water treatment mechanism must be employed to prevent next hierarchical level pollution such re-use through gardening.		
	Land pollution	• Basic waste management practice education to the contractors can help with anti-land pollution campaign during and after construction. • Waste generation must be minimised and where possible waste must be eliminated. • Adequate waste collection facilities should be well placed at construction site. • Useful waste materials must be re-used. • Unlawful deposit of waste on open land should be avoided and disposal shall be done according to national	• Construction (Project Manager) • Contactors	Pre-construction and during construction

		and international standards and regulations. • An environmentally sound sewage system should be in place e.g. eco-toilets for the construction workers should be constructed prior the actual construction. • Recycling of waste materials should be promoted. All recyclable materials such as papers, cans, plastics and glasses can be segregated (use waste segregation bins) and marketed to local recycling companies. • No burning of waste should be done on land.		
	Noise pollution	• Noise pollution should be kept minimal during construction should be kept minimal. • Night time construction activities must be avoided. All construction activities should not go beyond 18h00. • Use of construction equipment with noise generation beyond the World Health Organisation's (WHO's) permissible noise level limit must be communicated to nearby residents before schedule. • Speed limit to and from the site should be set. • Use of sport and recreational facilities should be communicated to inhabitants where necessary before schedule.	• Project Manager • Contractors • Construction workers	Pre-construction and during construction

7.3. Safety and Security, Occupational Health and Working Conditions

Aspect	Impact	Management Action	Responsibility for Action	Time Frame
Presence of construction teams and equipment	Community and construction workers' safety and security	• Construction companies should be ISO 14001:2016 certified (using ISO 14001:2016 can provide assurance to company management and employees as well as external stakeholders that environmental impacts are being measured and improved as per the EMP. • A Construction Safety and Security Plan should be developed and implemented according to ISO 14001:2016. • All personnel at the construction site must be made aware, and comply with the Construction Safety and Security Plan. • Fence off the construction site where necessary to prevent accidents. • Avoid unauthorized and other daily visitors at the construction site during the construction phase.	Construction Project Managers	Pre-construction and during construction
Health of the workers	Construction workers' performance	• Namibia's health and safety regulations should be adhered to, as per the Labour Act No. 11. of 2007, which is being implemented according to the International Labour Organisation (ILO) guidelines. • Training on occupational therapy should be provided to all construction employees.	Contractors (Health and safety inspectorate)	Pre-construction and during construction

		• First Aid kits should be made available at the construction sites. • All employees should be provided with protective materials (e.g. dust masks, hand gloves and overalls). • Examinations for the specific type of work which require employees medical examinations certificates should be done before hiring the personnel.		
Labor and working conditions	Construction workers' performance	• Namibia Labour Act No. 11 of 2007 shall be adhered to and specific reference to international labour organisations. guidelines shall be taken in consideration. • The Grievance Mechanism should be implemented in line with the Namibian Employment and Labor Act of 2018.	OMBA Holding (Pty) Ltd	Duration of construction activities

7.4. Socio-economic aspects

Aspect	Impact	Management Action	Responsibility for Action	Time Frame
Employment creation	• Poverty reduction • Local economic upliftment	• High priority should be given to Namibian companies involved in architecture, civil engineering, structural engineering, electrical engineering, mechanical engineering and quantity surveying when it comes to the project design. • Namibian construction companies to construct the proposed	• OMBA Holdings • Contractor	Pre-construction and before the actual operation

		developments e.g. residential, school and businesses. • Construction materials should be procured from local suppliers within Windhoek and surrounding areas. • The majority of people to be employed both during the construction and the operational phases should be from Windhoek City and surrounding areas while few of the supporting (experienced) staff should be sourced externally (regionally or nationally)		
Urban development	Infrastructure development	The integrity of the infrastructure should be well maintained	OMBA Holdings	Ongoing
Tourist attraction	Local economic upliftment	• The area should be kept clean, as it will have a high potential to attract tourists. • The development will equally serve as a tourist attraction point.	Project Manager (operation phase)	Regularly (ongoing)
Housing provision	• Housing shortage problem partly addressed • Increase in rates and taxes for the Windhoek council	• High priority should be given to the Windhoek dwellers. • Rates and taxes for the developments will be in accordance with the council rules and regulations.	• OMBA Holdings • Contractor • Windhoek Council	

7.5. Waste Management

Aspect	Impact	Management Action	Responsibility for Action	Time Frame
Solid Waste	• Soil pollution • Water contamination • Aesthetic view	• Awareness raising on: avoiding waste generation, waste reduction, re-use and repair. • Littering must be avoided by all means. • Sufficient provision of materials/equipment to dispose waste, placed at reasonably distances and at strategic areas. • Solid waste must be disposed in the provided waste bins/containers. • Full waste bins should be emptied on time and should not be left to overflow. • A temporary disposal site should be put in place during the construction phase. • All general waste should be disposed off at the main site (Kupferberg) during the operational phase. • Building rubbles should be disposed off at the nearest satellite site. • Re-use of waste materials should be promoted. • Recycling should be promoted. • Frequent monitoring of waste handling at the site.	• OMBA Holdings • Contractors	During the construction and the operational phases
Liquid waste	• Underground water contamination • Soil contamination	• Unused paints and other liquids should not be discarded on the ground.	• Project manager (during construction) • OMBA Holdings	During the construction and operation phases

	• Odour	• All finished and unfinished containers must be kept tighly closed at all times, be disposed in a proper manner at Kupferberg landfill site • A good sewer system should be constructed to cater for the total sewer from all ablution facilities. • Leakages should be constantly monitored. • Septic tanks should be regularly monitored and managed. • Regular soil sampling to monitor any possibility of soil contamination.	• Contractors	
Hazardous waste	Soil and water contamination	• Hazardous waste such as paint, cleaning chemicals, and used oil should be stored in safe containers and safely be disposed of at Kupferberg landfill site • None should be exposed to the open environment.	• Contractors • OMBA Holdings	During construction and during the operational phases
Smoke	Air pollution	Smoke must be avoided at all costs.	• Construction employees • Otjomuise Extension 12 residents	During construction and during the operational phases

8. Monitoring and Reporting Plan

The following plan will be implemented for the purpose of monitoring and reporting, both during the construction and operational phases. Reports should be submitted to the MEFT.

Aspect	Implication	Frequency	Responsibility for Action
Implementation of the EMP	Environmental protection and social performance	• Bi-weekly during construction • Every six months during the operation phase	• OMBA Holdings (Pty) Ltd • External Auditors

9. Relevant Legislations

The legislations listed below are applicable to the proposed establishment of Otjomuise Extension 12.

Law/Act	Description
Environmental Management Act No. 7 of 2007	The Environmental Management Act No. 7 of 2007 was enacted "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 establish the Sustainable Development Advisory Council, to provide for the appointment of the Environmental Commissioner and environmental officers, to provide for a process of assessment and control of activities which may have significant effects on the environment, and to provide for incidental matters". The proposed development should seek to comply with this Act. The implementation of this Act is strengthened by the EIA Regulations of 2012, which have listed the activities that cannot be undertaken without an ECC. As part of the listed activities, land use and development activities for commercial use cannot be undertaken without ECCs. The proposed project is not an exception to this, hence this scoping study.
Forestry Act No. 12 of 2001	This Act has been enacted "to provide for the establishment of a Forest 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 No. 1 of 1923, Preservation of Trees and Forests Ordinance No. 72 of 1968, and to deal with incidental matters". In the view of the proposed development, this Act is promoting the conservation of soil, biological diversity, and the natural environment at large,

	as clearing of forests for infrastructure development is a threat to the environment. Nevertheless, through the scoping study, the possible negative environmental impacts have been identified.
Soil Conservation Act No. 76 of 1969	The Soil Conservation Act has been enacted "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 resources in Namibia, and to provide for matters incidental thereto". Under this Act, the prevention of soil erosion, disturbance of land, and destruction of vegetation that may possibly result from the development have been provided for.
Hazardous Substances Ordinance No. 14 of 1974	This ordinance was developed "to provide for the control of substances which may cause injury, or ill-health or death of human beings by reason of their toxic, corrosive, irritant, strongly sensitizing of 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". With reference to the proposed development, the use of hazardous substances, for example, paints, oils and cement, particularly during the construction operation should be controlled.
Public Health Act No. 36 of 1919	The Public Health Act provides for the control of anything that may affect public health. It emphasizes that no person shall cause nuisance or shall suffer to exist on any land or premises owned or occupied by him or her of which he is in charge of any nuisance or other condition liable to be injurious or dangerous to health. It is thus essential that the proposed development should not by any chance cause nuisance that may affect public health.
Water Resource Management Act No. 24 of 2004	This Act was enacted "to provide for the management, development, protection, conservation, and use of water resources, to establish the Water Advisory Council, the Water Regulatory Board, and to provide for incidental matters". Given the fact that the construction of the planned development will use a large amount of water, it is important that water is used sparingly, that the water resources should be protected, and that water pollution should be prevented, as guided by the Water Resource Management Act.
Nature Conservation Ordinance No. 4 of 1975	The Nature Conservation Ordinance was developed "to coordinate, amend the laws relating to the conservation of nature, the establishment of game parks and nature reserves, the control of problem animals, and to provide for matters incidental thereof'. In the view of the proposed development, this ordinance is relevant when it comes to the conservation of the natural resources within the area where the envisaged development will take place. In case there are specially protected plants (indigenous species of community importance) at the construction site, recommendations will be made to shift the construction area, to ensure that such plants are not removed. This ordinance will guide the conservation of the natural environment at large.
Electricity Act No. 4 of 2007	This Act was enacted "to establish the Electricity Control Board, and provides for its powers and functions, to provide for the requirements and conditions for obtaining licenses for the provision of electricity, to provide for the powers and obligations of

	licenses and to provide for incidental matters". The supply of electricity for this development should therefore abide by the provisions made under this Act.
Local authorities Act No. 23 of 1992	This Act provides for the determination, 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. A Local Authority Council has the power - to supply water, electricity, and public transport service; provide, maintain and carry on a system of sewerage and drainage for the benefit of the residents in its area, to the residents in its area for household, business or industrial purposes. It has further been enacted to provide, maintain and carry on services to such residents for the removal, destruction or disposal of rubbish, slop water, garden and stable litter, derelict vehicles, carcasses of dead animals and all other kinds of refuse or otherwise offensive or unhealthy matter, of which all these are of extreme importance since the area of development falls under the Windhoek city and the city is required to extend these services to this area.
National Housing Development Act No. 28 of 2000	This Act aims to establish a National Housing Advisory Committee and to define the powers, duties and functions of that committee; to provide for the establishment of Housing Revolving Funds by local authority councils and regional councils; to regulate the allocation of moneys to, and the administration of, Housing Revolving Funds; to provide for the establishment of Decentralised Build Together Committees and to define the powers, duties and functions thereof; and to provide for matters incidental thereto.
Pollution Control and Waste Management Bill	The Pollution Control and Waste Management Bill is still in preparation, however, it makes provision for a framework for governing the control of pollution as well as the management of the waste. It further makes provision for the prevention and regulation or the discharge of pollutants into the air, water and land. In addition, it is meant to regulate noise, dust and odor pollution. Of particular importance to the proposed development is the management of waste disposal on land. A significant amount of solid waste is likely to be generated during the construction, which will need to be well managed. Furthermore, waste (especially general) will be generated almost on a daily basis after the construction of all the proposed facilities. An effective approach to deal with such waste will therefore be necessary.