Environmental Assessment Scoping Report for

March 2026

Permanent Closure of Portion A (a portion of the Remainder of Portion 2 of the Farm Otjimbingwe No. 104) as street, Otjimbingwe, Erongo Region.

APP-007173

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PROJECT DETAILS

Title	Environmental Scoping Report for the: Permanent Closure of Portion A (a portion of the Remainder of Portion 2 of the Farm Otjimbingwe No. 104) as street, Otjimbingwe, Erongo Region		
Report Status	Final		
SPC Reference	W/25019		
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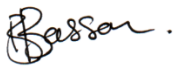
Authors	Bronwynn Basson		March 2026
Reviewer	Victoria Shikwaya		March 2026

LEGAL NOTICE

EXECUTIVE SUMMARY

Introduction

The Erongo Regional Council hereinafter referred to as the proponent intends to undertake the following activities:

- **Subdivision of the Remainder of Portion 2 (a Portion of Portion 1) of the Farm Otjimbingwe No. 104 into Portion A and the Remainder;**
- **Permanent closure of newly created Portion A as a "Street";**
- **Consolidation of Erven 1 and 2, Otjimbingwe Proper with newly created Portion A into "Consolidated Erf X";**
- **Subdivision of "Consolidated Erf X" into 14 erven and the Remainder;**
- **Amendment of title conditions of newly created Erf 13 and 14 from "Residential" to "Private Open Space";**
- **Reservation of the Remainder of "Consolidated Erf X" as "Street".**

The above development 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 such the proponent appointed Stubenrauch Planning Consultants (SPC) to undertake an independent Environmental Assessment (EA) in order to obtain an Environmental Clearance Certificate (ECC) for the above activities. The competent authority is the Ministry of Environment and Tourism: Department of Environmental Affairs (MEFT: DEA).

Project Description

The Proponent intends to formalize and replan a multifunctional node in Otjimbingwe Proper to support orderly urban growth and infrastructure safety.

Key Components:

- Residential & Business: Creates 7 residential erven (minimum 300 m^2) to formalize housing and 4 business erven to stimulate local economic activity.
- Infrastructure Protection: The layout is specifically designed to safeguard existing NamWater pipelines and Erongo RED powerlines, ensuring clear access for maintenance and preventing hazardous encroachments.
- Public Open Space: Two erven are dedicated to preserving the existing community soccer field and providing safety buffers for overhead lines.
- Strategic Drainage: Streets are aligned to facilitate natural southward water flow, mitigating flood risks for residents.
- Civic Support: Includes 1 Local Authority erf for administrative use or parking.
- Core Objective: To balance community needs for housing and recreation with the long-term reliability of essential utility services

Public Participation

Communication with Interested and Affected Parties (I&APs) about the proposed development was facilitated through the following means and in this order:

- A Background Information Document (BID) containing descriptive information about the proposed activities was compiled and sent out to all identified and registered I&APs via email on **28 November 2025**;
- Notices were placed in Namibian and the New Era newspapers dated **28 November 2025 01 December 2025**, briefly explaining the activity and its locality, inviting members of the public to register as I&APs (**Appendix B**); and
- A notice was fixed at the project site (see **Appendix A**);

Public consultation was carried out according to 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 **24 December 2025**). The comment period remained open until the final scoping report is submitted to MEFT.

The Draft Scoping Report was circulated from the **16 February 2026 until 02 March 2026** so that the public could review and comment on it. The overall commentary received from the public on the draft report will be documented in a comments and responses report to be included in the final report.

Conclusions and Recommendations

With reference to **Table 8**, none of the negative construction phase impacts were deemed to have a high significant impact on the environment. The construction impacts were assessed to a ***Medium to Low (negative)*** significance, without mitigation measures. With the implementation of the recommended mitigation measures in Chapter 7 as well as in the EMP**,** the significance of the construction phase impacts is likely to be reduced to a ***Low (negative)***.

With reference to **Table 8**, none of the negative operational phase impacts were deemed to have a high significance impact on the environment. The operational impacts were assessed to a ***Medium (negative)*** significance, without mitigation measures. With the implementation of the recommended mitigation measures in Chapter 7 as well as in the EMP**,** the significance of the construction phase impacts is likely to be reduced to a ***Low (negative)***.

The proposed development is recommended for support because the alternative—maintaining the status quo, would allow current cadastral irregularities and informal land arrangements to persist, leading to ongoing legal uncertainty and development constraints. Failing to implement this plan would sustain the risk of boundary disputes and continue to limit both private investment and orderly urban growth in Otjimbingwe.

By formalizing and registering individual erven, the project will significantly improve tenure security and facilitate lawful land transactions, which are essential for housing provision and local economic

activity. Because this structured approach resolves existing encroachments and secures community land rights, the overall social impact of the development is considered to be Medium (Positive).

The “no go” alternative was thus deemed to have a High (negative) impact, as all the benefits resulting from the development would not be realised.

The significance of negative impacts can be reduced with effective and appropriate mitigation provided in this report and the EMP. If authorised, the implementation of the EMP should be included as a condition of approval.

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LIST OF ACRONYMS

AIDS	Acquired Immune Deficiency Syndrome
CRR	Comments and response report
dB	Decibels
DESR	Draft Environmental Scoping Report
EA	Environmental Assessment
EAP	Environmental Assessment Practitioner
EAR	Environmental Assessment Report
ECC	Environmental Clearance Certificate
ECO	Environmental Control Officer
EIA	Environmental Impact Assessment
EMA	Environmental Management Act
EMP	Environmental Management Plan
FESR	Final Environmental Scoping Report
GTZ	Gesellschaft für Technische Zusammenarbeit
HIV	Human Immunodeficiency Virus
I&AP	Interested and Affected Party
IUCN	International Union for Conservation of Nature
MET	Ministry of Environment and Tourism
MET: DEA	Ministry of Environment Tourism: Department of Environmental Affairs
MURD	Ministry of Urban and Rural Development
MWTC	Ministry of Works Transport and Communication
NAMPAB	Namibia Planning Advisory Board
NPC	Namibia Planning Commission
POS	Public Open Space
PPP	Public Participation Process
SADC	Southern African Development Community
SME	Small Medium Enterprise
SPC	Stubenrauch Planning Consultants
USAID	United States Agency for International Development
VMMC	Voluntary Medical Male Circumcision

1 INTRODUCTION

1.1 PROJECT BACKGROUND

The Erongo Regional Council hereinafter referred to as the proponent intends to undertake the following activities:

- **Subdivision of the Remainder of Portion 2 (a Portion of Portion 1) of the Farm Otjimbingwe No. 104 into Portion A and the Remainder;**
- **Permanent closure of newly created Portion A as a "Street";**
- **Consolidation of Erven 1 and 2, Otjimbingwe Proper with newly created Portion A into "Consolidated Erf X";**
- **Subdivision of "Consolidated Erf X" into 14 erven and the Remainder;**
- **Amendment of title conditions of newly created Erf 13 and 14 from "Residential" to "Private Open Space";**
- **Reservation of the Remainder of "Consolidated Erf X" as "Street".**

The above are listed activities in terms of the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012).

In terms of 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:

Table 1: List of triggered activities identified in the EIA Regulations which apply to 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**
Activity 5.1 (d) Land use and development activities	The rezoning of land from use of nature conservation or zoned open space to any other land se	The proposed development involves the closing of a public street.
Activity 10.1 (b) Infrastructure	The construction of – Public Roads	The proposed project includes the construction of roads.
Activity 10.2 (a) Infrastructure	The route determination of roads and design of associated physical infrastructure where – it is a public road	The proposed project includes the route determination of roads.

The above activities will be discussed in more detail in Chapter 4. The proponent appointed Stubenrauch Planning Consultants (SPC) to undertake an independent Environmental Assessment (EA) in order to obtain an Environmental Clearance Certificate (ECC) for the above activities. The competent authority is the Ministry of Environment and Tourism: Department of Environmental Affairs (MET: DEA).

The process will be undertaken in terms of the gazetted Namibian Government Notice No. 30 Environmental Impact Assessment Regulations (herein referred to as EIA Regulations) and the Environmental Management Act (No 7 of 2007) (herein referred to as the EMA). The EIA process will investigate if there are any potential significant bio-physical and socio-economic impacts associated with the intended activities. The EIA process would also serve to provide an opportunity for the public and key stakeholders to provide comments and participate in the process.

1.2 PROJECT LOCATION

The erven are all situated within the Otjimbingwe Proper Township, located on the northern edge of the neighbourhood. Please refer to below locality map (**Figure 1**).

1.3 ZONING

Erven 1 and 2, Otjimbingwe Proper are currently zoned as "Residential" while the Remainder of Portion 2 (a Portion of Portion 1) of the Farm Otjimbingwe Proper is reserved as "Street". **Table 2** below summarises the ownership and zoning of the erven.

Table 2: Zonings of the subject erven

Erf Number		Title Deed No	Ownership	Zoning
Erf 1, Otjimbingwe Proper		T7527/2016	Erongo Regional Council	Residential
Erf 2, Otjimbingwe Proper		T7527/2016	Erongo Regional Council	Residential
Remainder of PTN 2		T7527/2016	Erongo Regional Council	Street

1.4 OWNERSHIP

Ownership of the subject erven vests with the Erongo Regional Council.

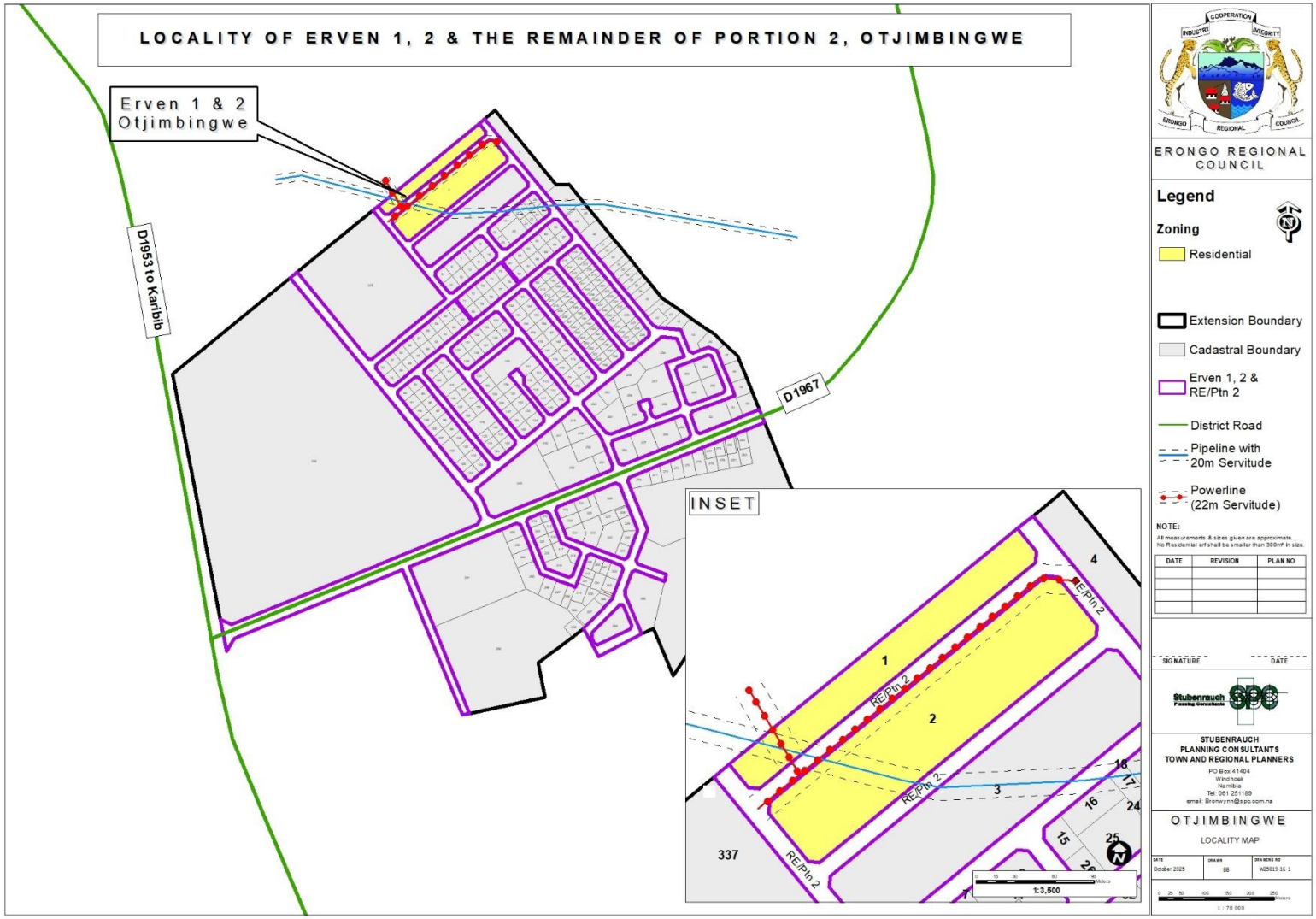

Figure 1: locality map of Erven 1,2 & the Remainder of Portion 2, Otjimbingwe

1.5 TERMS OF REFERENCE AND SCOPE OF PROJECT

The scope of this project is limited to conducting an environmental impact assessment and applying for an Environmental Clearance Certificate for the following as indicated in section 1.1 above:

- **Subdivision of the Remainder of Portion 2 (a Portion of Portion 1) of the Farm Otjimbingwe No. 104 into Portion A and the Remainder;**
- **Permanent closure of newly created Portion A as a "Street";**
- **Consolidation of Erven 1 and 2, Otjimbingwe Proper with newly created Portion A into "Consolidated Erf X";**
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- **Reservation of the Remainder of "Consolidated Erf X" as "Street".**

1.6 ASSUMPTIONS AND LIMITATIONS

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

- Assumes the information provided by the proponent is accurate and discloses all information available.
- The limitation that no alternative except for the preferred layout plans and the 'no-go' option was considered during this assessment. The unique character and appeal of Otjimbingwe were however taken into consideration with the design perspective. Various layout alternatives were initially considered by the proponent, also taking terrain and environmental constraints into account, thus the current design plans being the most feasible result.

1.7 CONTENT OF ENVIRONMENTAL ASSESSMENT REPORT

Section 8 of the gazetted EIA Regulations requires specific content to be addressed in a Scoping / Environmental Assessment Report. **Table 2** below is an extract from the EMA and highlights the required contents of a Scoping / Environmental Assessment Report whilst assisting the reader to find the relevant section in the report.

Table 3: Contents of the Scoping / Environmental Assessment Report

Section	Description	Section of FESR/ Annexure
8 (a)	The curriculum vitae of the EAPs who prepared the report;	Refer to **Annexure D**
8 (b)	A description of the proposed activity;	Refer to Chapter 4

Section	Description	Section of FESR/ Annexure
8 (c)	A description of the site on which the activity is to be undertaken and the location of the activity on the site;	Refer to Chapter 3
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;	Refer to Chapter 3
8 (e)	An identification of laws and guidelines that have been considered in the preparation of the scoping report;	Refer to Chapter 2
8 (f)	Details of the public consultation process conducted in terms of regulation 7(1) in connection with the application, including	Refer to Chapter 5
	(i) the steps that were taken to notify potentially interested and affected parties of the proposed application	Refer to Chapter 5
	(ii) proof that notice boards, advertisements and notices notifying potentially interested and affected parties of the proposed application have been displayed, placed or given;	Refer to **Annexures A** and **B** for site notices and advertisements respectively.
	(iii) a list of all persons, organisations and organs of state that were registered in terms of regulation 22 as interested and affected parties in relation to the application;	Refer to **Annexure C**
	(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;	Refer to **Annexure C**
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	Refer to Chapter 4

Section	Description	Section of FESR/ Annexure
	that the proposed activity or alternatives have on the environment and on the community that may be affected by the activity;	
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;	Refer to Chapter 7
8 (i)	terms of reference for the detailed assessment;	NB – Assessment of impacts are included in this EA Report
8 (j)	An environmental management plan	Refer to **Annexure E**

2 LEGAL FRAMEWORK

2.1 LEGISLATION RELEVANT TO THE PROPOSED DEVELOPMENT

There are multiple legal instruments that regulate and have a bearing on good environmental management in Namibia. **Table 3** below provides a summary of the legal instruments considered to be relevant to this development and the environmental assessment process.

Table 4: Legislation applicable to the proposed development

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
The Constitution of the Republic of Namibia as Amended	Article 91 (c) provides for duty to guard against "the degradation and destruction of ecosystems and failure to protect the beauty and character of Namibia." Article 95(l) deals with the "maintenance of ecosystems, essential ecological processes and biological diversity" and sustainable use of the country's natural resources.	Sustainable development should be at the forefront of this development.
Environmental Management Act No. 7 of 2007 (EMA)	Section 2 outlines the objective of the Act and the means to achieve that. Section 3 details the principle of Environmental Management	The development should be informed by the EMA.
EIA Regulations GN 28, 29, and 30 of EMA (2012)	GN 29 Identifies and lists certain activities that cannot be undertaken without an environmental clearance certificate. GN 30 provides the regulations governing the environmental assessment (EA) process.	**Activity 5.1 (d) Land Use Development Activities** **Activity 10.1 (b) Infrastructure** **Activity 10.2 (a) Infrastructure**
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.

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
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,	The subdivision and consolidation of land as well as the establishment of townships is to be done in accordance with the act.

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
	suspension and deletion of conditions relating to land; and to provide for incidental matters.	
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	Contractors and users of the proposed development are to comply with these legal requirements.

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
	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).	
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 (see Appendix B).	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	Protected tree and plant species as per the Forest Act No 12 of 2001 and Forest Regulations of 2015 may

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
	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. 1of 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.	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).

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
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.

This EIA process will be undertaken in accordance with the EIA Regulations. A Flow Diagram (refer to **Figure 2** below) provides an outline of the EIA process to be followed.

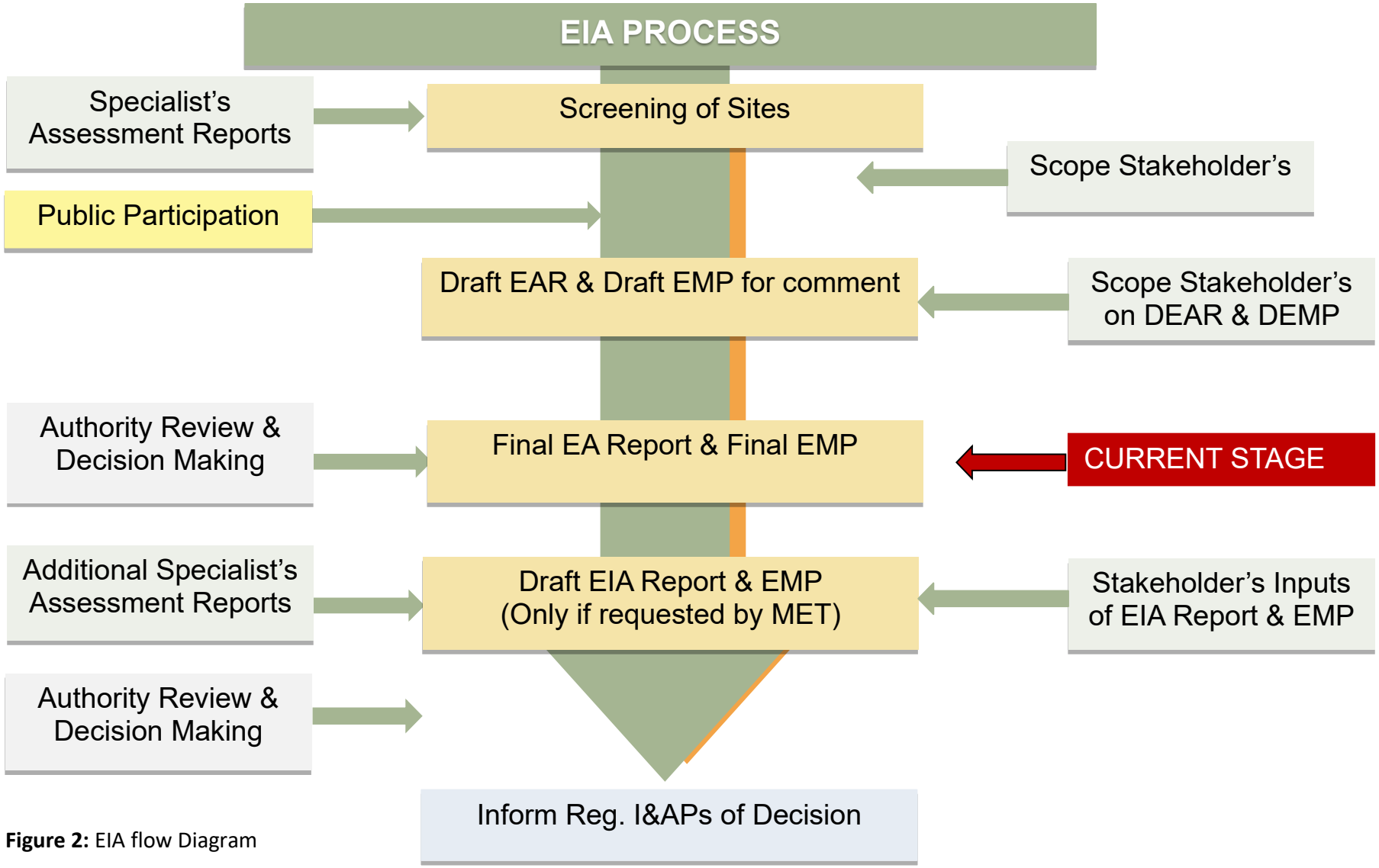

Figure 2: EIA flow Diagram

3 ENVIRONMENTAL BASELINE DESCRIPTION

3.1 SOCIAL ENVIRONMENT

3.1.1 Socio-Economic Context

The statistics shown in **Table 4** below are derived from the 2023 Namibia Population and Housing Census (Namibia Statistics Agency, 2023), and presented from a local and regional perspective.

Table 5: Statistics of the Karibib Constituency and Erongo Region (Namibia Statistics Agency, 2023)

ERONGO REGION	
ATTRIBUTE	**INDICATOR**
Population	240 206
Females	117 884
Males	122 322
Population under 5 years	11.0%
Population aged 5 to 14 years	18.6%
Population aged 15 to 34 years	36.4%
Population aged 35 to 59 years	28.3%
Population aged 60 years and above	5.8%
Female: male ratio	100:104
Literacy rate of 15 years old and above	95.4%
People above 15 years who have never attended school	4.4%
People above 15 years who are currently attending school	15.6%
People above 15 years who have left school	78.1%
Income from pension	7.7%
Income from business and non-farming activities	7.5%
Income from farming	0.7%
Wages and salaries	68.7%
KARIBIB CONSITIUENCY	
ATTRIBUTE	**INDICATOR**
Population	19 706
Males	10,394
Females	9,311

3.1.2 Archaeological and Heritage Context

The subject site is not known to be of any historical significance. No significant archaeological and heritage sites are known to be located within the proposed development area.

3.2 BIO-PHYSICAL ENVIRONMENT

3.2.1 Climate

The climate of the Otjimbingwe area is characterized by a semi-arid to desert environment, showing a significant transition from the cool coastal influences to the warmer interior highlands. As indicated by the temperature gradients in the map, Otjimbingwe falls within a zone of higher thermal intensity compared to the coast. Average Annual Temperatures: Typically range between 21–22 °C, reflecting its position further inland where the cooling effect of the Benguela Current begins to diminish.

Temperature Extremes: While the annual average is moderate, daily maximum temperatures in this region frequently exceed 30 °C during the summer months, while winter minimums can drop significantly below the coastal average due to the lack of oceanic temperature regulation.

Unlike the coastal belt where temperatures remain suppressed by maritime winds, Otjimbingwe experiences higher solar radiation and lower humidity, leading to the warmer orange-coded thermal profile seen in the central-western interior as depicted in **Figure 3** below.

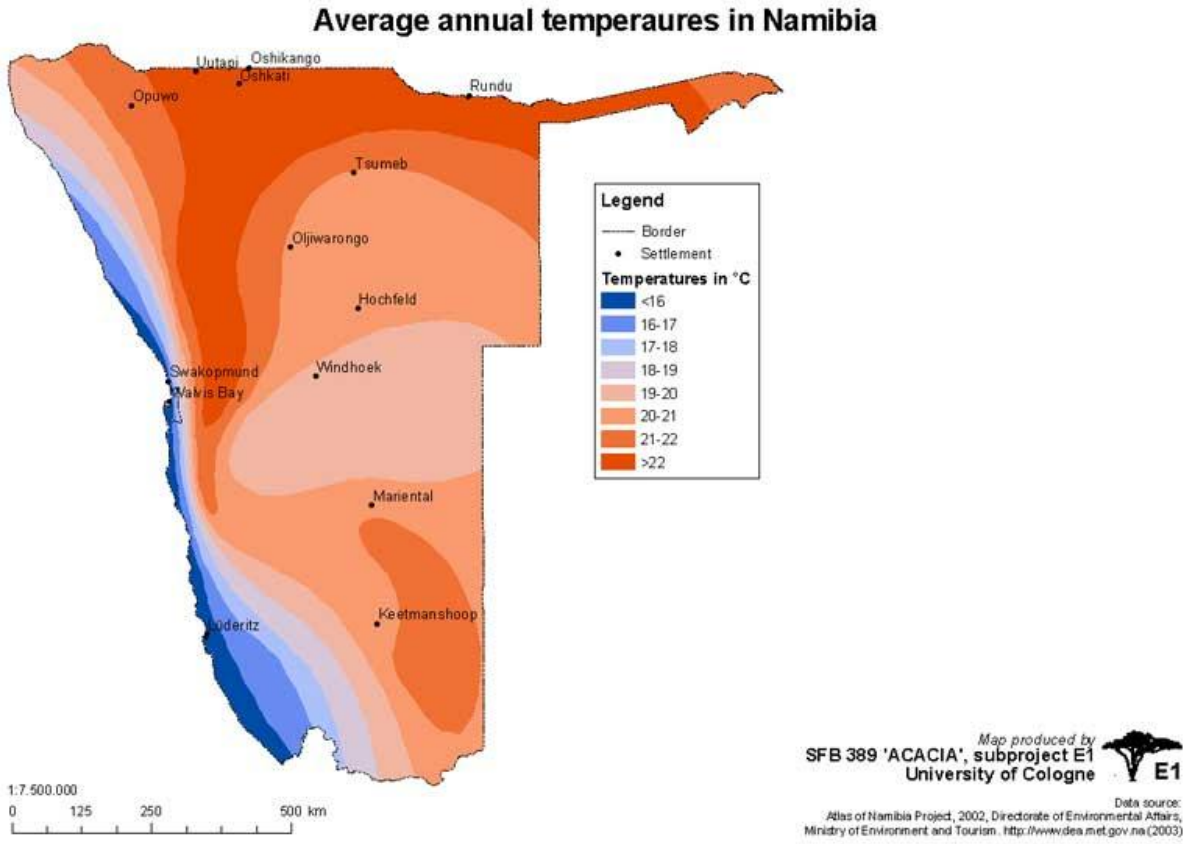

Figure 3: Annual average temperature (http://www.uni-koeln.de/sfb389/e/e1/download/atlas_namibia/e1_download_climate_e.htm#temperature_annual)

The rainfall in the **Otjimbingwe** area is characteristic of an arid environment with extremely high variability and a distinct seasonal pattern. According to **Figure 4** below, Otjimbingwe is situated in the central-western interior, falling within the color-coded zone representing a transition between the hyper-arid coast and the wetter central highlands.

- Average Annual Rainfall: The mean annual rainfall for Otjimbingwe is approximately 165–168 mm.
- Seasonal Distribution: The area experienced a "wet season" primarily lasting from late December to April, with February typically being the month with the highest rainfall frequency and volume.
- Climate Variability: As an arid region, Otjimbingwe is subject to large inter-annual fluctuations in precipitation, making its environment extremely variable for inhabitants and agriculture.
- Regional Contrast: While coastal areas like Swakopmund receive less than 50 mm annually (lightest blue on the map), Otjimbingwe's inland position allows it to receive significantly more moisture, though it remains far drier than the northeastern regions of Namibia which can exceed 600 mm.

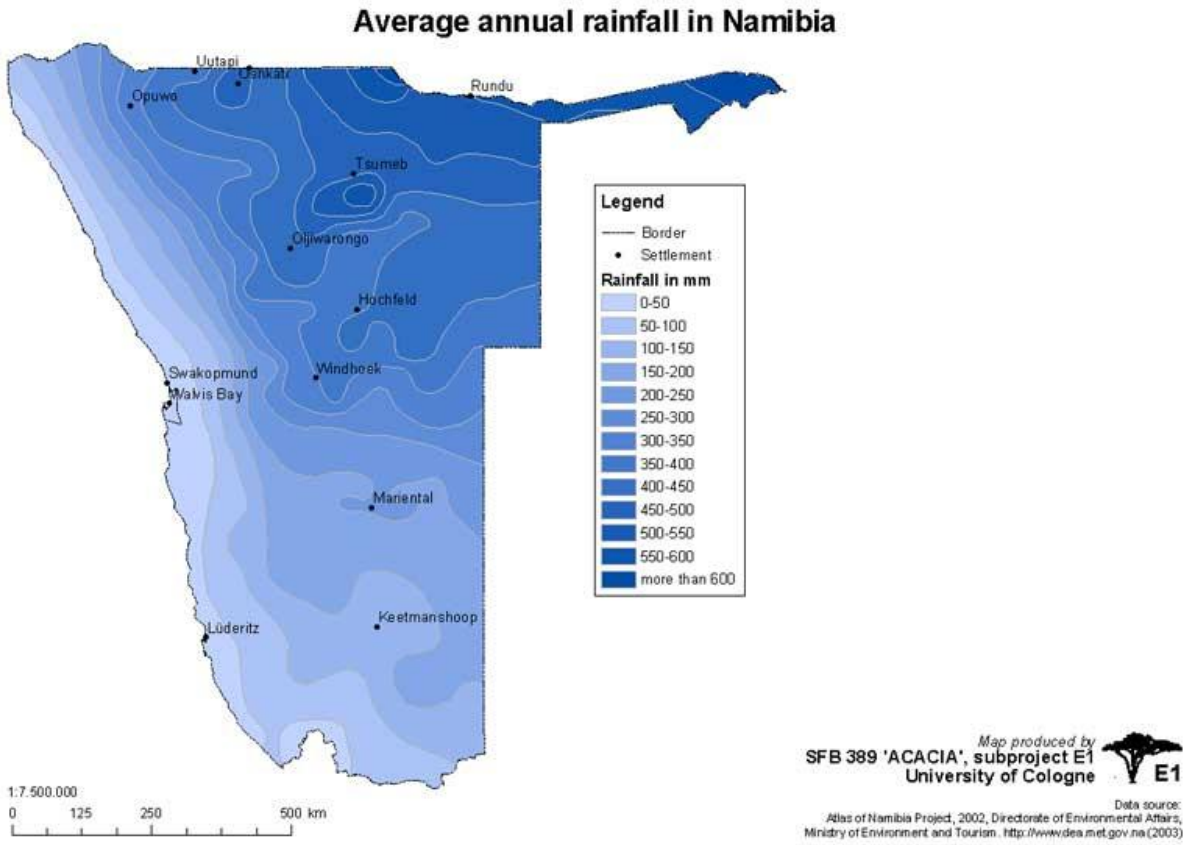

Figure 4: Average annual Rainfall (http://www.uni-koeln.de/sfb389/e/e1/download/atlas_namibia/pics/climate/rainfall-annual.jpg)

3.2.2 Topography, Geology and Soils

The Otjimbingwe area is situated within the Central-Western Plains, an expansive landscape that stretches east from the coastal belt. It is characterized by an undulating terrain with an altitude of approximately 844 m above sea level, significantly higher than the coastal plains.

As depicted in **Figure 5** below, Otjimbingwe falls within the Damara Supergroup and Gariep Complex (represented in the brownish-pink tones). Geologically, the area is dominated by the Swakop Group, which consists primarily of metamorphic rocks such as schists and marbles, frequently intruded by large granite formations. These granite intrusions often form the prominent rocky hills (inselbergs) seen throughout the Erongo Region.

The dominant soils in the area are characterized as Eutric Regosols. Unlike the coastal Gypsisols, Regosols are young, poorly developed soils with no distinct diagnostic horizons. They are generally medium to finely textured and are found in areas where soil formation is limited by the arid climate. Additionally, Fluvisols are found along the banks of the Swakop River; these are fertile alluvial soils deposited during periodic river flows, supporting more diverse vegetation compared to the surrounding plains (Mendelsohn, et al., 2002) depicted in pale yellow in **Figure 5** below.

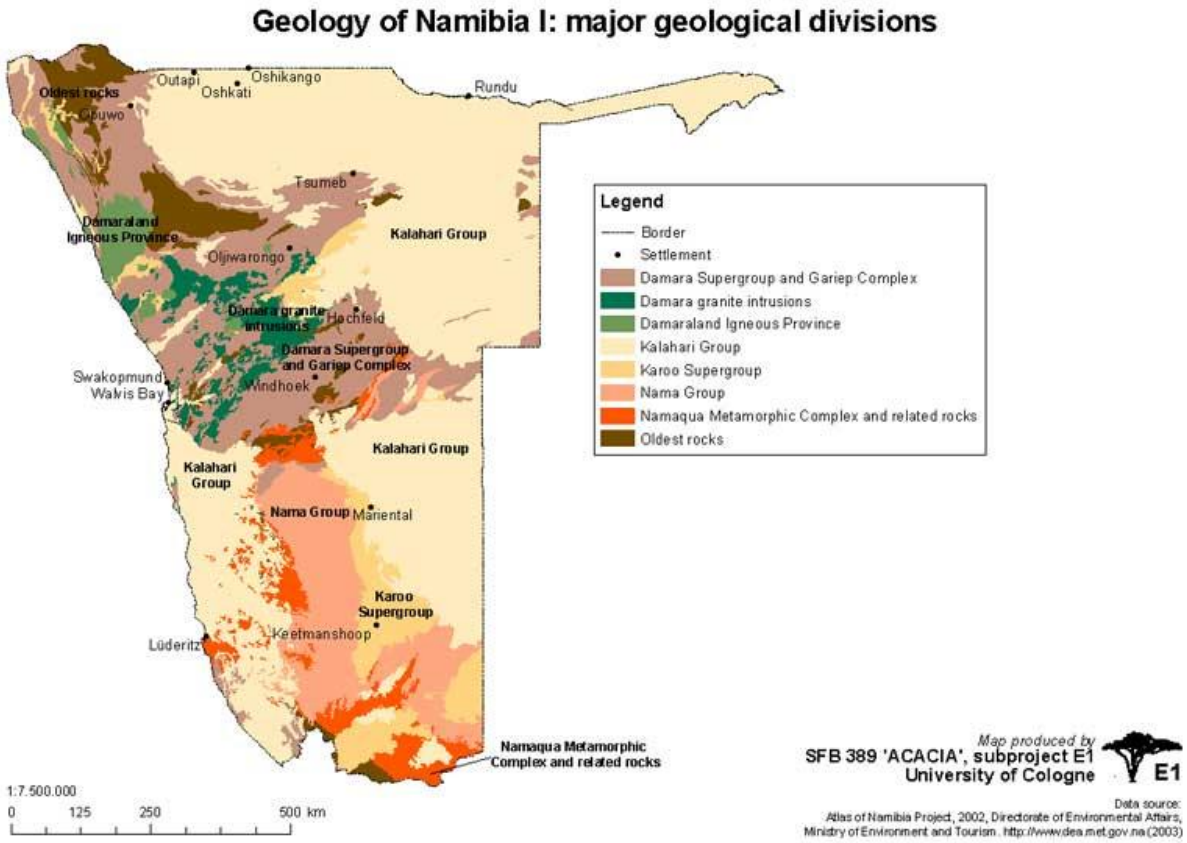

Figure 5: Geology of Namibia (http://www.uni-koeln.de/sfb389/e/e1/download/atlas_namibia/pics/physical/geology.jpg)

3.2.3 Hydrology and Hydrogeology

In terms of groundwater, the area falls within the Central Namib-Windhoek groundwater basin. As illustrated in **Figure 6** below, this basin is a critical water-yielding system for the interior. The hydrogeological Central Namib Basin comprises the Erongo and Khomas Regions and parts of the Otjozondjupa Region (Ministry of Agriculture Water and Rural Development, 2011).

Namibia is an arid country with low rainfall and high evapotranspiration, a fact evidenced by the Average annual rainfall map (image_8152d0.jpg) which shows Otjimbingwe situated in a low-precipitation zone of 150–200 mm. The only permanent rivers are along the northern and southern borders, depicted as solid blue lines in **Figure 6** below.

Across the country, and specifically in the Otjimbingwe area, surface waters are ephemeral after seasonal rainfall. As shown in **Figure 6**, Otjimbingwe is strategically located at the confluence of the Swakop and Omusema ephemeral rivers. While these rivers only flow temporarily, groundwater in

this region is available throughout the year due to the storage capacity of the alluvial aquifers in the riverbeds, and the quality is generally good (Mendelsohn, et al., 2002).

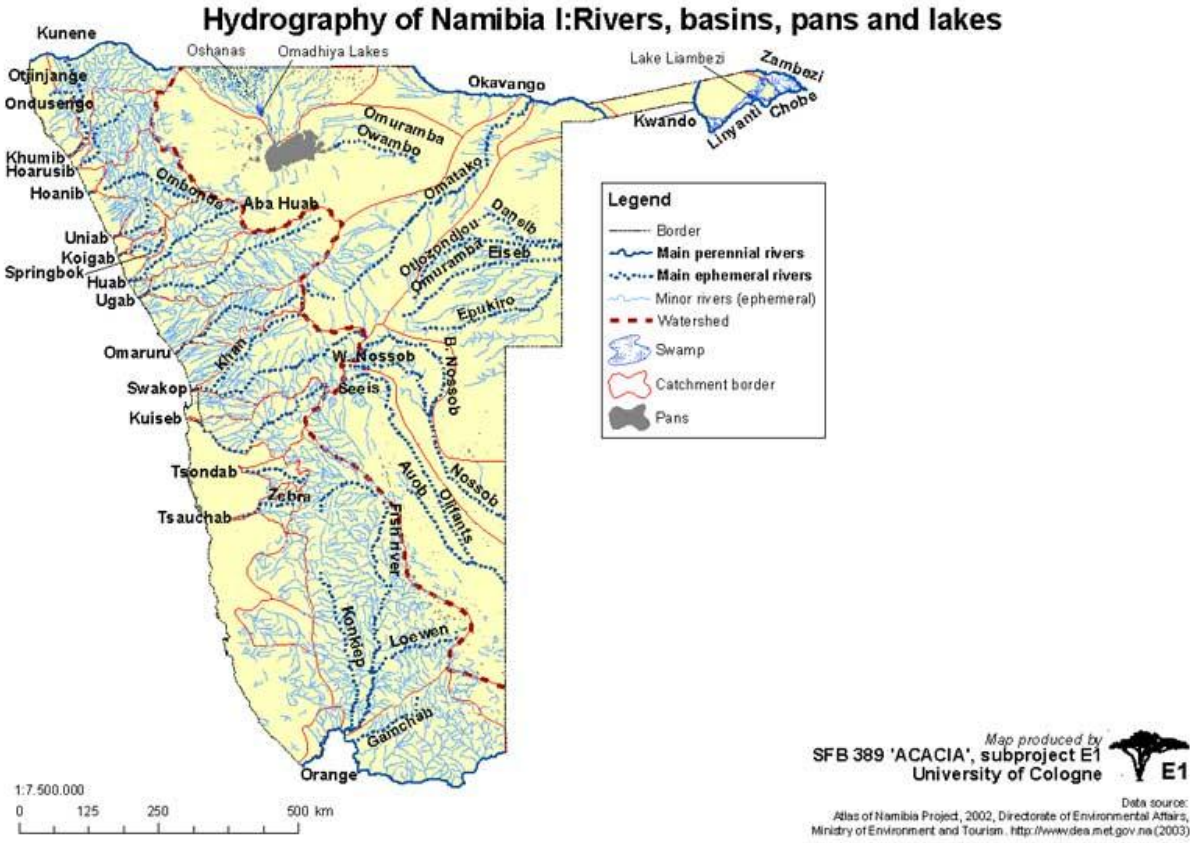

Figure 6: Hydrography of Namibia: Rivers, basins, pans and lakes (http://www.uni-koeln.de/sfb389/e/e1/download/atlas_namibia/pics/physical/hydrography_1.jpg)

3.3 TERRESTRIAL ECOLOGY

3.3.1 Flora and Fauna

The vegetation is classified as Acacia Tree-and-Shrub Savanna. The landscape is dominated by drought-resistant species like the Three-thorned Acacia, while the riverbeds support larger Camel-thorn and Ana trees. The fauna consists of arid-adapted species such as Gemsbok, Springbok, and Hartmann's mountain zebra, which utilize the rocky outcrops and riverine thickets for shelter and grazing (Mendelsohn, et al., 2002).

Aloes are protected throughout Namibia and potentially occur in the general area. Aloes which are viewed as important are the Aloe asperifolia, Aloe hereroensis and Aloe zebrina (Rothmann 2004). There are no significant fauna and flora found to be located within the development area. The site is

presently mostly developed and is situated within an urban area, as such no significant flora or fauna are expected to be found on the proposed site.

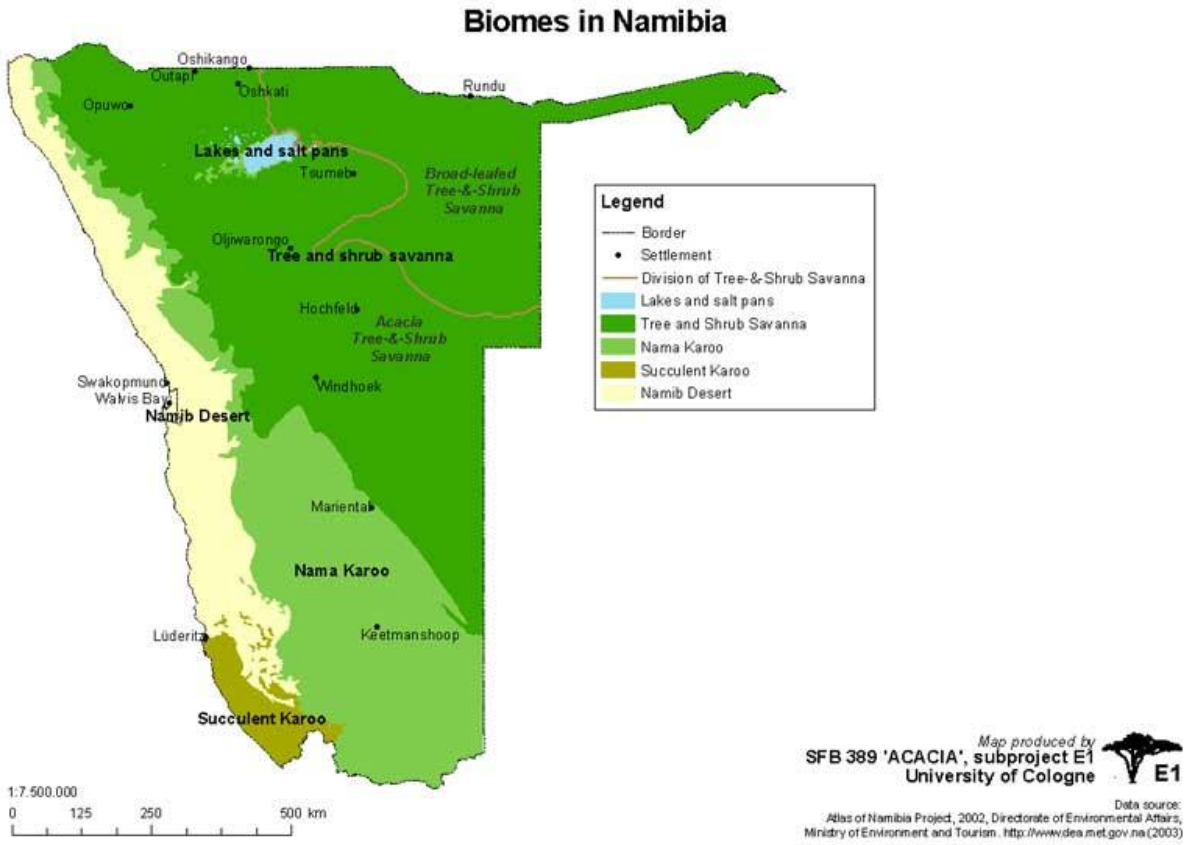

Figure 7: Biomes of Namibia (http://www.uni-koeln.de/sfb389/e/e1/download/atlas_namibia/pics/living_resources/biomes.jpg)

4 PROJECT DESCRIPTION

4.1 PROJECT COMPONENTS

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

- **Subdivision of the Remainder of Portion 2 (a Portion of Portion 1) of the Farm Otjimbingwe No. 104 into Portion A and the Remainder;**
- **Permanent closure of newly created Portion A as a "Street";**
- **Consolidation of Erven 1 and 2, Otjimbingwe Proper with newly created Portion A into "Consolidated Erf X";**
- **Subdivision of "Consolidated Erf X" into 14 erven and the Remainder;**
- **Amendment of title conditions of newly created Erf 13 and 14 from "Residential" to "Private Open Space";**
- **Reservation of the Remainder of "Consolidated Erf X" as "Street".**

These components will be described in further detail below, in terms of their design, layout and footprint.

4.2 ALTERNATIVES

As pointed out in Section 1.4 above various layout alternatives were initially considered by the proponent, ultimately resulting in the final layouts. As such only the no-go alternative will be discussed below.

4.2.1 No – Go Alternative

The "No-Go" alternative serves as the baseline for this assessment, representing the persistence of the current status quo in the absence of the proposed subdivision, consolidation, and cadastral realignment. Selecting this option would mean that existing cadastral inconsistencies and physical encroachments remain unaddressed, allowing the current mismatch between actual land use and official records to continue indefinitely. This lack of intervention would perpetuate legal uncertainty for both residential and business occupants in Otjimbingwe, effectively stalling orderly land management and preventing the community from achieving structured urban growth.

4.3 THE PROPOSED DEVELOPMENT

The proposed replanning creates a multifunctional node comprising a recreational area, residential erven, business erven, and a local authority erf. The development prioritises the protection of essential services, including the underground waterline surveyed across erven 1 and 2 and the overhead Erongo RED powerline. Safeguarding these corridors ensures their long-term integrity,

prevents incompatible land uses, and maintains unhindered access for maintenance and emergency repairs. This reduces the risk of accidental damage, service interruptions, and costly repairs, thereby strengthening the reliability of essential services in Otjimbingwe Proper.
The existing recreational area will be formalised to recognise established community use. Due to existing infrastructure and size limitations, the site cannot accommodate a formal sports ground; however, low-impact activities such as athletics pose no risk to the overhead powerlines. Designating the area as Public Open Space also increases safety by ensuring no dwellings fall within the powerline safety radius.

The recreational space serves as a community focal point, supporting health, social interaction, and cohesion. Its proximity to residential erven enhances accessibility, while adjacent business erven benefit from increased foot traffic, improving economic opportunities within the node. The local authority erf further supports service delivery and management of the area, or may alternatively function as a parking area.

Overall, the proposed node supports safe service protection, community well-being, economic activity, and orderly urban development.

The primary determinants of the design as discussed and agreed upon with the client, are as follows:

- Accommodating the existing Namwater pipeline;
- Accommodating the existing Erongo RED powerline;
- Accommodating existing fence boundaries; and
- Accommodating the existing recreational grounds.

Streets

The streets are designed in a manner that carries the water naturally in a southerly direction ensuring that the water does not accumulate within residences.

Local Authority Erf

Only one Local Authority Erf is provided for within the layout. The Local Authority Erf is numbered as Erf 8 on the layout.

Residential Erven

The entire town planning procedure will see a total of seven (7) residential erven created positively contributing towards the provision of housing within the settlement. All residential erven created are larger than 300 m^2. This is to ensure that the existing structures can fit in well and avoid encroachments onto each other's boundaries, maintaining clear boundaries.

Business Erven

A total of four (4) business erven have been provided for convenience shops in order to promote local economic development and reduce walking distances.

Public open space

Two (2) public open space erven have been provided for. Erf 13 accommodates the existing soccer field that is currently on the ground as well the waterline and powerline. Erf 14 within the layout serves as a public open space strip to safeguard the continuity of the ErongoRED powerline. Table 3 below is a summary of the proposed Erf sizes and zonings.

Table 3: Summary table

Erf No	Zoning	Density/Bulk	± Area (m²)
1	Residential	1:300	319
2	Residential	1:300	319
3	Residential	1:300	319
4	Residential	1:300	319
5	Residential	1:300	319
6	Residential	1:300	319
7	Residential	1:300	435
8	Local Authority	N/A	1317
9	Business	0.75	638
10	Business	0.75	754
11	Business	0.75	754
12	Business	0.75	638
13	Public Open Space	N/A	18034
14	Public Open Space	N/A	892
Remainder	Street	N/A	3657
Consolidated Erf X			**29034**

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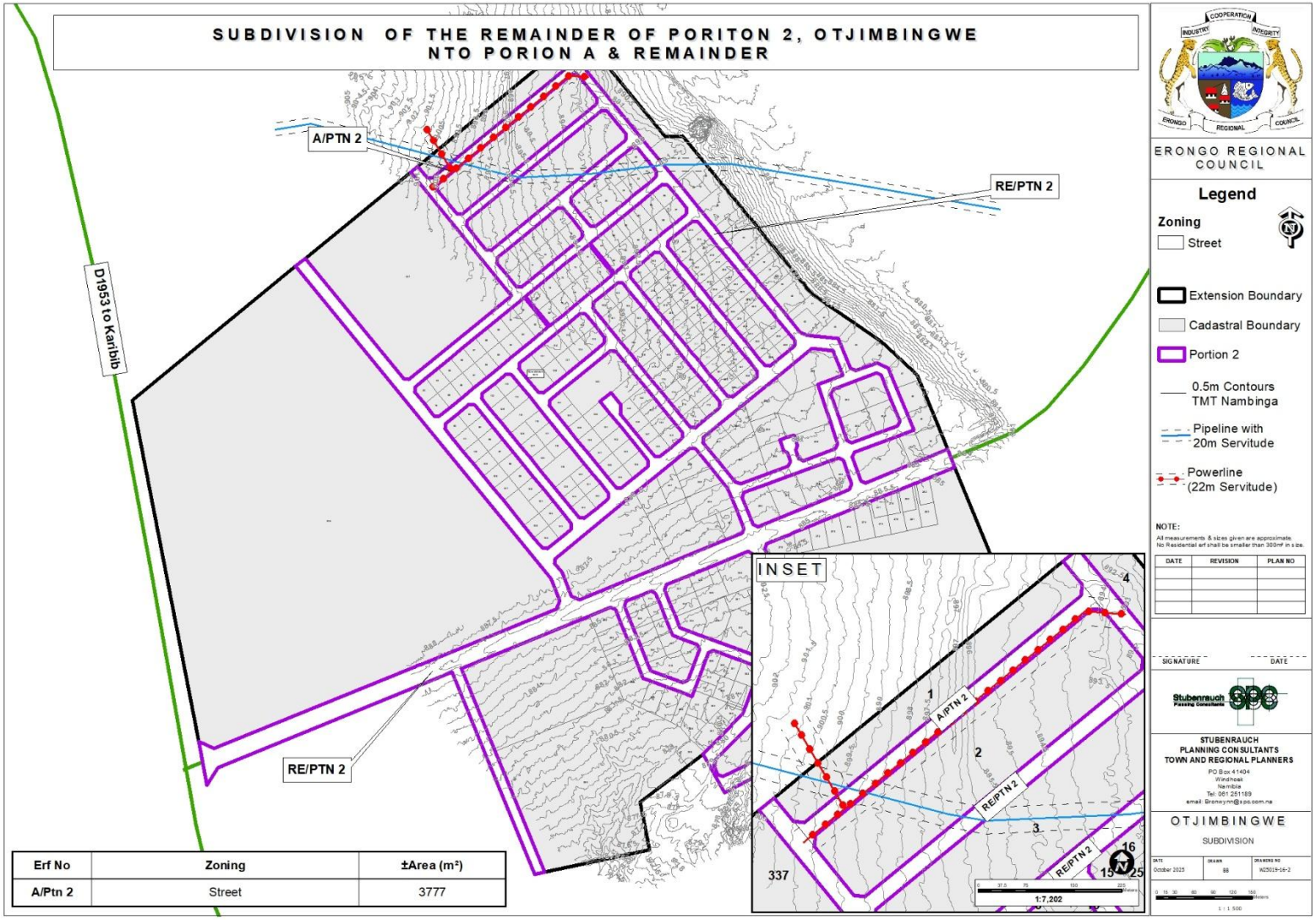
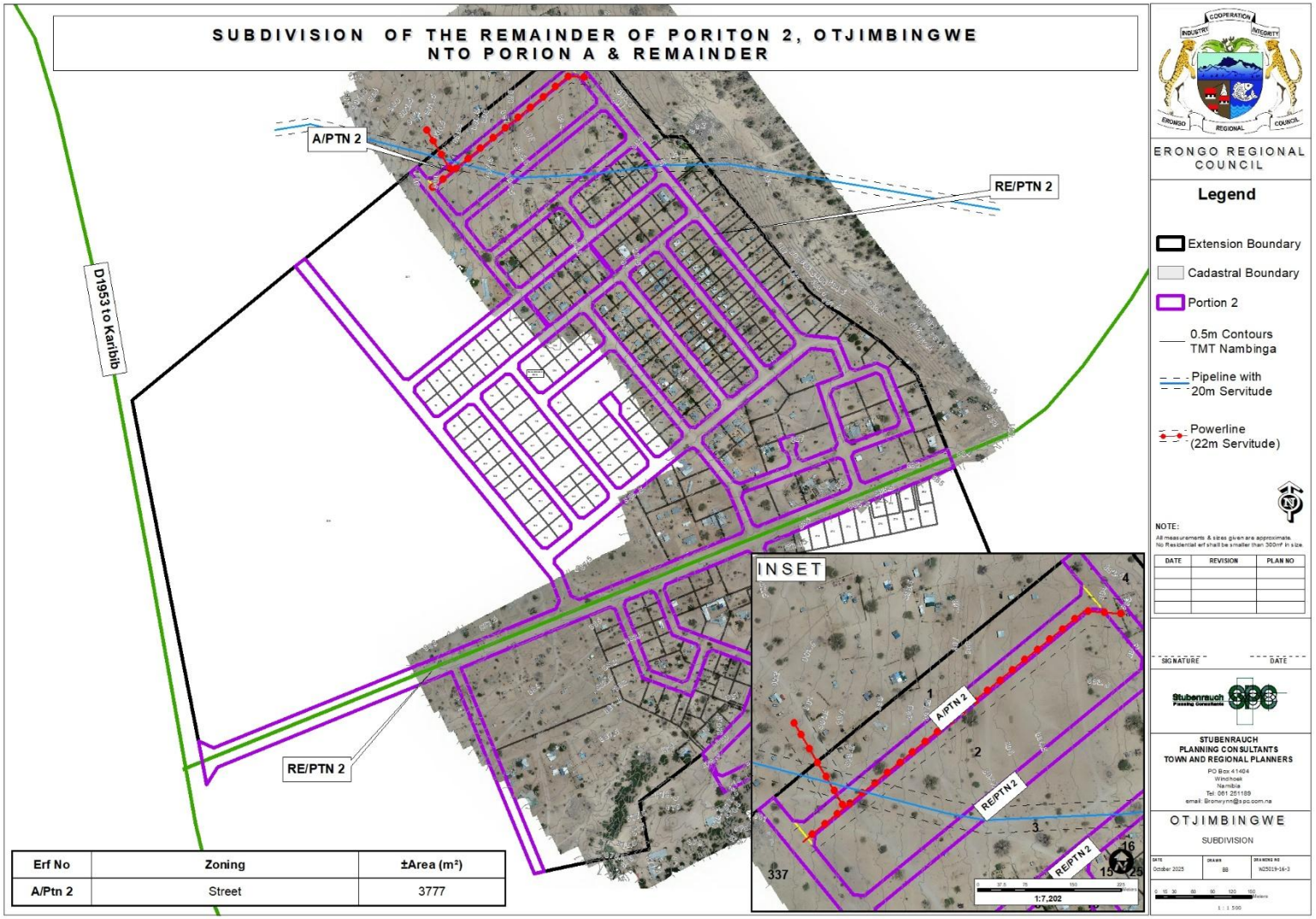
4.3.1 The Subdivision of the Remainder of Portion 2 (a Portion of Portion 1) of the Farm Otjimbingwe No. 104 into Portion A, and the Remainder;

The Proponent intends to subdivide the Remainder of Portion 2 (a portion of Portion1) of the Farm Otjimbingwe No. 104 into 2 Portions namely Portion A and the Remainder, as illustrated in **Figures 8** and **9** below.



Erf No	Zoning	±Area (m²)
A/Ptn 2	Street	3777

Figure 8: Subdivision of the Remainder of Portion 2 (a Portion of Portion 1) of the Farm Otjimbingwe No. 104



Erf No	Zoning	±Area (m²)
A/Ptn 2	Street	3777

Figure 9: Aerial Map of Subdivision of the Remainder of Portion 2 (a Portion of Portion 1) of the Farm Otjimbingwe No. 104

4.3.2 Permanent Closure of newly created Portions A as “Street

The subdivision of the Remainder into Portion A and the Remainder enable the permanent closure of the newly created Portion. Please refer to **Figure 10** below.

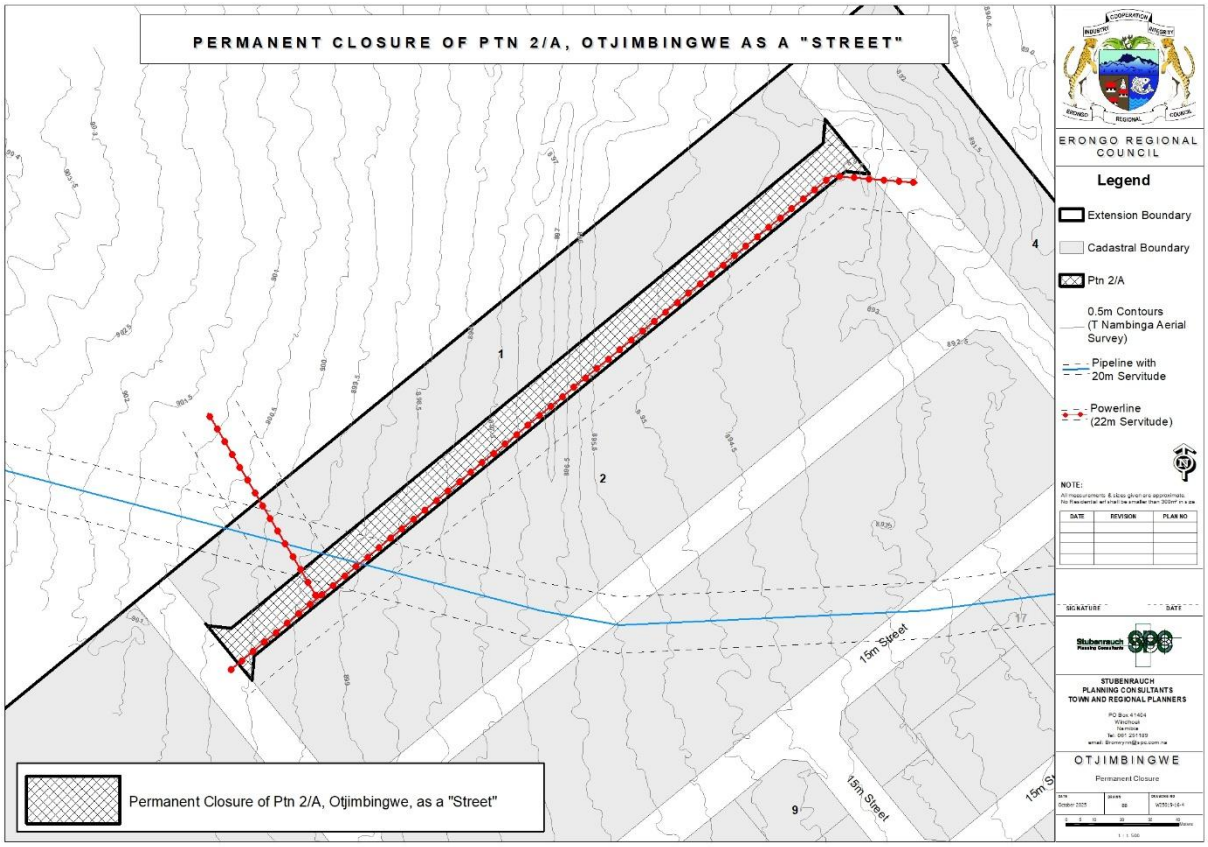


Figure 10: Permanent Closure of Portion 2/A, Otjimbingwe as “Street”

4.3.3 Consolidation of Erven 1 and 2, Otjimbingwe Proper with newly created Portion A into "Consolidated Erf X";

Erven 1 and 2, Otjimbingwe Proper and the newly created Portion A is to be consolidated into Consilidated Erf X. Please refer to **Figure 11** below.

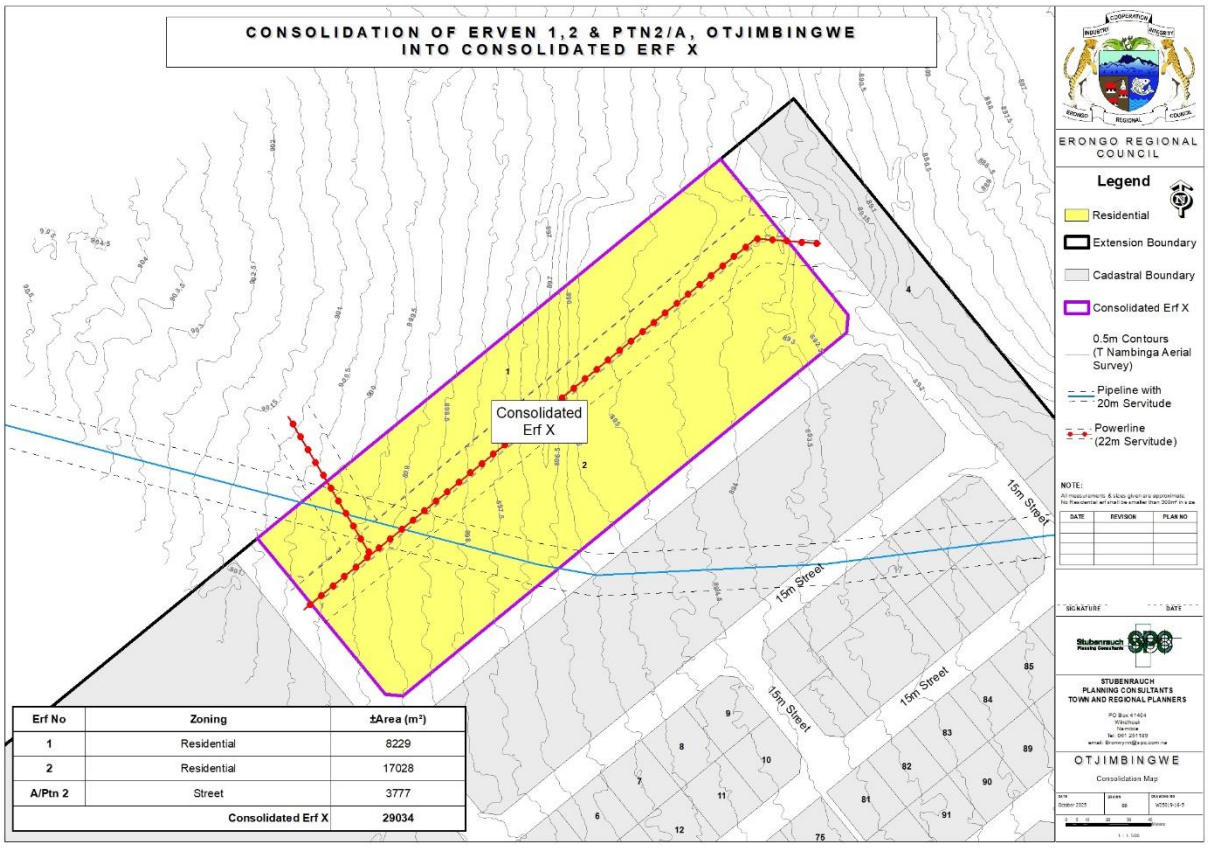
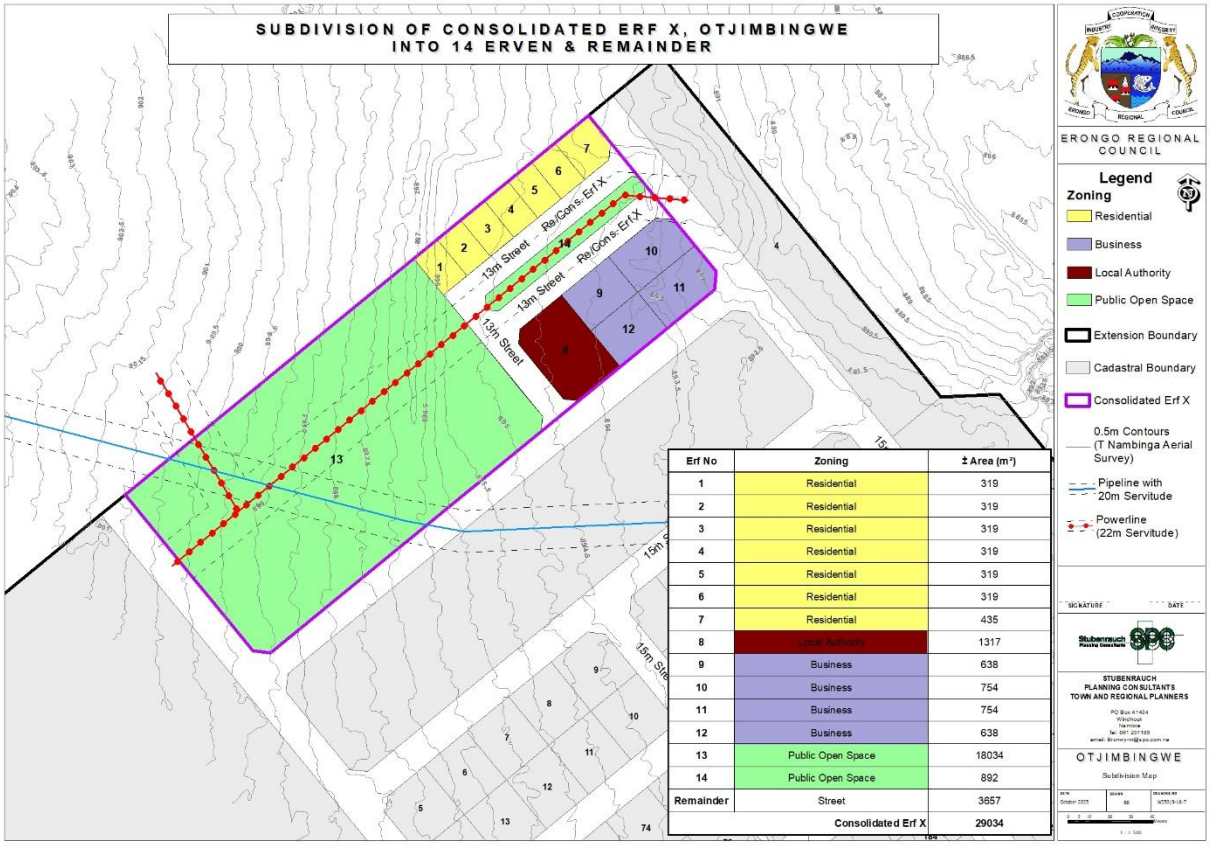


Figure 11: Consolidation of Erven 1 and 2 and Portion 2/A, Otjimbingwe into Consolidated Erf X

3.3.4 Subdivision of "Consolidated Erf X" into 14 erven and the Remainder;

The Proponent intends to subdivide Consolidated Erf X into 14 Erven and the Remainder as depicted in **Figure 12** below.



Erf No	Zoning	± Area (m²)
1	Residential	319
2	Residential	319
3	Residential	319
4	Residential	319
5	Residential	319
6	Residential	319
7	Residential	435
8	Local Authority	1317
9	Business	638
10	Business	754
11	Business	754
12	Business	638
13	Public Open Space	18034
14	Public Open Space	892
Remainder	Street	3857
	Consolidated Erf X	29034

Figure 12: Subdivision of Consolidated Erf X Otjimbingwe into 14 erven and the Remainder

3.3.5 Amendment of Title Conditions of newly created Erf 13 and 14 Otjimbingwe Proper from “Residential” to “Private Open Space”;

The title conditions for newly created Erf 13 and 14, Otjimbingwe Proper to be amended from “Residential” to “Private Open Space” as depicted in **Figure 13** below.

4.3.4 Amendment of the title conditions of Erven 27 – 44, and 226 – 234, Otjimbingwe Proper from “Residential” to “Undetermined”;

The Proponent intents to amend the title conditions of Erven 27 – 44, and 226 – 234, Otjimbingwe Proper from “Residential” to “Undetermined” as can be seen on **Figure 13** below.

3.3.6 Reservation of the Remainder of “Consolidated Erf X” as “Street”;

Consolidated Erf X is to be reserved as a “Street” as can be seen on **Figure 13** below.

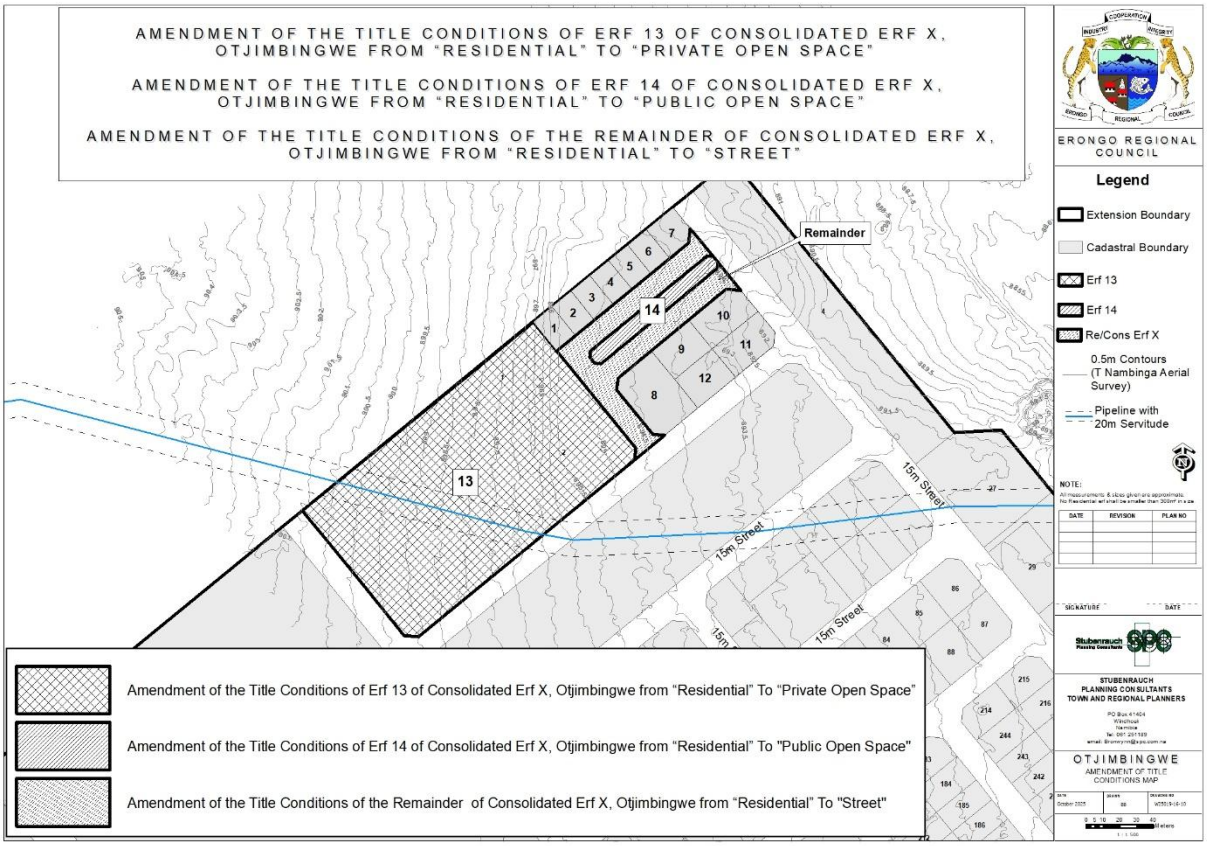


Figure 13: Amendment of Title Conditions

4.3.5 Engineering Services and Access Provision

- *Water, Sewerage and Electricity*

Most existing erven are already connected to electricity, water, and sewer infrastructure. Any new erven created will be connected in accordance with ERONGORED's standards for electricity and the Otjimbingwe Constituency Office's engineering standards for water and sewer. Stormwater currently drains along natural pathways and will be further managed through the internal street network to ensure proper flow and prevent flooding.

- *Roads and access*

Access to the properties will be gained from the internal street network of 13 - 15m which is wide enough to accommodate the proposed development.

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 5** below for the activities undertaken as part of the public participation process. The I&APs were given time to comment from **27 November 2025 to 01 December 2025.**

Table 6: Table of Public Participation Activities

ACTIVITY	REMARKS
Placement of site notice/poster in Otjimbingwe	See **Annexure A**
Placing advertisements in two newspapers namely the Namibian and the New Era (**27 & 28 November 2025 and 01 December 2025**)	See **Annexure B**
Written notice to surrounding property owners and Interested and Affected Parties via Email (**27 November 2025**)	See **Annexure C**

5.1.1 Environmental Assessment Phase 2

The second phase of the PPP involves the lodging of the Draft Environmental Scoping Report (DESR) to all registered I&APs for comment. Registered and potential I&APs will be informed of the availability of the DESR for public comment *via* a letter/email dated **16 February 2026**. An Executive Summary of the DESR is also included in the letters to the registered I&APs. I&APs have until **02 March 2026** to submit comments or raise any issues or concerns they may have with regard to the proposed project.

6 ASSESSMENT METHODOLOGY

The purpose of this chapter is to describe the assessment methodology utilized in determining the significance of the construction and operational impacts of the proposed project, and where applicable the possible alternatives, on the biophysical and socio-economic environment.

Assessment of predicted significance of impacts for a proposed development is by its nature, inherently uncertain – environmental assessment is thus an imprecise science. To deal with such uncertainty in a comparable manner, a standardised and internationally recognised methodology has been developed. Such accepted methodology is applied in this study to assess the significance of the potential environmental impacts of the proposed development, outlined as follows in **Table 7**.

Table 7: Impact Assessment Criteria

CRITERIA	CATEGORY
Impact	**Description of the expected impact**
Nature Describe type of effect	**Positive**: The activity will have a social / economical / environmental benefit. **Neutral**: The activity will have no effect **Negative**: The activity will have a social / economical / environmental harmful effect
Extent Describe the scale of the impact	**Site Specific:** Expanding only as far as the activity itself (onsite) **Small:** restricted to the site's immediate environment within 1 km of the site (limited) **Medium:** Within 5 km of the site (local) **Large:** Beyond 5 km of the site (regional)
Duration Predicts the lifetime of the impact.	**Temporary:** < 1 year (not including construction) **Short-term:** 1 – 5 years **Medium term:** 5 – 15 years **Long-term:** >15 years (Impact will stop after the operational or running life of the activity, either due to natural course or by human interference) **Permanent:** Impact will be where mitigation or moderation by natural course or by human interference will not occur in a particular means or in a particular time period that the impact can be considered temporary
Intensity Describe the magnitude (scale/size) of the Impact	**Zero:** Social and/or natural functions and/ or processes remain unaltered **Very low:** Affects the environment in such a way that natural and/or social functions/processes are not affected **Low:** Natural and/or social functions/processes are slightly altered

CRITERIA	CATEGORY
	Medium: Natural and/or social functions/processes are notably altered in a modified way **High:** Natural and/or social functions/processes are severely altered and may temporarily or permanently cease
Probability of occurrence Describe the probability of the Impact actually occurring	**Improbable:** Not at all likely **Probable:** Distinctive possibility **Highly probable:** Most likely to happen **Definite:** Impact will occur regardless of any prevention measures
Degree of Confidence in predictions State the degree of confidence in predictions based on availability of information and specialist knowledge	**Unsure/Low:** Little confidence regarding information available (<40%) **Probable/Med:** Moderate confidence regarding information available (40-80%) **Definite/High:** Great confidence regarding information available (>80%)
Significance Rating The impact on each component is determined by a combination of the above criteria.	**Neutral:** A potential concern which was found to have no impact when evaluated **Very low:** Impacts will be site specific and temporary with no mitigation necessary. **Low:** The impacts will have a minor influence on the proposed development and/or environment. These impacts require some thought to adjustment of the project design where achievable, or alternative mitigation measures **Medium:** Impacts will be experienced in the local and surrounding areas for the life span of the development and may result in long term changes. The impact can be lessened or improved by an amendment in the project design or implementation of effective mitigation measures. **High:** Impacts have a high magnitude and will be experienced regionally for at least the life span of the development, or will be irreversible. The impacts could have the no-go proposition on portions of the development in spite of any mitigation measures that could be implemented.

*NOTE: Where applicable, the magnitude of the impact has to be related to the relevant standard (threshold value specified and source referenced). The magnitude of impact is based on specialist knowledge of that particular field.

For each impact, the EXTENT (spatial scale), MAGNITUDE (size or degree scale) and DURATION (time scale) are described. These criteria are used to ascertain the SIGNIFICANCE of the impact, firstly in the case of no mitigation and then with the most effective mitigation measure(s) in place. The decision as to which combination of alternatives and mitigation measures to apply lies with the proponent, and their acceptance and approval ultimately with the relevant environmental authority.

The SIGNIFICANCE of an impact is derived by taking into account the temporal and spatial scales and magnitude. Such significance is also informed by the context of the impact, i.e. the character and identity of the receptor of the impact.

6.1 MITIGATION MEASURES

There is a mitigation hierarchy of actions which can be undertaken to respond to any proposed project or activity (See **Figure 10** below). These cover avoidance, minimization, restoration and compensation. It is possible and considered sought after to enhance the environment by ensuring that positive gains are included in the proposed activity or project. If negative impacts occur, then the hierarchy indicates the following steps.

Figure 14: Mitigation Hierarchy

Impact avoidance: This step is most effective when applied at an early stage of project planning. It can be achieved by:

- not undertaking certain projects or elements that could result in adverse impacts;
- avoiding areas that are environmentally sensitive; and
- putting in place preventative measures to stop adverse impacts from occurring.

Impact minimization: This step is usually taken during impact identification and prediction to limit or reduce the degree, extent, magnitude, or duration of adverse impacts. It can be achieved by:

- scaling down or relocating the proposal;
- redesigning elements of the project; and
- taking supplementary measures to manage the impacts.

Restoration: This step is taken to improve degraded or removed ecosystems following exposure to impacts that cannot be completely avoided or minimised. Restoration tries to return an area to the original ecosystem that occurred before impacts. Restoration is frequently needed towards the end of a project's life cycle but may be possible in some areas during operation.

Impact compensation: This step is usually applied to remedy unavoidable residual adverse impacts. It can be achieved by:

- rehabilitation of the affected site or environment, for example, by habitat enhancement;
- restoration of the affected site or environment to its previous state or better; and
- replacement of the same resource values at another location (off-set), for example, by wetland engineering to provide an equivalent area to that lost to drainage or infill.

7 ASSESSMENT OF POTENTIAL IMPACTS AND POSSIBLE MITIGATION MEASURES

7.1 INTRODUCTION

This Chapter describes the potential impacts on the biophysical and socio-economic environments, which may occur due to the proposed activities described in Chapter 4. These include potential impacts, which may arise during the operation of the proposed development (i.e. long-term impacts) as well as the potential construction related impacts (i.e. short to medium term). The assessment of potential impacts will help to inform and confirm the selection of the preferred layouts to be submitted to MET: DEAF for consideration. In turn, MET: DEA's decision on the environmental acceptability of the proposed project and the setting of conditions of authorisation (should the project be authorised) will be informed by this chapter, amongst other information, contained in this EA Report.

The baseline and potential impacts that could result from the proposed development are described and assessed with potential mitigation measures recommended. Finally, comment is provided on the potential cumulative impacts which could result should this development, and others like it in the area, be approved.

7.2 PLANNING AND DESIGN PHASE IMPACTS

During the planning and design phase consideration should be given on aspects such as impacts of traffic and existing municipal infrastructure.

7.2.1 Traffic Impacts

The intended development may have an impact on traffic in the subject area as the site is currently undeveloped. Once the proposed site is developed traffic in the area is expected to increase.

7.2.2 Existing Service Infrastructure Impacts

The proposed development is to be provided with the necessary engineering services inclusive of water, sewage and electricity. The bulk municipal services as required for the development must be developed in accordance with the requirements of the local authority. Once the site becomes developed the increasing demand on the existing services would have to be determined and additional services would have to be provided for if needed.

7.3 CONSTRUCTION PHASE IMPACTS ON THE BIOPHYSICAL ENVIRONMENT

The construction phase impacts are those impacts on the biophysical and socio-economic environment that would occur during the construction phase. These impacts are inherently temporary in duration but may have longer lasting effects.

7.3.1 Flora and Fauna Impacts (Biodiversity)

The naturally occurring vegetation present on site should be incorporated within the layout of the proposed development as far as possible. The unnecessary removal of protected species as per the Forest Act (No. 12 of 2001) should be avoided, these may not be removed without a valid permit from the local Department of Forestry. Construction activities should avoid any sensitive habitats occurring on site.

7.3.2 Habitat Fragmentation and Destruction

Disturbance to local habitats may be experienced during site clearance for the proposed development. The construction activities associated with the proposed developed will permanently change the present landscape and result in the displacement of existing vegetation and faunal populations occurring at the site, including invertebrates and other living organisms. The impact is expected to have localised negative impacts on the environment and associated flora and fauna.

7.3.3 Surface and Ground Water Impacts

Surface and groundwater impacts may be encountered during the construction and operation phase, especially if development takes place within the rainy season. The risk of contaminating such water sources can be increased by accidental spillage of oils and fuels and any other equipment used during construction. This risk is minimised by the fact that the construction phase will be a short-term activity.

7.3.4 Soil Erosion Impacts

Given the characteristics of the proposed site, soil erosion is likely to be encountered especially if construction will take place during the rainy season, the removal of the sparse vegetation will render the soil vulnerable to erosion as they also serve the purpose of keeping the soils compacted.

7.4 CONSTRUCTION PHASE IMPACTS ON THE SOCIO-EONOMIC ENVIRONMENT

7.4.1 Heritage impacts

No archaeological and heritage resources are expected to be found on the site. The project management should however be made aware of the provisions of the National Heritage Act regarding

the prompt reporting of archaeological finds. Section 3.1.2 provides an overview of the archaeological and heritage context of the town and region.

7.4.2 Health, Safety and Security Impacts

Due to the demand for construction workers during the construction of the proposed project an influx of migrant workforce who will require temporary accommodation in Otjimbingwe might be experienced. Experience with other construction projects in a developing-world context has shown that, where migrant construction workers have the opportunity to interact with the local community, a significant risk is created for the development of social conditions and sexual behaviors that contribute to the spread of HIV and AIDS.

In response to the threat the pandemic poses, MET has developed a policy on HIV and AIDS. This policy, which was developed with support from USAID, GTZ and the German Development Fund, provides for a non-discriminatory work environment and for workplace programs managed by a Ministry-wide committee. The MET has also recently initiated a programme aimed at mainstreaming HIV and gender issues into environmental impact assessments.

7.4.3 Traffic Impacts

Traffic is expected to increase during the construction phase of the project in areas where construction will take place. A number of trucks and other heavy machinery will be required to deliver, handle and position construction materials as well as to remove spoil material. Not only will the increase in traffic result in associated noise impacts, it will also impact on the roads in the area.

7.4.4 Noise Impacts

Construction may result in associated noise impacts. These noise impacts will mainly be associated with construction machinery and construction vehicles. The impact is however limited mainly to the construction period only.

7.4.5 Dust and Emission Impacts

Excavation and stockpiles during the construction phase could result in dust impacts, if not managed correctly. Dust could impact negatively on the health of the nearby community if mitigation measures are not implemented. Dust impacts are primarily associated with the construction phase.

7.4.6 Municipal Services

The construction phase will result in additional people on-site, who will require provision of the following services:

- Potable water for domestic (ablution and drinking) and construction purposes.
- Temporary toilets during the construction phase.
- Solid waste management (domestic and construction waste).

These services if not managed well are likely to create an opportunity for water wastage; litter; solid and human waste pollution.

7.4.7 Storage and Utilisation of Hazardous Substances

Hazardous substances are regarded by the Hazardous Substance Ordinance (No. 14 of 1974) as those 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. During the construction period, the use and storage of these types of hazardous substances, such as shutter oil, curing compounds, types of solvents, primers and adhesives and diesel, on-site could have negative impacts on the surrounding environment if these substances spill and enter the environment.

7.5 OPERATIONAL PHASE IMPACTS

The operational phase impacts are those impacts on the biophysical and socio-economic environment that would occur during the operational phase of the proposed project and are inherently long-term in duration.

7.5.1 Visual and Sense of Place Impacts

There may be a change in visual characteristics of the site particularly as the areas are currently undeveloped. The extent of this disturbance will depend on how highly the interested and affected parties valued the initial aesthetic quality of the site. The intended activities for the proposed site may alter the sense of place for the existing community and property owners situated in close proximity to the site, as well as the residents of Otjimbingwe who frequent the site.

7.5.2 Noise Impacts

The operational activities may result in associated noise impacts, depending on the exact type of activities taking place on the properties. However due to the nature of the land uses proposed for the subject erf it is not expected that the noise levels will be significant if managed well.

7.5.3 Emission Impacts

The air quality in the area is considered to be fairly good. Additional emissions are not expected due to the land uses that are intended for the site.

7.5.4 Waste Impacts

Increase waste may be generated as a result of the operational activities at the sites. Effective waste management on site should be practiced as per the recommendations in the EMP.

7.5.5 Social Impacts

The proposed replanning is set to have a positive socio-economic impact on the neighbourhood of Otjimbingwe. Not only will the replanning rectify cadastral encroachments, but it will also introduce more residential erven, providing individuals or families without access o housing the opportunity to enter the housing market. This will ultimately increase the threshold to support the local businesses within proximity.

7.5.6 Surface and Groundwater Impacts

Surface and groundwater impacts may be encountered during the construction and operation phase, especially if development takes place within the rainy season. The risk of contaminating such water sources can be increased by accidental spillage of oils and fuels and any other equipment used during construction. This risk is minimized by the fact that the construction phase will be a short-term activity.

7.6 CUMULATIVE IMPACTS

The cumulative impact of the proposed developments regarding the degradation of the project area is very difficult to rate. If all proposed mitigation measures are however in place to minimise the overall impacts then the cumulative impact can be expected to be rated as ***Medium-Low (negative)*** for the proposed developments.

7.1 ENVIRONMENTAL MANAGEMENT PLAN

An Environmental Management Plan (EMP) is contained in **Annexure E** of this report. The purpose of the EMP is to outline the type and range of mitigation measures that should be implemented during the construction and decommissioning phases of the project to ensure that negative impacts associated with the development are avoided or mitigated.

7.2 SUMMARY OF POTENTIAL IMPACTS

A summary of all the potential impacts from the proposed project assessed above is included in **Table 8**. The **Tables 9 – 11** provide a summary of the mitigation measures proposed for the impacts. While some difference in magnitude of the potential impacts would result from the proposed alternatives this difference was not considered to be significant for any of the potential impacts. As such, the table below applies to all proposed alternatives.

Table 8: Summary of the significance of the potential impacts

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
PLANNING AND DESIGN PHASE										
1. Traffic Impacts	Otjimbingwe	No mitigation	Local	Medium	Medium term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Low	Medium term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
2. Proposed services	Otjimbingwe	No mitigation	Local	Medium	Medium term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Low	Medium term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
CONSTRUCTION PHASE										
3. Biodiversity (Fauna and Flora)	Otjimbingwe	No mitigation	Local	Medium	Short term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
	Otjimbingwe	No mitigation	Local	Medium	Short term	Medium	Probable	Certain	Reversible	Medium (-ve)

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
4. Habitat Fragmentation and Destruction										
	No go	Mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
		No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
4. Surface & ground water	Otjimbingwe	No mitigation	Local	Medium	Short term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Medium - Low	Short term	Medium - low	Probable	Certain	Reversible	Medium - Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
5. Soil erosion	Otjimbingwe	No mitigation	Local	Medium - low	Short term	Medium – low	Probable	Certain	Reversible	Medium – low (-ve)
		Mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
6. Heritage	Otjimbingwe	No mitigation	Local	Very low	Short term	Very low	Probable	Certain	Irreversible	Very low(-ve)
		Mitigation	Local	Negligible	Short term	Negligible	Probable	Certain	Irreversible	Negligible (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
7. Health, safety and security	Otjimbingwe	No mitigation	Local	Medium-Low	Short term	Medium-Low	Probable	Certain	Reversible	Medium-Low (-ve)
		Mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
8. Traffic impacts	Otjimbingwe	No mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
		Mitigation	Local	Very low	Short term	Very low	Probable	Certain	Reversible	Very low
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
9. Noise impacts	Otjimbingwe	No mitigation	Local	Medium-low	Short term	Medium - low	Probable	Certain	Reversible	Medium - Low (-ve)
		Mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Very low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
10. Emissions impacts	Otjimbingwe	No mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
		Mitigation	Local	Very-Low	Short term	Very Low	Probable	Certain	Reversible	Very Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
11. Municipal services	Otjimbingwe	No mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
		Mitigation	Local	Very low	Short term	Very low	Probable	Certain	Reversible	Very low (-ve)

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
12. Waste	Otjimbingwe	No mitigation	Local	Medium	Short term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
13. Hazardous Substances	Otjimbingwe	No mitigation	Local	Medium	Short term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Very low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
OPERATIONAL PHASE										
1. Visual & sense of place	Otjimbingwe	No mitigation	Local	Medium	Medium term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Medium-Low	Medium term	Medium-Low	Probable	Certain	Reversible	Medium-Low (-ve)
	No go	No mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
2. Noise	Otjimbingwe	No mitigation	Local	Medium-Low	Medium term	Medium-Low	Probable	Certain	Reversible	Medium-Low (-ve)

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
		Mitigation	Local	Low	Medium term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
3. Emissions	Otjimbingwe	No mitigation	Local	Low	Medium term	Low	Probable	Certain	Reversible	Low (-ve)
		Mitigation	Local	Very - Low	Medium term	Very Low	Probable	Certain	Reversible	Very Low (-ve)
	No go	No mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
4. Waste	Otjimbingwe	No mitigation	Local	Medium	Long term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Low	Long term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
5. Social impact	Otjimbingwe	No mitigation	Local	Medium	Long term	Medium (+)	Probable	Probable	Reversible	Medium (+)
		Mitigation	Local	Medium	Long term	Medium (+)	Probable	Probable	Reversible	Medium (+)
	No go	No mitigation	Local	Neutral	Long term	Neutral	Probable	Probable	Reversible	Neutral
		Mitigation	Local	Neutral	Long term	Neutral	Probable	Probable	Reversible	Neutral
	Otjimbingwe	No mitigation	Local	Medium	Long term	Medium	Probable	Certain	Reversible	Medium (-ve)

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
6. Surface and Groundwater impact		Mitigation	Local	Low	Long term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral

Table 9: Proposed mitigation measures for the planning and design phase

PLANNING AND DESIGN PHASE IMPACTS	
Impact	**Mitigation Measures**
Traffic	• Ensure that road junctions have good sightlines. • Provide formal road crossings at relevant areas. • Provide for speed reducing interventions such as speed bumps at relevant road sections.
Existing Service Infrastructure	• It is recommended that alternative and renewable sources of energy be explored and introduced into the proposed development to reduce dependency on the grid. • Solar geysers and panels should be considered to provide for general lighting and heating of water and buildings. • Water saving mechanisms should be considered for incorporation within the developments in order to further reduce water demands. • Re-use of treated wastewater should be considered wherever possible to reduce the consumption of potable water.

Table 10: Proposed mitigation measures for the construction phase

CONSTRUCTION PHASE IMPACTS	
Impact	**Mitigation Measures**
Flora and Fauna	• Adapt the proposed developments to the local environment – e.g. small adjustments to the site layout could avoid potential features such as water bodies and vegetation. • Prevent the destruction of protected and endemic plant species. • Prevent contractors from collecting wood, veld food, etc. during the construction phase. • Do not clear cut the entire development site, but rather keep the few individual trees/shrubs not directly affecting the developments as part of the landscaping. • The plants that are to be kept should be clearly marked with "danger tape" to prevent accidental removal. • Regular inspection of the marking tool should be carried out. • The very important plants should be "camped off" to prevent the unintended removal or damage to these trees. • Recommend the planting of local indigenous species of flora as part of the landscaping as these species would require less maintenance than exotic species. • Transplant removed plants where possible, or plant new plants in lieu of those that have been removed. • Prevent the introduction of potentially invasive alien ornamental plant species such as; *Lantana, Opuntia, Prosopis, Tecoma*, etc.; as part of the landscaping as these species could infest the area further over time.
Surface and Ground Water Impacts	• It is recommended that construction takes place outside of the rainy season in order to limit flooding on site and surface water pollution. • No dumping of waste products of any kind in or in close proximity to surface water bodies. • Heavy construction vehicles should be kept out of any surface water bodies and the movement of construction vehicles should be limited where possible to the existing roads and tracks.

CONSTRUCTION PHASE IMPACTS	
Impact	**Mitigation Measures**
	• Ensure that oil/ fuel spillages from construction vehicles and machinery are minimised and that where these occur, that they are appropriately dealt with. • Drip trays must be placed underneath construction vehicles when not in use to contain all oil that might be leaking from these vehicles. • Contaminated runoff from the construction sites should be prevented from entering the surface and ground water bodies. • All materials on the construction site should be properly stored. • Disposal of waste from the sites should be properly managed and taken to the designated landfill site. • Construction workers should be given ablution facilities at the construction sites that are located at least **30 m** away from any surface water and regularly serviced. • Washing of personnel or any equipment should not be allowed on site. Should it be necessary to wash construction equipment these should be done at an area properly suited and prepared to receive and contain polluted waters.
Soil Erosion	• It is recommended that construction takes place outside of the rainy season in order to limit potential flooding and the runoff of loose soil causing further erosion. • Appropriate erosion control structures must be put in place where soil may be prone to erosion. • Checks must be carried out at regular intervals to identify areas where erosion is occurring. • Appropriate remedial actions are to be undertaken wherever erosion is evident.
Heritage	• The project management should be made aware of the provisions of the National Heritage Act regarding the prompt reporting of archaeological finds. • In the event of such finds, construction must stop, and the project management or contractors should notify the National Heritage Council of Namibia immediately.
Health, Safety and Security	• Construction personnel should not overnight at the site, except the security personnel. • Ensure that all construction personnel are properly trained depending on the nature of their work.

CONSTRUCTION PHASE IMPACTS	
Impact	**Mitigation Measures**
	• Provide for a first aid kit and a properly trained person to apply first aid when necessary. • Restrict unauthorised access to the site and implement access control measures. • Clearly demarcate the construction site boundaries along with signage of “no unauthorised access”. • Clearly demarcate dangerous areas and no-go areas on site. • Staff and visitors to the site must be fully aware of all health and safety measures and emergency procedures on site. • The contractor must comply with all applicable occupational health and safety requirements. • The workforce should be provided with all necessary Personal Protective Equipment where appropriate.
Traffic	• Limit and control the number of access points to the site. • Ensure that road junctions have good sightlines. • Construction vehicles need to be in a road worthy condition and maintained throughout the construction phase. • Transport the materials in the least number of trips possible. • Adhere to the speed limit. • Implement traffic control measures where necessary.
Noise	• No amplified music should be allowed on site. • Inform immediate neighbours of construction activities to commence and provide for continuous communication between the neighbours and contractor. • Limit construction times to acceptable daylight hours. • Install technology such as silencers on construction machinery if noise levels are significantly high. • Do not allow the use of horns as a general communication tool but use it only where necessary as a safety measure.

CONSTRUCTION PHASE IMPACTS	
Impact	**Mitigation Measures**
Dust and Emission	• It is recommended that dust suppressants such as Dustex be applied to all the construction clearing activities to ensure at least 50% control efficiency on all the unpaved roads and reduce water usage. • Construction vehicles to only use designated roads. • During high wind conditions the contractor must make the decision to cease works until the wind has calmed down. • Cover any stockpiles with plastic to minimise windblown dust. • Provide workers with dust masks.
Waste	• It is recommended that waste from the temporary toilets be disposed of at an approved Wastewater Treatment Works. • A sufficient number of waste bins should be placed around the site for the general waste. • A sufficient number of skip containers for the heavy waste and rubble should be provided for around the site. • Solid waste will be collected and disposed of at an appropriate local land fill or an alternative approved site, in consultation with the local authority.
Hazardous Substances	• Storage of the hazardous substances in a bunded area, with a volume of 120 % of the largest single storage container or 25 % of the total storage containers whichever is greater. • Refuel vehicles in designated areas that have a protective surface covering and utilise drip trays for stationary plant.

Table 11: Proposed mitigation measures for the operational phase

OPERATIONAL PHASE IMPACTS	
Impact	**Mitigation Measures**
Visual and Sense of Place	• It is recommended that more 'green' technologies be implemented within the architectural designs and building materials of the development where possible in order to minimise the visual prominence of such a development within the more natural surrounding landscape. • Natural colours and building materials such as wood and stone should be incorporated as well as the use of indigenous vegetation in order to help beautify the development. • Visual pollutants can further be prevented through mitigations (i.e. keep existing trees, introduce tall indigenous trees; keep structures unpainted and minimise large advertising billboards).
Noise	• Do not allow commercial activities that generate excessive noise levels. • Continuous monitoring of noise levels should be conducted to make sure the noise levels does not exceed acceptable limits. • No activity having a potential noise impact should be allowed after 18:00 hours if possible.
Emissions	• Consider tarring of the internal road network. • Manage activities that generate emissions.
Social Impacts	No specific mitigation measures are required, only that the local community be consulted in terms of possible job creation opportunities and must be given first priority if unspecialised job vacancies are available.
Surface and groundwater impacts	• The release of pesticides and herbicides in harmful quantities should be prevented. • The use of eco-friendly and/or biodegradable pesticides and herbicides should be promoted. • Ensure that surface water is channelled and captured through a proper storm water system to be treated in an appropriate manner before disposal into the environment.

8 CONCLUSION

The purpose of this Chapter is to briefly summarise and conclude the FESR and describe the way forward.

8.1 CONSTRUCTION PHASE IMPACTS

With reference to **Table 7**, none of the negative construction phase impacts were deemed to have a high significance impact on the environment. The construction impacts were assessed to a ***Medium to Low (negative)*** significance, without mitigation measures. With the implementation of the recommended mitigation measures in Chapter 7 as well as in the EMP**,** the significance of the construction phase impacts is likely to be reduced to a ***Low (negative)***.

8.2 OPERATIONAL PHASE

The most significant operational phase impact ***Medium (positive)*** is the social impact. This is as a result of the potential job opportunities during construction as well the increased development within the area. Furthermore, the community of Otjimbingwe are further expected to benefit from the new development made available in the town.

8.3 LEVEL OF CONFIDENCE IN ASSESSMENT

With reference to the information available at the project planning cycle, the confidence in the environmental assessment undertaken is regarded as being acceptable for the decision-making, specifically in terms of the environmental impacts and risks. The Environmental Assessment Practitioner believes that the information contained within this FESR is adequate to allow MET: DEA to be able to determine the environmental acceptability of the proposed project.

It is acknowledged that the project details will evolve during the detailed design and construction phases. However, these are unlikely to change the overall environmental acceptability of the proposed project and any significant deviation from what was assessed in this FESR should be subject to further assessment. If this was to occur, an amendment to the Environmental Authorisation may be required in which case the prescribed process would be followed.

8.4 MITIGATION MEASURES

With the implementation of the recommended mitigation measures in Chapter 7 as well as in the EMP, the significance of the construction and operational phase impacts is likely to be reduced to a ***Low (negative)***. **It is further extremely important to include an Environmental Control Officer (ECO) on site during the construction phase of the proposed project to ensure that all the mitigation measures discussed in this report and the EMP are enforced.**

It is noted that where appropriate, these mitigation measures and any others identified by MET: DEA could be enforced as Conditions of Approval in the Environmental Authorisation, should MET: DEA issue a positive Environmental Authorisation.

8.5 OPINION WITH RESPECT TO THE ENVIRONMENTAL AUTHORISATION

Regulation 15(j) of the EMA, requires *that the EAP include an opinion as to whether the listed activity must be authorised and if the opinion is that it must be authorised, any condition that must be made in respect of that authorisation*.

It is recommended that the proposed development be supported, as failure to implement it would allow existing cadastral irregularities and informal land arrangements to persist, resulting in continued legal uncertainty and development constraints. This would maintain the risk of boundary disputes and limit investment and orderly development in Otjimbingwe.

The formalisation and registration of individual erven will improve tenure security, enable lawful land transactions, and support housing provision and economic activity. The overall social impact of the proposed development is therefore considered to be Medium (positive).

The “no go” alternative on the other hand was deemed to have a ***High (negative)*** impact, as all the social benefits resulting from the development would not be realised.

The significance of negative impacts can be reduced with effective and appropriate mitigation provided in this report and the EMP. If authorised, the implementation of an EMP should be included as a condition of approval.

8.6 WAY FORWARD

The FESR is herewith submitted to MEFT: DEAF for consideration and decision making. If MEFT: DEAF approves, or requests additional information / studies all registered I&APs and stakeholders will be kept informed of progress throughout the assessment process.

9 REFERENCES

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