

ENVIRONMENTAL IMPACT ASSESSMENT (EIA) FOR THE PROPOSED REZONING OF ERF 2419, OMULUNGA EXTENSION 2, GROOTFONTEIN, FROM RESIDENTIAL 1 TO BUSINESS

ENVIRONMENTAL SCOPING REPORT

Prepared For

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DOCUMENT INFORMATION

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LIST OF ACRONYMS

DEAF:	Directorate of Environmental Affairs and Forestry
EAP:	Environmental Assessment Policy
ECC:	Environmental Clearance Certificate
EIA:	Environmental Impact Assessments
EMA:	Environmental Management Act
EMP:	Environmental Management Plan
I&APs:	Interested and Affected Parties
MEFT:	Ministry of Environment, Forestry and Tourism
MURD:	Ministry of Urban and Rural Development
URPB:	Urban and Regional Planning Board

EXECUTIVE SUMMARY

JTH Urban and Regional Planners was appointed to apply for the Rezoning of Erf 2419, Omulunga Extension 2 from Residential 1 to Business 2.0 with the purpose of establishing a mixed development consisting of shops, restaurants, offices and rental units. Erf 2419 is favorably located at the heart of Omulunga Extension 2 and measures approximately 450m². The site is corner Erf, located on three street frontages making it ideal for the intended business development.

Certain statutory planning procedures need to be applied in terms of the Urban and Regional Planning Board (URPB), Section 50(3)(a)(ii) and Section 50(3)(a)(iv) of the Local Authorities Act, 1992 (Act No. 23 of 1992). Moreover, in terms of Environmental Management Act (EMA) No. 7 of 2007 (Schedule 5.1) and its regulations (GN No. 30 of 2012), the intended rezoning cannot be undertaken without and without any EIA being undertaken.

Green Gain Consultants cc was appointed to conduct the required Environmental Impacts Assessment (EIA) study and apply for the ECC for the proposed Rezoning of Erf 2419, Omulunga Extension 2, from Residential 1 to Business 2.0. This study will follow a multidisciplinary approach in line with the requirements of the Environment and Management Act (Act No. 07 of 2007) and its Regulations (GN No. 30 of February 2012).

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

1. INTRODUCTION AND BACKGROUND

1.1 Introduction

The owner of Erf 2419, Omulunga Extension 2, intends to Rezone of the property from Residential 1 to Business 2 with the purpose of establishing a mixed used development. JTH Urban and Regional Planners was appointed by the property owner to apply to the Grootfontein Municipality to apply for the Rezoning of Erf 2419, Omulunga Extension 2 from Residential to Business.

In terms of the Environmental Management Act (EMA) No. 7 of 2007 (Schedule 5.1) and its regulations (GN No. 30 of 2012), the rezoning of land Residential use to industrial or commercial use” cannot be undertaken without any EIA being undertaken and an ECC being obtained. This study will follow a multidisciplinary approach in line with the requirements of the Environment and Management Act (Act No. 07 of 2007) and its Regulations (GN No. 30 of February 2012).

1.2 Scope of the EIA study

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

The aims of this Scoping process are.

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

2. APPROACH TO THE STUDY

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

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

2.1 Baseline study

a). Site Visits:

Sites visit was conducted to collect biophysical data such as.

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

b). Review of Policy and Relevant Documents/Literatures

The following Literatures were reviewed.

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

2.2 Public participation process

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

2.2.1 Notification of I&APs and Stakeholders

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

Additionally, potential I&APs were notified through newspaper advertisements in accordance with section 21 (2) of the Environmental Regulations of (GG6 of February 2012). Public notices were advertised twice in the Windhoek Observer and Confidante newspapers for 20 and 27 February 2026.

Public notices were also displayed on the Grootfontein Municipality noticeboard and on the project site. These public notices provided brief information about the proposed project and the EIA process. The public notices provide brief information about the proposed project and the EIA and invite potential I&APs to register and/or send comments for consideration. The deadline for registration for I&APs and submission of comments was on 20 March 2026.

ENVIRONMENTAL IMPACT ASSESSMENT (EIA) STUDY FOR THE PROPOSED REZONING OF ERF 2419, OMULUNGA EXTENSION 2, GROOTFONTEIN, FROM RESIDENTIAL 1 TO BUSINESS

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

Project title: Proposed Rezoning of Erf 2419, Omulunga Extension 1 from "Residential 1" to Business 2

Location: Grootfontein, Otjozondjupa region

Proponent: John T Heita Urban and Regional Planners

EAP: Green Gain Environmental Consultants cc

Project Description: The proponent intends to apply for the rezoning of Erf 2419, Omulunga Extension 1 from "Residential 1" to Business 2. The intention is to establish a mixed development consisting of shops, restaurants, offices and rental units. In terms of the Environmental Management Act (Act No.07 of 2007), the rezoning of land from Single Residential to commercial use cannot be undertaken without any EIA being undertaken.

I&APs are hereby invited to register, request for Background Information Document (BID), and send their comments to eia@greengain.com.na on 13 March 2026.

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

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Figure 1: Public notices

3. SITE DESCRIPTION

3.1 Locality

Erf 2419 is in Omulunga Extension 1 on the following geographical coordinates $-19.5077703''$ S and $18.102157''$ E.

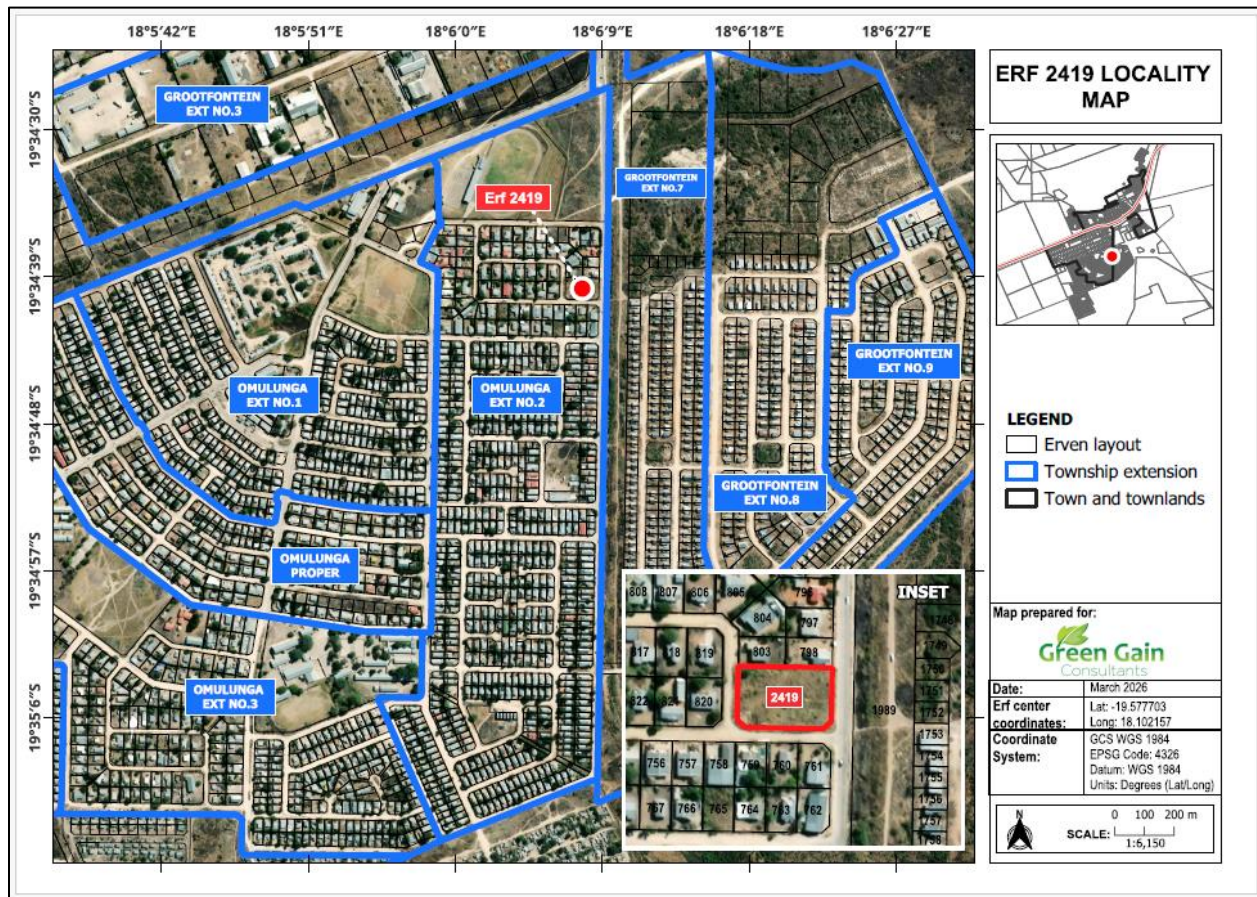


Figure 2: Locality map

3.2 Site locality context

Erf 2419 is still vacant and measures approximately 450m² in extent. It is located in Omulunga Extension 2 surrounded by well-established residential properties and businesses. The property is favorably located at the intersection of three streets and adjacent to the railway line: thus, making it ideal for business purposes. The owner wants to take advantage of the three streets access to provide a mixed development to serve the community of Omulunga Extension 2.



Figure 3: Site overview

4. THE PROPOSED ACTIVITIES

4.1 Proposed Rezoning and consolidation

The proponent has appointed JTH Urban and Regional Planners to apply statutory town planning procedures for the Rezoning of Erf 2419, Omulunga Extension 2, from "Residential 1" to Business with Bulk 2.0.

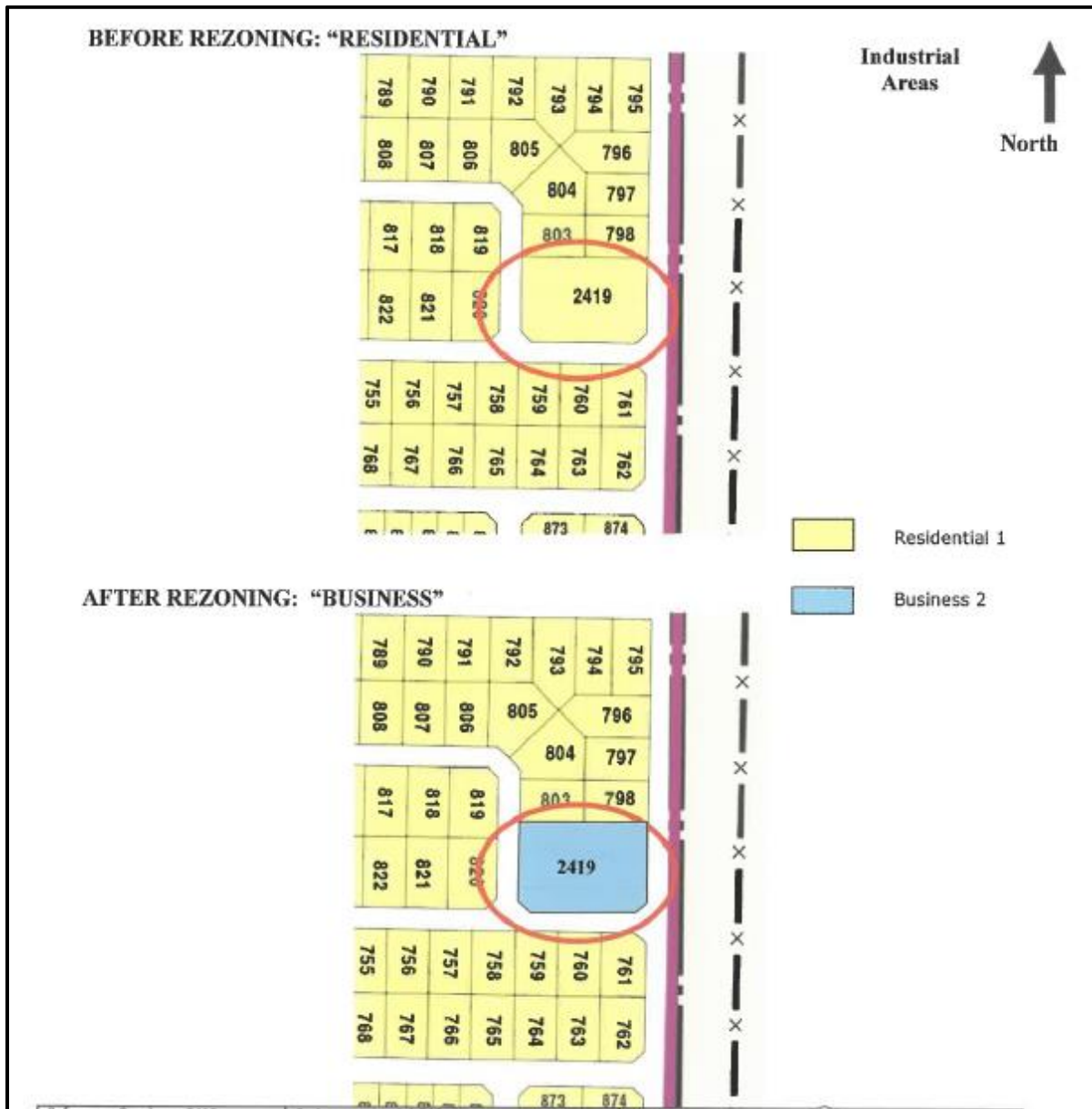


Figure 4: Proposed Rezoning of Erf 2419 to Business

4.2 Project alternatives

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

a). Do Nothing

The “Do-Nothing” option will imply that no action will be taken, and the property remains in its current zoning (Residential). This option will not be ideal because the intended activities of Rezoning will increase the property value and is in line with the Municipal Policy of local economic diversification.

4.3 Need and desirability

The “need” and “desirability” for the intended activities is based on the following aspects.

- There are currently no sufficient properties zoned business within the Omulunga extension 2, hence the creation of business properties in the township is only possible through the conversion of land use to businesses.
- Considering the size and locality of Erf 2419, the property is ideal for businesses development and will serve approximately 400 households.
- The proposed Rezoning activities will not compromise the integrity of the town spatial development framework nor the existing environmental management priorities for the area.

5. THE AFFECTED ENVIRONMENT

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

5.1 Socio-economic

a). About the town

Grootfontein is located in the north-east of Namibia in a lush green environment. In pre-colonial times the place was known as Otjiwandatjongue which means "leopard hill" in Herero. Nama and Damara inhabitants called the area Gei-ous ("big fountain") which led to present Afrikaans name "Grootfontein".

According to the 2021 Census data, the population of Grootfontein was estimated at 26,839 inhabitants. It is one of the three towns in the maize triangle, situated on the B8 national road that leads from Otavi to the Caprivi Strip. The community is multi-cultural mostly fluent in the official language, English while most people speak Afrikaans and/or some of the local ethnic languages. The area receives considerably higher rainfall than parts of Namibia situated further west and south and contains much of the country's best commercial farmland. More than 170 houses have been constructed under urban rural housing loans sub-programme from 1998 to 2017 (Grootfontein mun, 2019).

Given its relatively high annual rainfall, the town of Grootfontein is surrounded by abundance of farming activities which includes crop, livestock and game farming. The lush green atmosphere also makes the town to boasts some world-renowned tourist attractions as well as a tourist's transiting route to and from Etosha-Zambezi. Like other Local Authorities in Namibia, Grootfontein town has a dominance of the informal residential and vacant land uses within the existing town boundaries, with the businesses located mostly along the B1 road. Most of the houses are located in informal settlements disseminated throughout the town area as well as in planned land (extensions). The proposed development area is partially occupied by informal residential settlements while the large part remains in its natural state.

- **Bulk service supply**

Grootfontein is a well-developed town with an infrastructure that can cope with any development, Otjivanda Shopping Center in Grootfontein, ITC coverage, electricity (CENORED) supply satisfactory, Land provided by Local Authority housing access to portable water, sanitation infrastructure in rural areas needs improvement (GeoNames geographical database, 2014). Accommodation facilities such as great hotels and lodges are also available in town. All municipal services and well-maintained graveland tarred roads are available. Grootfontein is a railhead on TransNamib, the national railway and transport system.

- **Economic context**

Grootfontein is a well-developed town and forms the gateway to the north-eastern parts of Namibia. The district is abundantly endowed with wildlife and game, while the district is well known for its cattle and crop farming, manufacturing of mosquito nets, hunting farms are also present, and Charcoal production. Travelers and tourist often stop over at Grootfontein for refreshments, supplies and to rest, many a traveler and visitor is often enticed to stay a bit longer before continuing on their journey. Apart from its historic sites and lush green peaceful atmosphere the town also boasts with some world-renowned tourist attractions as well as a tourist's transiting route to and from Etosha-Zambezi. For many decades, the economic mainspring of the area is the Berg Aukas and Abenab mines to the northeast of the town. These produced zinc and vanadium but have since closed. This is dolomite country and the carbonate deposits in the upper parts of the mine have yielded interesting fossils of simian or pongoid creatures that lived millions of years before modern humans evolved. The town still functions as the shipping point for timber products arriving from Kavango-inhabited areas farther to the northeast, while copper and lead mined west of Grootfontein are smelted at Tsumeb. On the agricultural side, the town host an annual agricultural exhibition (Grootfontein Show) that takes place since 1911 and is the second largest annual entrepreneurial exhibition in the country, after Windhoek Show.

- **Health and Education**

Grootfontein is also home of Namibia's main military base which housed several units of the now departed South African Defence Force. It has an airline that can handle large transport carriers such as the Hercules C130, as well as commercial passenger aircraft. The town has an old German Schutztruppe fortress from the year 1896, which today houses a museum that expounds on the local history. Grootfontein is home to four high schools, nine Primary Schools and an Agricultural College. According to Otjozondjupa Regional Health Directorate, the town has 1 District Hospital, 1 Health Centre and 5 Clinics.

5.2 Biophysical settings

- **Climate overview**

Otjozondjupa region has a semi-arid climate and lies between the 400 mm and 450 mm annual rainfall isohyets. Grootfontein receives an annual average rainfall of 557 millimetres with the rain season extending from October to April. The wet season is experienced and characterized by extensive thundershowers and flooding, with considerable variation in the amount of precipitation between years.

The annual rainfall is highly variable, with the majority of rain falling between November and April. Rainfall data recorded over the last decade indicate that a worsening drought has been in effect for the last nine years (SRK, 1999). The average daily maximum temperature for the hottest month is 33 °C - 34 °C, and the average daily minimum temperature for the coldest month is 4 °C - 5 °C (Van der Merwe, 1983). The dominant wind directions throughout the year are from the north, north-east and east. However, strong westerly winds occur for two pre-summer months August, of September and October, (Van der Merwe, and 1983).

Grootfontein lies on the rocky central plateau of Namibia, and is centrally located between three landforms, the Plateau with ridges located in the south and the other two landforms, the Karst and the hard Damara limestone located to the north. Groundwater is generally available throughout Otjozondjupa region, and the quality of water is also generally good. Higher yielding aquifers are present in several areas of the region around Grootfontein, Leonardville, Hochfeld and in the Eiseb (Department of Water Affairs, 1991

6. LEGAL REQUIREMENTS

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

Table 1: Applicable National Laws

LEGISLATION	PROVISION	PROJECT IMPLICATION
Constitution of the Republic of Namibia (1990)	Articles 91(c) and 95 (i) commits the state to actively promote and sustain environmental welfare of the nation by formulating and institutionalizing policies to accomplish sustainable objectives which include: <ul style="list-style-type: none"> - Guarding against overutilization of natural biological resources, - Limiting over-exploitation of non-renewable resources, - Ensuring ecosystem functionality, - Maintain biological diversity. 	The proposed development must be of sound environmental management objectives.
Environmental Management Act No. 07 of 2007	The purpose of this Act is to promote sustainable management of the environment and the use of natural resources by establishing principles for decision-making on matters affecting the environment; to provide for a process of assessment and control of projects which may have significant effects on the environment; and to provide for incidental matters. The Act gives legislative effect to the Environmental Impact Assessment Policy. Moreover, the act also provides a procedure for adequate public participation during the environmental assessment process for the interested and affected parties to voice and register their opinions and concern about the proposed project.	This has been complied with; thus, an EIA has been carried out and an ECC will be applied for prior to the creation of the proposed roads.
Water Resources Management Act 2004	The Water Resources Management Act (No 11 of 2013) stipulates conditions that ensure effluent that is produced to be of a certain standard. There should also be controls on the disposal of sewage, the purification of effluent, measures should be taken to ensure the prevention of surface and groundwater pollution and	The protection of ground and surface water resources should be a priority. Obligation not to pollute surface water bodies.

	water resources should be used in a sustainable manner.	
Pollution Control and Waste Management Bill	This Bill serves to regulate and prevent the discharge of pollutants to air and water as well as providing for general waste management. This Bill will license discharge into watercourses and emissions into the air.	All activities shall be conducted in an environmental sustainably manner.
Labour Act (No 11 of 2007)	135 (f): “the steps to be taken by the owners of premises used or intended for use as factories or places where machinery is used, or by occupiers of such premises or by users of machinery in connection with the structure of such buildings of otherwise in order to prevent or extinguish fires, and to ensure the safety in the event of fire, of persons in such building;” (Ministry of Labour and Employment Creation)	Contractors, Sub-contractor shall be guided by this Act when recruiting or handling employment related issues.
Noise Control Regulations (Labour Act)	It is essential to ensure that before any development project is approved and undertaken, an assessment or evaluation of expected noise level is done.	Noise generation during construction/development should be minimized to the satisfaction of neighboring residents and the town Council.
Town and Regional Planners Act, 1996 (Act No. 9 of 1996)	This Act establishes the Namibian Council for Town and Regional Planners, defines functions, and powers of the Council and provides for the registration of town and regional planners and the supervision over their conduct. The Minister may, on the recommendation of the Council prescribe the kinds of work of a town and regional planning nature which shall be reserved for town and regional planners. The Act also defines improper conduct and defines the disciplinary powers of the Council. Furthermore, the Act provides for the establishment of national, regional, and urban structure plans, and the development of zoning schemes. It also deals with a variety of related land use control issues such as the subdivision and consolidation of land and the establishment and extension or urban areas.	A registered Town Planner has been appointed for this project.

Town Planning Ordinance (No. 18 of 1954)	The subdivision of land situated in any area to which an approved Town Planning Scheme applies must be consistent with that scheme (S31).	Town Planning Procedures will be registered through the URPB
Urban and Regional Planning Act No. 5 of 2018	The Act and Regulations combine the Townships Board and Namibia Planning Advisory Board (NAMPAB) into one to be known as the Urban and Regional Planning Board and delegate the decisions on town planning applications to Local Authorities. However, an LA can only make decisions after the MURD has declared a Local Authority as an Authorised Planning Authority (APA).	Town Planning Procedures will be applied for the proposed subdivision and rezoning
Land Survey Act 33 of 1993	To conduct the survey of land; and to provide for matters incidental thereto.	Surveying procedures must be applied accordingly
Local Authorities Act (No. 23 of 1992)	The purpose of the Local Authorities Act is to provide for the determination, for purposes of local government, of local authority councils; the establishment of such local authority councils; and to define the powers, duties, and functions of local authority councils; and to provide for incidental matters.	The proponent is a Local Authority. The need and desirability for the proposed subdivision has been approved.
Townships and Division of Land Ordinance 11 of 1963	To consolidate and amend the laws relating to the establishment of townships and to provide for the regulation and control of the development and subdivision of land and for matters incidental thereto.	The proponent is a Local Authority. The need and desirability for the proposed subdivision has been approved.
Soil Conservation Act 76 of 1969	The Soil Conservation Act stipulates that the combating and preventing of soil erosion should take place; the soil should also be conserved, protected, and improved; vegetation and water sources and resources should also be preserved and maintained. When proper mitigation measures are followed along the construction and implementation phase of the project, the natural characteristic of the property is expected to have a moderate to low impact on the environment.	This should be complied with during the construction phase as outlined in the EMP for this project.

7. ASSESSMENT OF PROJECT IMPACTS

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

Table 2: Significance assessment

CRITERIA	DESCRIPTION			
EXTENT	National (4) The whole country	Regional (3) Omusati region and neighbouring regions	Local (2) Within a radius of 2 km of the proposed site	Site (1) Within the proposed site
DURATION	Permanent (4) Mitigation either by man or natural process will not occur in such a way or in such a time span that the impact can be considered transient	Long-term (3) The impact will continue/last for the entire operational life of the development but will be mitigated by direct human action or by natural processes thereafter.	Medium-term (2) The impact will last for the period of the construction phase, where after it will be entirely negated	Short-term (1) The impact will either disappear with mitigation or will be mitigated through natural process in a span shorter than the construction phase
INTENSITY	Very High (4) Natural, cultural, and social functions and processes are altered to extent that they permanently cease	High (3) Natural, cultural, and social functions and processes are altered to extent that they temporarily cease	Moderate (2) Affected environment is altered, but natural, cultural, and social functions and processes continue albeit in a modified way	Low (1) Impact affects the environment in such a way that natural, cultural, and social functions and processes are not affected
PROBABILITY	Definite (4) Impact will certainly occur	Highly Probable (3) Most likely that the impact will occur	Possible (2) The impact may occur	Improbable (1) Likelihood of the impact materialising is very low
SIGNIFICANCE	Is determined through a synthesis of impact characteristics. Significance is also an indication of the importance of the impact in terms of both physical extent and time scale, and therefore indicates the level of mitigation required. The total number of points scored for each impact indicates the level of significance of the impact.			

Table 3: Color coding meaning

Low impact	A low impact has no permanent impact of significance. Mitigation measures are feasible and are readily instituted as part of a standing design, construction, or operating procedure.
Medium impact	Mitigation is possible with additional design and construction inputs.
High impact	The design of the site may be affected. Mitigation and possible remediation are needed during the construction and/or operational phases. The effects of the impact may affect the broader environment.
Very high impact	Permanent and important impacts. The design of the site may be affected. Intensive remediation is needed during construction and/or operational phases. Any activity which results in a “very high impact” is likely to be a fatal flaw.
Status	Denotes the perceived effect of the impact on the affected area.
Positive (+)	Beneficial impact
Negative (-)	Deleterious or adverse impact.
Neutral (/)	Impact is neither beneficial nor adverse
It is important to note that the status of an impact is assigned based on the status quo – i.e., should the project not proceed. Therefore, not all negative impacts are equally significant.	

8. ANTICIPATED PROJECT IMPACTS AND MITIGATION MEASURES

8.1 Potential Impacts: Planning Phase

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

Table 4: Potential Impacts and Mitigation during Planning phase

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

8.2 Potential Impacts: Construction phase

Table 5: Potential impacts during construction phase:

ASPECT	POTENTIAL IMPACTS	RATINGS					Mitigation/Enhancement measures
		Extent	Duration	Intensity	Probability	Significance	
Bio-physical	<ul style="list-style-type: none"> Impact on Biodiversity in the form of vegetation clearance 	Local	Short-term	Low	Probable	Insignificant	-There is NO Vegetation or Fauna affected by the proposed development
	<ul style="list-style-type: none"> Pollution of surface water from spillage or waste discharge 	Local	Medium-term	Medium	Medium	Significant	<ul style="list-style-type: none"> -It is preferable that the construction work be conducted during the dry season rather than rainy season. -All Cement work should be conducted on an impervious surface -Do not discharge waste or wastewater in the open area or surrounding
	<ul style="list-style-type: none"> Visual intrusion from waste stockpiles 	Site	Short-term	Low	Improbable	Insignificant	<ul style="list-style-type: none"> -Construction work should be collected regularly and should not be stockpiled on site -Provide sufficient refuse bins for general waste
	<ul style="list-style-type: none"> Air Pollution 	Local	Short-term	Low	Probable	Insignificant	<ul style="list-style-type: none"> -Control dust emission by sprinkling the construction sand
Socio-economic	<ul style="list-style-type: none"> Waste generation 	Local	Short-term	Low	Low	insignificant	<ul style="list-style-type: none"> -Construction work should be collected regularly and should not be stockpiled on site -Provide sufficient refuse bins for general waste
	<ul style="list-style-type: none"> Traffic impacts (congestion) 	Site	Short-term	Low	Probable	Insignificant	<ul style="list-style-type: none"> -Provide traffic control and regulatory signs at the construction site and the access road to the site

	<ul style="list-style-type: none"> Noise (nuisance to residents) 	Site	Short-term	Low	Improbable	Insignificant	<ul style="list-style-type: none"> The construction work should be limited to the daytime hours. Reduce activities which generate excessive noise
	<ul style="list-style-type: none"> Impact of construction camps 	Site	Short-term	Low	Probable	Significant	<ul style="list-style-type: none"> Construction camps should be placed at sites approved by the Local Authority Construction camps should be equipped with ablution facilities connected to the Municipal sewerage system or to the septic tank
Cumulative impacts	<ul style="list-style-type: none"> Increase local demand for water, 	Local	Medium term	Medium	Probable	Significant	<ul style="list-style-type: none"> Use water sparingly Explore possibility of recycling water as far as possible
	<ul style="list-style-type: none"> Increase the demand of electricity 	Local	Medium term	Medium	Probable	Significant	<ul style="list-style-type: none"> Consider alternative source of energy as far as possible
	<ul style="list-style-type: none"> Increase the demand for building sand and gravel materials 	Local	Medium term	Medium	Probable	Significant	<ul style="list-style-type: none"> Only purchase sand from dealers with ECC or approved borrow pits Ensure soil conservation measures by protecting the sand and gravel material from wind erosion
Positive Impacts	<ul style="list-style-type: none"> Employment opportunity 	Local	Medium term	Medium	Probable	Significant	<ul style="list-style-type: none"> Provide opportunity for local people and equal opportunity for both men and women as far as possible
	<ul style="list-style-type: none"> Economic prosperity 	Local	Medium term	Medium	Probable	Significant	<ul style="list-style-type: none"> Purchase from local suppliers as far as possible

8.3 Potential Impacts during Operation Phase

Table 6: Potential impacts and mitigation measures: Operation Phase

ASPECT	POTENTIAL IMPACTS	RATINGS					Mitigation/Enhancement Measures
		Extent	Duration	Intensity	Probability	Significance	
Bio-physical	<ul style="list-style-type: none"> Possible contamination of the surface water from sewage leakages or overflows. 	Local	Medium term	Low	Probable	Insignificant	<ul style="list-style-type: none"> -The Property should be filled to a compacted level as recommended by the Flood Risk Assessment -The sewerage system should be of the required engineering standard and should be approved by the Local Authority
	<ul style="list-style-type: none"> Impact on drainage of the area 	Site	Short-term	Low	Probable	Significant	<ul style="list-style-type: none"> -Ensure free flow of storm water
Socio-economic	<ul style="list-style-type: none"> Waste generation 	Local	Short-term	Low	Low	insignificant	<ul style="list-style-type: none"> -Ensure regular waste collection
	<ul style="list-style-type: none"> Traffic impacts 	Site	Short-term	Low	Probable	Insignificant	<ul style="list-style-type: none"> -Maintain the standards of the road infrastructure -Ensure Traffic regulatory signs
Positive impacts	<ul style="list-style-type: none"> Economic gains and business opportunities 	Local	Short to Long-term	Medium (+ve)	Probable	Significant	-

9. CONCLUSION AND RECOMMENDATIONS

The objective of the Scoping study was to define the range of the impact assessment and determine the EIA study. It is believed that these objectives have been achieved and adequately documented in the Scoping Report. All possible environment aspects have been adequately assessed, and necessary control measures have been formulated to meet statutory requirements thus implementing this project will not have any appreciable negative impacts.

9.1 Assumptions and Conclusions:

- The site is favourably located within the Omulunga Extension 2 township with sufficient accessibility
- The Municipal services i.e. water, sewage, electricity, are readily available. The developer is expected to contribute betterment fees to the Municipality.
- There are no servitudes or restrictive condition registered against the Title Deed of Erf 2419 which can prevent the proposed rezoning application.
- There are no objections received regarding the proposed Rezoning activities.
- The proposed Rezoning will not compromise the environmental integrity of the area or have any negative impacts to the surrounding property values.
- The proposed Rezoning is in line with the Municipal Policy of Economic diversification

9.2 Recommendations

It is recommended for the proponent to apply the following measures

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

It is therefore recommended that the Environmental Commissioner consider issuing an Environmental Clearance Certificate to authorize the proposed **Rezoning of Erf 2419, Omulunga Extension 1, from "Residential" with a density of "1/300" to Business with Bulk 2.0.**

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10. APPENDICES

APPENDIX A: Proof of Consultations

APPENDIX B: EMP