

November 2025

Environmental Scoping Report for the: Environmental Impact Assessment for the rezoning of Portion H of the Farm Arandis Townlands No. 170 from "Undetermined" to "Street" (Street Creation), Arandis, Erongo Region

APP-007325

Prepared for: Arandis Town Council



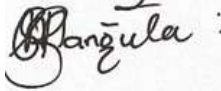

Private bag: 7002, Arandis
Contact Person: Silvanus Makili
Contact Number: (064)512400
Email: technical@atc.com.



Prepared by: Kamau Town Planning
and Development Specialists

PO Box: 22296, Windhoek
Contact Person: Thandiwe Mbangula
Contact Number: 0837227000/
0814641707
Email: thandiwe@kamautpds.com



Title	Environmental Scoping Report for the: Environmental Impact Assessment for the rezoning of Portion H of the Farm Arandis Townlands No. 170 from "Undetermined" to "Street" (Street Creation), Arandis, Erongo Region		
Report Status	Final Report		
Proponent	Arandis Town Council Namibia Private bag 7002, Arandis Contact Number: 064 512 400 Contact Person: Mr. Silvanus Makili Email: technical@atc.com.na		
Environmental Assessment Practitioner	Kamau Town Planning and Development Specialist PO Box: 22296, Windhoek Contact Person: Thandiwe Mbangula Contact Number: +264837227000/0814641707 Email: thandiwe@kamautpds.com 		
Report Date	November 2025		
	Name	Signature	Date
Authors	Thandiwe N Mbangula		November 2025
Reviewer	Victoria P Hatutale		November 2025

LEGAL NOTICE

This report or any portion thereof and any associated documentation remain the property of **Kamau TPDS** until the mandator effects payment of all fees and disbursements due to **Kamau TPDS** in terms of the **Kamau TPDS Conditions of Contract and Project Acceptance Form**. Notwithstanding the aforesaid, any reproduction, duplication, copying, adaptation, editing, change, disclosure, publication, distribution, incorporation, modification, lending, transfer, sending, delivering, serving or broadcasting must be authorised in writing by **Kamau TPDS**.

Executive Summary

Introduction

Arandis town council, hereinafter referred to as the proponent intends to undertake the following activities:

- **Subdivision of the Remainder of Farm Arandis Townlands No. 170 into Portions A, B, C, D, E, F, G, H, and the Remainder of Farm Arandis Townlands No. 170,**
- **Subsequent Rezoning of Portions A to G, of The Remainder of Farm Arandis Townlands No. 170 from “Undetermined” to “Business” with a Bulk of 1.0,**
- **Rezoning of Portion H from “Undetermined” to “Street”, and**
- **Alteration of the Boundaries of Arandis Extension 1 to Include Portions A to H**

The development aforementioned triggers listed activities in terms of the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012). Based on the above backdrop, the proponent appointed Kamau Town Planning and Development Specialists to undertake an independent Environmental Assessment (EA) so as to obtain an Environmental Clearance Certificate (ECC) for the above activities. The competent authority identifies is the Ministry of Environment, Forestry and Tourism: Department of Environmental Affairs and Forestry.

Project Description

The project undertaken by the Arandis Town Council centres on formalising and regularising an existing residential area currently situated on Farm Arandis Townlands No. 170. At present, the residential dwellings are not fully compliant with the applicable zoning scheme, as they are located on land zoned as ‘Undetermined’ without the necessary statutory approvals. The project therefore seeks to align the existing development with the Arandis Zoning Scheme through a combination of subdivision and rezoning processes.

At its core, the project involves the subdivision of the remaining extent of Farm Arandis Townlands No. 170 into multiple portions (A to H and a Remainder). This subdivision will create legally defined and individually registrable land parcels corresponding to the existing residential units, thereby transforming them into standalone erven. In doing so, the project aims to bring the current cadastral layout into statutory compliance, ensuring that property boundaries and land ownership structures are formally recognised within the legal planning framework.

In addition to regularising existing development, the project introduces a forward-looking spatial structure. Specific portions are designated for future development, while a dedicated portion (Portion H) is reserved for street infrastructure to ensure adequate access and circulation. The Remainder portion is retained to accommodate future subdivisions, thereby supporting the long-term expansion of the town.

A key component of the project is the rezoning of the newly created portions. Portions A to G are proposed to be rezoned from 'Undetermined' to 'Business' with a bulk factor (floor area ratio) of 1.0. This rezoning serves a dual purpose: firstly, it rectifies the current land use inconsistency, and secondly, it introduces flexible development rights that are compatible with the surrounding industrial context. The 'Business' zoning permits a mix of uses, including residential accommodation, hospitality establishments, and other commercial activities, thereby enhancing the economic potential and functional integration of the area. Portion H, on the other hand, will be rezoned to 'Street' to formalise its role in providing access and supporting anticipated increases in traffic associated with business and industrial activities.

Overall, the project is both corrective and strategic in nature. It addresses existing non-compliance issues while simultaneously enabling future development opportunities. By formalising land tenure, aligning land use with the statutory scheme, and creating a framework for mixed-use development, the project contributes to improved governance, enhanced land value, and the long-term financial sustainability of the Arandis Town Council.

Public Participation

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

- A Background Information Document (BID) containing the descriptive information about the proposed activities was compiled and sent out to all identified and registered I&APs via email on **28 July 2025** and to adjacent land owners via registered mail on **31 July 2025**;
- Notices were placed in the *Confidante* and *New Era* newspapers on the following dates:
 - *Confidante* – **25 July and 01 August 2025**.
 - *New Era* – **25 July and 01 August 2025**.briefly explaining the activity and its locality, equally inviting members of the public to register as I&APs and
- A notice was fixed at the project site as well as the notice board of the Arandis Municipality.

Public consultation was carried out as per the Environmental Management Act's EIA Regulations. After the initial notification, the I&APs were given two weeks to submit their comments on the project (until **25 August 2025**). The comment period remained open until the final scoping report was submitted to MEFT.

The draft Scoping Report was circulated from **14 October 2025 to 29 October 2025** for the public's review and for them to provide their comments.

Conclusions and Recommendations

Based on the impact assessment findings presented in **Table 9**, no high-significance negative impacts are anticipated from the proposed street creation. All identified potential impacts were rated as Low (negative) prior to mitigation.

With the application of the mitigation and enhancement measures outlined in

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

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

Table of Contents

1. INTRODUCTION	4
1.1 Project Background	4
1.2 Project Location	5
1.3 Land Use	5
1.4 Ownership	6
1.5 Terms of Reference and Scope of Project	6
1.6 Assumptions and Limitations	7
1.7 Content of Environmental Assessment Report	7
2. Legal Framework	10
2.1 Administrative, Legal and Policy Requirements	10
2.1.1 The Namibian Constitution	10
2.1.2 The Environmental Management Act (No. 7 of 2007)	10
2.1.3 Draft Procedures and Guidelines for conducting EIAs and compiling EMPs (2008)	11
2.1.4 Arandis Zoning Scheme.....	11
2.2 Other Laws, Acts, Regulations and Policies	14
3. Environmental Baseline Description	19
3.1 Social Environment	19
3.1.1 Socio- Economic Context.....	19
3.1.2 Archaeological and Heritage Context	20
3.2 Bio- Physical Environment	21
3.2.1 Climate.....	21
3.2.2 Biodiversity and Vegetation.....	23
3.2.3 Hydrology and Hydrogeology	24
4. Project Description	26
4.1 Project Components	26
4.2 Alternatives	26
4.2.1 No- Go Alternative.....	26
4.3 The Proposed Development	26
4.3.1 Access	29
4.3.2 Municipal Services Reticulation	29
5. Public Participation Process	30
5.1 Public Participation Requirements	30

5.1.1 <i>Environmental Assessment Phase 2</i>	30
6. Assessment Methodology	31
6.1 Mitigation Measures.....	33
7. Assessment of Potential Impacts and Possible Mitigation Measures	34
7.1 Introduction	34
7.2 POTENTIAL IMPACTS.....	35
8. Conclusion and Recommendation	37
8.1 Assumptions and Conclusions.....	37
9. References	38

List of Figures

Figure 1: Current Land uses on the subject portions X and Y.....	5
Figure 2: Location of the subject portions on the remaining extent of the Farm Arandis Townlands No. 170.....	6
Figure 3: Current and proposed zoning.....	13
Figure 4: EIA flow Diagram.....	19
Figure 5: Annual average temperature (Acacia Project E1, n.d.).....	22
Figure 6: Average annual Rainfall (Acacia Project E1, n.d.).....	23
Figure 7: Groundwater basins and hydrogeological regions in Namibia (Ministry of Agriculture Water and Rural Development, 2011).....	24
Figure 8: Extract from the Arandis Town Planning Amendment Scheme No. 1, showing Primary Uses under the "Business" zoning.....	28

List of Tables

Table 1: List of triggered activities identified in the EIA Regulations.....	4
Table 2: Contents of the Scoping / Environmental Assessment Report	8
Table 3: Other applicable National Laws	14
Table 4: Statistics of the Arandis Constituency and Erongo Region.....	20
Table 5: Proposed Subdivision, portion sizes and spatial implications of the new development.....	27
Table 6: Proposed development rights for each of the resultant "Business" portions	28
Table 7: Table of Public Participation Activities	30
Table 8: Impact Assessment Criteria	31
Table 9: Summary of the significance of the potential impacts	35

List of Acronyms

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

1. INTRODUCTION

1.1 Project Background

Arandis Town Council, hereinafter referred to as the proponent intends to undertake the following activities:

- **Subdivision of the Remainder of Farm Arandis Townlands No. 170 into Portions A, B, C, D, E, F, G, H, and the Remainder of Farm Arandis Townlands No. 170,**
- **Subsequent Rezoning of Portions A to G, of The Remainder of Farm Arandis Townlands No. 170 from “Undetermined” to “Business” with a Bulk of 1.0,**
- **Rezoning of Portion H from “Undetermined” to “Street”, and**
- **Alteration of the Boundaries of Arandis Extension 1 to Include Portions A to H**

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

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

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 10.1 (b) Infrastructure	The construction of Public roads (The proposed project includes the construction of 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 aforementioned activities will be discussed further in Chapter 4. The proponent, Arandis Town Council, appointed Kamau Town Planning and Development Specialists to conduct an Environmental Impact Assessment and develop an Environmental Management Plan to obtain an Environmental Clearance Certificate due to the street creation proposed for the rezoning of Portion H of the Farm Arandis Townlands No. 170 from "Undetermined" to "Street" (Street Creation), Arandis, Erongo Region.

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

1.2 Project Location

The Remainder of Farm Arandis Townlands No. 170 is located within the Arandis Local Authority area, in the Erongo Region. The property falls within the proclaimed townlands of Arandis and is situated in proximity to the existing urban area, as illustrated in Figure 1 below. The exact extent of the property will be determined through the subdivision into Portions A to H and the remainder of Farm Arandis Townlands No. 170

1.3 Land Use

The portions demarcated as 'X' and 'Y' are currently used as residential units. The portion demarcated as 'X' accommodates five (5) residential adjacent units, each accommodating detached houses. The portion demarcated as 'Y' equally accommodates one residential unit. The residential use character of both portions is depicted in Figure 1 below, respectively.

The site is generally surrounded by industrial-zoned erven, with industrial activities, such as the Namibian Gypsum Industries, as well as the railway line, however currently vacant. Towards, the southern edge, the site is surrounded by predominantly vacant land zoned 'undetermined'.



Figure 1: Current Land uses on the subject portions X and Y

1.4 Ownership

The subject portions fall under the remaining extent of the Farm Arandis Townlands No. 170, under the ownership of the Arandis Town Council held under the Certificate of Registered Title (CRT) T2735/91. No development restrictions, such as servitudes have been registered over the subject portions in the CRT.



Figure 2: Location of the subject portions on the remaining extent of the Farm Arandis Townlands No. 170

1.5 Terms of Reference and Scope of Project

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

- **Subdivision of the Remainder of Farm Arandis Townlands No. 170 into Portions A, B, C, D, E, F, G, H, and the Remainder of Farm Arandis Townlands No. 170,**
- **Subsequent Rezoning of Portions A to G, of The Remainder of Farm Arandis Townlands No. 170 from “Undetermined” to “Business” with a**

Bulk of 1.0,

- **Rezoning of Portion H from “Undetermined” to “Street”, and**
- **Alteration of the Boundaries of Arandis Extension 1 to Include Portions A to H**

1.6 Assumptions and Limitations

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

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

1.7 Content of Environmental Assessment Report

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

Table 2: Contents of the Scoping / Environmental Assessment Report

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

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

2. Legal Framework

2.1 Administrative, Legal and Policy Requirements

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

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

2.1.1 The Namibian Constitution

Article 95 of Namibia's constitution provides that:

“The State shall actively promote and maintain the welfare of the people by adopting, inter alia, policies aimed at the following:

Management of ecosystems, essential ecological processes and biological diversity of Namibia and utilization of living natural resources on a sustainable basis for the benefit of all Namibians, both present and future; in particular, the Government shall provide measures against the dumping or recycling of foreign nuclear and toxic waste on Namibian territory.”

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

2.1.2 The Environmental Management Act (No. 7 of 2007)

The Environmental Impact Assessment (EIA) Regulations (GN 30 in GG 4878 of 6 February 2012), enacted under the Environmental Management Act (No. 7 of 2007), require that an Environmental Impact Assessment and an Environmental Management Plan (EMP) be undertaken for certain listed activities before an Environmental Clearance Certificate can be issued. For the street creation, the following listed activities apply:

a) Activity 10.1 (b) Infrastructure

The construction of Public roads (The proposed project includes the construction of roads).

b) 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).

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

Key Environmental Management Principles

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

Cradle to Grave Responsibility

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

Precautionary Principle

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

Polluter Pays Principle

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

Public Participation and Access to Information

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

2.1.3 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.

2.1.4 Arandis Zoning Scheme

The area to which this Scheme applies is the area as indicated on the scheme maps. The general purpose of the Scheme is the co-ordinated and harmonious development

of the area of Arandis including where necessary the redevelopment of any part thereof which has already been subdivided and build upon, in such a way as will most effectively tend to promote health, safety, order, amenity, convenience and general welfare as well as efficiency and economy and conservation of the existing character of the town, in the process of such development.

The Proponent appointed Kamau Town Planning and Development Specialists to attend to the town planning procedures. An application was submitted to Council for evaluation and approval. Once Council approval is obtained, an application will be submitted to the Urban and Regional Planning Board for the final approval for the proposed application. The final approval is subject to obtaining environmental clearance.

Kamau Town Planning and Development Specialist, on behalf of the proponent, Arandis Town Council has applied in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and in terms of the Arandis Zoning Scheme, to the Arandis Municipality for:

- **Subdivision of the Remainder of Farm Arandis Townlands No. 170 into Portions A, B, C, D, E, F, G, H, and the Remainder of Farm Arandis Townlands No. 170,**
- **Subsequent Rezoning of Portions A to G, of The Remainder of Farm Arandis Townlands No. 170 from “Undetermined” to “Business” with a Bulk of 1.0,**
- **Rezoning of Portion H from “Undetermined” to “Street”, and**
- **Alteration of the Boundaries of Arandis Extension 1 to Include Portions A to H.**

CONCLUSION AND IMPACT

The proposed street creation represents a logical and necessary intervention to support the functional integration of the area. It aligns with the anticipated land-use character of the surrounding ‘Business’ and ‘Industrial’ zones by facilitating efficient movement, access, and connectivity. The provision of a formalised street network will enhance accessibility to the newly created erven and support future economic activities. While potential impacts, such as increased traffic volumes and infrastructure demand, may arise, these can be effectively managed through appropriate urban planning, road design, and infrastructure provisioning. Given the planned nature of the intervention, the rezoning to ‘Street’ is not expected to result in significant negative environmental or socio-economic effects.

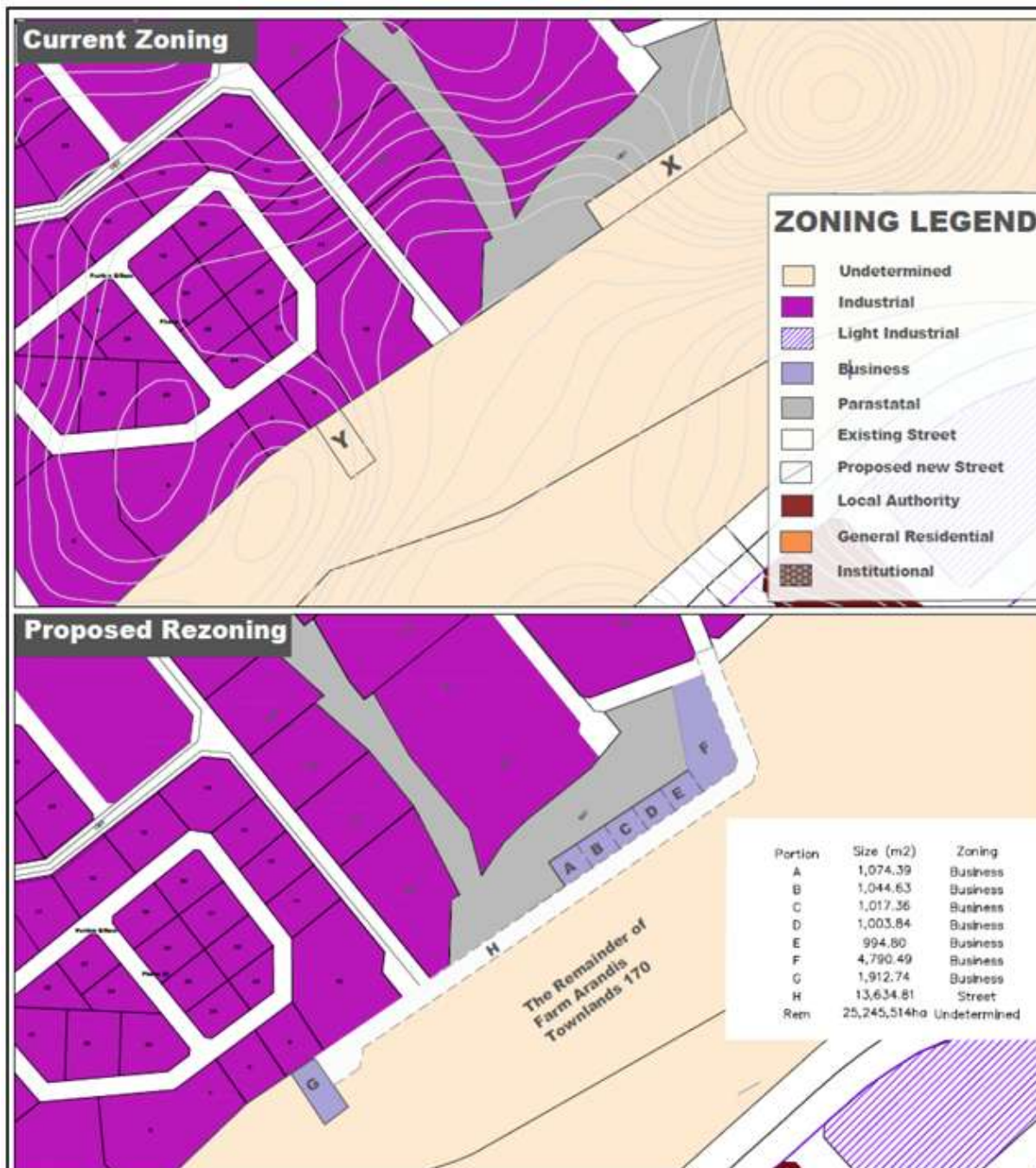


Figure 3: Current and proposed zoning

CONCLUSION AND IMPACT

The proposed street creation has been assessed in accordance with the Arandis Zoning Scheme and the Urban and Regional Planning Act. The street creation aligns with the provisions of the scheme and is not expected to have any adverse impacts on the surrounding environment. The finalisation of the process remains subject to the issuance of an Environmental Clearance Certificate (ECC).

2.2 Other Laws, Acts, Regulations and Policies

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

Table 3: Other applicable National Laws

Legislation	Relevant Provisions	Relevance to Project
Convention on Biological Diversity (1992)	Article 1 lists the conservation of biological diversity amongst the objectives of the convention.	The project should consider the impact it will have on the biodiversity of the area.
Draft Procedures and Guidelines for conducting EIAs and compiling EMPs (2008)	Part 1, Stage 8 of the guidelines states that if a proposal is likely to affect people, certain guidelines should be considered by the proponent in the scoping process.	The EA process should incorporate the aspects outlined in the guidelines.
Namibia Vision 2030	Vision 2030 states that the solitude, silence and natural beauty that many areas in Namibia provide are becoming sought after commodities and must be regarded as valuable natural assets.	Care should be taken that the development does not lead to the degradation of the natural beauty of the area.
Water Act No. 54 of 1956	Section 23(1) deals with the prohibition of pollution of underground and surface water bodies.	The pollution of water resources should be avoided during construction and operation of the development.
The Ministry of Environment and Tourism (MET) Policy on HIV & AIDS	MET has recently developed a policy on HIV and AIDS. In addition, it has also initiated a programme aimed at mainstreaming HIV and gender issues into environmental impact assessments.	The proponent and its contractor have to adhere to the guidelines provided to manage the aspects of HIV/AIDS. Experience with construction projects has shown that a significant risk is created when migrant construction workers interact with local communities.
Urban and Regional Planning Act 5 of 2018	The Act provides to consolidate the laws relating to urban and regional planning; to provide for a legal framework for spatial planning in Namibia; to provide for principles and standards of spatial planning; to establish the urban and regional planning	The proposed development is to be done in accordance with the act.

Legislation	Relevant Provisions	Relevance to Project
	<p>board; to decentralise certain matters relating to spatial planning; to provide for the preparation, approval and review of the national spatial development framework, regional structure plans and urban structure plans; to provide for the preparation, approval, review and amendment of zoning schemes; to provide for the establishment of townships; to provide for the alteration of boundaries of approved townships, to provide for the disestablishment of approved townships; to provide for the change of name of approved townships; to provide for the subdivision and consolidation of land; to provide for the alteration, suspension and deletion of conditions relating to land; and to provide for incidental matters.</p>	
<p>Local Authorities Act No. 23 of 1992</p>	<p>The Local Authorities Act prescribes the manner in which a town or municipality should be managed by the Town or Municipal Council.</p>	<p>The development must comply with provisions of the Local Authorities Act.</p>
<p>Labour Act no. 11 of 2007</p>	<p>Chapter 2 details the fundamental rights and protections. Chapter 3 deals with the basic conditions of employment.</p>	<p>Given the employment opportunities presented by the development, compliance with the labour law is essential.</p>
<p>National Heritage Act No. 27 of 2004</p>	<p>The Act is aimed at protecting, conserving and registering places and objects of heritage significance.</p>	<p>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.</p>

Legislation	Relevant Provisions	Relevance to Project
Roads Ordinance 17 of 1972	<p>Section 3.1 deals with width of proclaimed roads and road reserve boundaries</p> <ul style="list-style-type: none"> • Section 27.1 is concerned with the control of traffic on urban trunk and main roads • Section 36.1 regulates rails, tracks, bridges, wires, cables, subways or culverts across or under proclaimed roads • Section 37.1 deals with Infringements and obstructions on and interference with proclaimed roads. 	Adhere to all applicable provisions of the Roads Ordinance.
Public and Environmental Health Act of 2015	This Act (GG 5740) provides a framework for a structured uniform public and environmental health system in Namibia. It covers notification, prevention and control of diseases and sexually transmitted infections; maternal, ante-natal and neo-natal care; water and food supplies; infant nutrition; waste management; health nuisances; public and environmental health planning and reporting. It repeals the Public Health Act 36 of 1919 (SA GG 979).	Contractors and users of the proposed development are to comply with these legal requirements.
Nature Conservation Ordinance no. 4 of 1975	Chapter 6 provides for legislation regarding the protection of indigenous plants.	Indigenous and protected plants must be managed within the legal confines.
Water Quality Guidelines for Drinking Water and Wastewater Treatment	Details specific quantities in terms of water quality determinants, which wastewater should be treated to before being discharged into the environment	These guidelines are to be applied when dealing with water and waste treatment
Environmental Assessment Policy of Namibia (1995)	The Policy seeks to ensure that the environmental consequences of development projects and policies are considered, understood and incorporated into the planning process, and that the term ENVIRONMENT is broadly interpreted to include biophysical, social, economic,	This EIA considers this term of Environment.

Legislation	Relevant Provisions	Relevance to Project
	cultural, historical and political components.	
Water Resources Management Act No. 11 of 2013	Part 12 deals with the control and protection of groundwater Part 13 deals with water pollution control	The pollution of water resources should be avoided during construction and operation of the development. Should water need to be abstracted, a water abstraction permit will be required from the Ministry of Water, Agriculture and Forestry.
Forest Act 12 of 2001 and Forest Regulations of 2015	To provide for the establishment of a Forestry Council and the appointment of certain officials; to consolidate the laws relating to the management and use of forests and forest produce; to provide for the protection of the environment and the control and management of forest fires; to repeal the Preservation of Bees and Honey Proclamation, 1923 (Proclamation No. 1 of 1923), Preservation of Trees and Forests Ordinance, 1952 (Ordinance No. 37 of 1952) and the Forest Act, 1968 (Act No. 72 of 1968); and to deal with incidental matters.	Protected tree and plant species as per the Forest Act No 12 of 2001 and Forest Regulations of 2015 may not be removed without a permit from the Ministry of Agriculture, Water and Forestry.
Atmospheric Pollution Prevention Ordinance No 45 of 1965	Part II - control of noxious or offensive gases, Part III - atmospheric pollution by smoke, Part IV - dust control, and Part V - air pollution by fumes emitted by vehicles.	The development should consider the provisions outlined in the act. The proponent should apply for an Air Emissions permit from the Ministry of Health and Social Services (if needed).

Legislation	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.

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

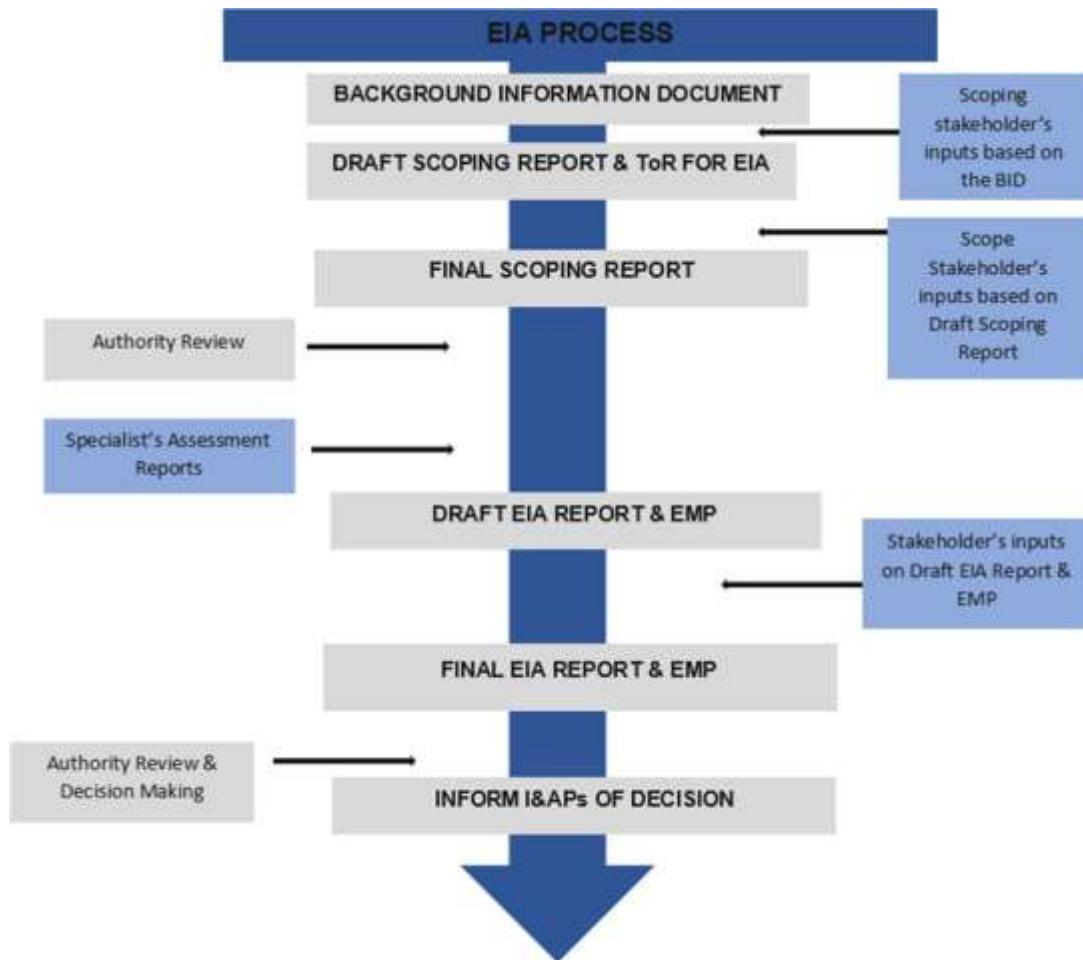


Figure 4: EIA flow Diagram

3. Environmental Baseline Description

3.1 Social Environment

3.1.1 Socio- Economic Context

Arandis, located approximately 60 kilometres from Swakopmund and about 307 kilometres from Windhoek, is a mining town situated in the Erongo Region. The town was established primarily to support uranium mining activities in the area and has since developed into a small but important economic centre within the region.

Arandis serves as a local service hub for surrounding mining operations and communities, contributing to regional economic activity. The statistics presented in Table 4 below are derived from the 2024 Namibian Population and Housing Census (Namibian Statistics Agency, 2024) and are described from both a local and regional perspective.

Table 4: Statistics of the Arandis Constituency and Erongo Region

ERONGO REGION	
ATTRIBUTE	INDICATOR
Population	240 206
Females	117 884
Males	122 322
Population under 5 years	11.0%
Population aged 5 -14 years	18.6%
Population aged 15- 59 years	64.7%
Population aged above 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
People aged 15 years and above who belong to the labor force	76%
Population employed	33,798
Main Language	Afrikaans
ARANDIS (URBAN)	
ATTRIBUTE	INDICATOR
Population	5726
Population aged 60 years and above	926
Females	2 624
Males	3 102

The site is in Arandis (urban area), where land use is predominantly characterized by undetermined and business. The proposed development is expected to yield positive socio-economic impacts, including the generation of additional municipal revenue through property rates and taxes. This increased revenue base can support the enhancement of service delivery, infrastructure maintenance, and the upgrading of essential social facilities within the town. Furthermore, the development may contribute to local economic stimulation through increased investment and potential employment opportunities during both the construction and operational phases.

3.1.2 Archaeological and Heritage Context

The urban landscape of Arandis is primarily shaped by its origins as a mining town, with development closely linked to the establishment and expansion of the Rössing Uranium Mine. The town's layout reflects planned urban development associated with industrial activities, rather than a concentration of colonial-era architectural landmarks. Key institutional and community facilities within Arandis serve functional roles in supporting the local population and workforce.

The urban landscape of Arandis is primarily shaped by its origins as a mining town, with development closely linked to the establishment and expansion of the Rössing Uranium Mine. The town's layout reflects planned urban development associated with industrial activities, rather than a concentration of colonial-era architectural landmarks. Key institutional and community facilities within Arandis serve functional roles in supporting the local population and workforce.

Although Arandis does not possess many prominent historical buildings comparable to older Namibian towns, its significance lies in its contribution to Namibia's mining sector and regional economic development. The town forms part of the broader Erongo region, which is rich in geological and heritage resources.

Near to Arandis are several notable sites of cultural and natural importance. These include the Spitzkoppe, often referred to as the "Matterhorn of Namibia," known for its dramatic granite formations and ancient rock art, as well as the Erongo Mountains, which host numerous archaeological sites and San rock paintings. Additionally, the nearby coastal town of Swakopmund reflects German colonial heritage and serves as a major tourism hub in the region. The site in question, however, does not fall within or directly adjacent to any formally recognized archaeological, cultural, or heritage sites. As such, the proposed development is unlikely to have any significant impact on heritage resources within Arandis or its surrounding areas.

3.2 Bio- Physical Environment

3.2.1 Climate

Arandis has a hot desert climate characterized by low and highly variable rainfall, as well as moderate to high temperatures throughout the year. Due to its proximity to the Atlantic coast and the influence of the cold Benguela Current, Arandis experiences more moderated temperatures compared to inland towns. Summers are generally warm rather than extremely hot, while winters are mild with cooler mornings and evenings.

In contrast to inland areas, temperature fluctuations between day and night are less extreme, and the region is often affected by coastal fog, which contributes to moisture in an otherwise arid environment.

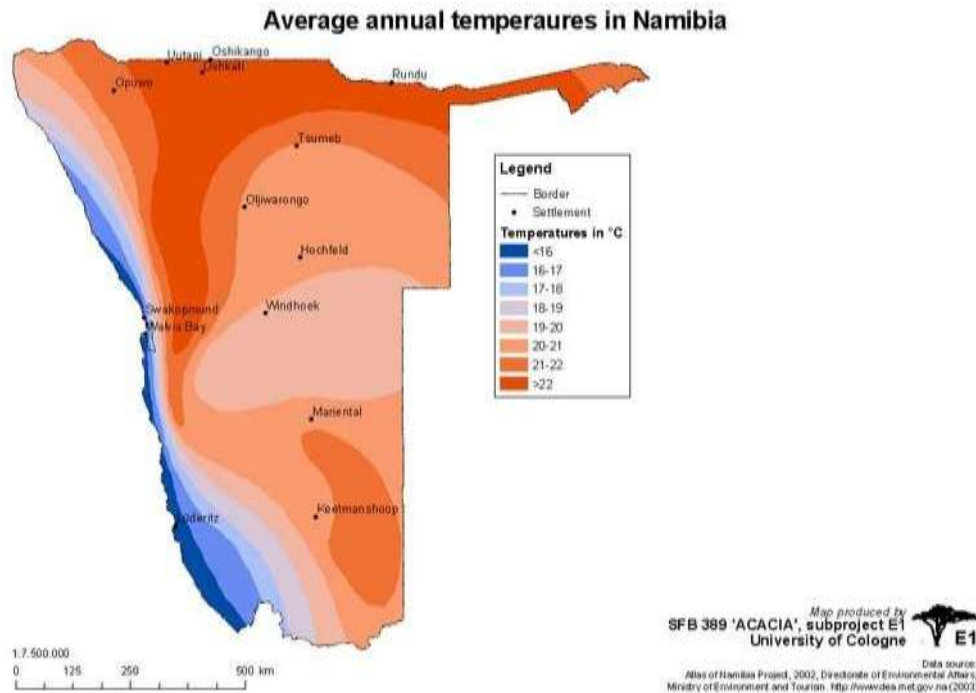


Figure 5: Annual average temperature (Acacia Project E1, n.d.)

Arandis receives very low and unreliable rainfall, typically averaging less than 50 mm annually, with precipitation occurring sporadically, mainly during the summer months. Humidity levels are generally low; however, the area is frequently influenced by coastal fog associated with the Benguela Current, which provides an important supplementary moisture source in this arid environment.

Windy conditions are common, contributing to the dry climate and occasional dust events. Despite these harsh conditions, the surrounding environment supports specialized desert-adapted vegetation and fauna capable of surviving in extremely low-rainfall conditions.

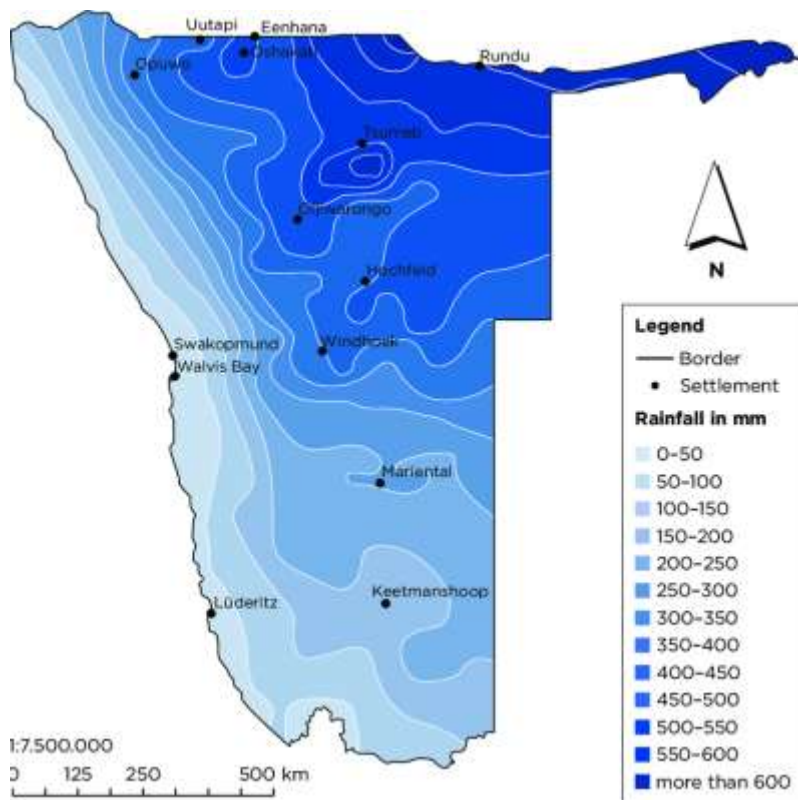


Figure 6: Average annual Rainfall (Acacia Project E1, n.d.)

3.2.2 Biodiversity and Vegetation

Arandis is situated within the Namib Desert region in the Erongo area, characterized by arid landscapes, sandy plains, and rocky outcrops rather than plateau environments. The surrounding terrain is shaped by desert geomorphological processes, with sparse vegetation adapted to extremely low rainfall conditions. Plant species in the area are typically limited to drought-resistant shrubs, lichens, and ephemeral grasses that emerge only after occasional rainfall events.

The vegetation in and around Arandis forms part of the broader Namib Desert biome, which is influenced by coastal climatic conditions and nutrient-poor sandy and gravelly soils. Unlike more vegetated regions, biodiversity is relatively low but highly specialized, with species adapted to survive prolonged dry periods and reliance on fog as a moisture source.

The site under consideration is located within an already developed urban area and currently accommodates built infrastructure. As such, there is no significant natural vegetation present on-site, nor does it provide habitat for large wildlife species.

CONCLUSION AND IMPACT

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

3.2.3 Hydrology and Hydrogeology

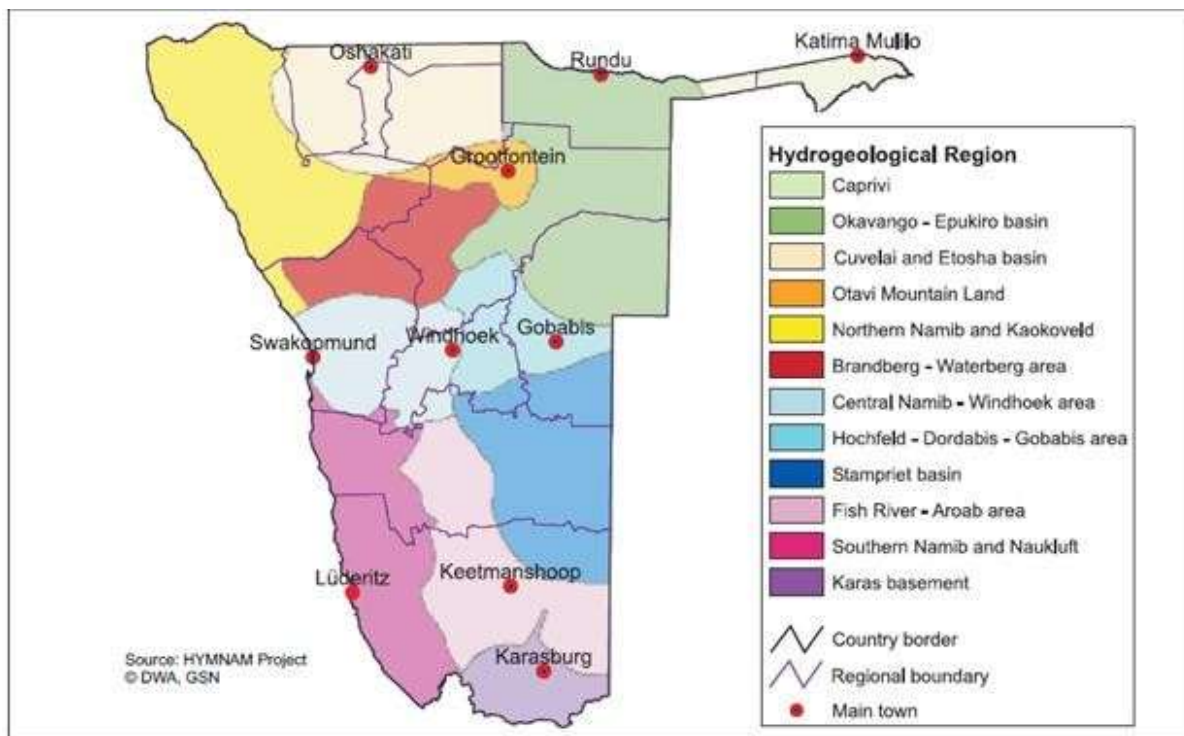


Figure 7: Groundwater basins and hydrogeological regions in Namibia (Ministry of Agriculture Water and Rural Development, 2011)

Arandis is located within the arid Namib Desert region, which is largely characterized by the absence of perennial surface water systems. Unlike towns situated within major catchment areas, Arandis does not fall within a well-defined river basin with permanent rivers. Instead, the area is associated with ephemeral drainage systems that only flow briefly following rare rainfall events.

The nearby Swakop River is the most significant ephemeral river in the broader region, flowing westward towards the Atlantic Ocean, although it does not directly traverse the town. These ephemeral systems play a limited but important role in groundwater recharge when flow does occur.

The hydrology and hydrogeology of Arandis present notable challenges due to extremely low rainfall, high evaporation rates, and the absence of reliable surface water sources. As a result, the town is heavily reliant on managed water supply systems linked to regional infrastructure, as well as groundwater resources.

Effective water resource management strategies, such as careful monitoring of groundwater abstraction, water conservation measures, and protection of existing supply infrastructure, are essential to ensure long-term sustainability. All water sources must be managed with caution to prevent contamination, as any degradation in water quality could significantly impact the town's water security and overall development potential.

CONCLUSION AND IMPACT

The proposed subdividing and rezoning of Portions A to G of the Remainder of Farm Arandis Townlands No. 170 from “Undetermined” to “Business” and street creation is not expected to have a significant impact on existing environmental and infrastructure conditions. The proposed development is intended to facilitate planned development and formalise future land use activities within the area.

As such, no substantial increase in pressure on water resources or alterations to groundwater recharge and extraction patterns are anticipated. However, sustainable water management practices will remain important to ensure long-term water security within Arandis, particularly considering the arid nature of the region.

4. Project Description

4.1 Project Components

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

- **Subdivision of the Remainder of Farm Arandis Townlands No. 170 into Portions A, B, C, D, E, F, G, H, and the Remainder of Farm Arandis Townlands No. 170.**
- **Subsequent Rezoning of Portions A to G, of The Remainder of Farm Arandis Townlands No. 170 from “Undetermined” to “Business” with a Bulk of 1.0.**
- **Rezoning of Portion “Undetermined” to “Street”.**
- **Alteration of the Boundaries of Arandis Extension 1 to Include Portions A to H.**

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

4.2 Alternatives

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

4.2.1 No- Go Alternative

The no-go alternative represents the baseline scenario against which the proposed development is assessed. Under this alternative, the street would not be created, and as such the newly created erven would have no access. As a result, the land use would remain in contradiction with the provisions of the scheme in place, and the properties would not be on separate erven.

Consequently, the potential economic benefits associated with such as Council being able to collect rates and taxes from the occupants of these properties, would be limited. Furthermore, the integration of the area into the existing urban structure would not occur, and land use inefficiencies would persist.

As a result, the no-go alternative is not considered the preferred option for the development of Arandis.

4.3 The Proposed Development

The Arandis Town Council intends to bring the current residential development in compliance with the zoning scheme – that is, to legally subdivide the residential units from the Farm Arandis Townlands No. 170 and register them as individual standalone erven. This will make provision for compliant development and financial sustainability for the Arandis Town Council.

Statutory Processes Required

a) Subdivision of the Farm Arandis Townlands No. 170, Arandis

The ATC’s intension is to subdivide the remaining portion of Farm Arandis Townlands No. 170 into Portions A, B, C, D, E, F, G, H, and the Remainder. These portions A – E will be subdivided from the portion demarcated as ‘X’, while Portion G will be subdivided from the parent farm portion demarcated as Portion ‘Y’. Portions F and H will be subdivided from the parent portion of Farm Arandis Townlands No. 170, respectively.

The intended subdivision will result in the creation of the 6 individual land portions on which the current residential dwellings are accommodated, separate from the parent farm portion. The intended subdivision is to legally bring the already existing cadastral erf boundaries of the 6 residential dwellings into statutory compliance with the Arandis Town Planning Amendment Scheme No. 1. The subdivision will also result in the creation of a street (Portion H) for access purposes, as well as Portion G, to be reserved for future purchases and development. The Remainder portion will also remain available for further subdivisions for future developments.

Table 5: Proposed Subdivision, portion sizes and spatial implications of the new development

PORTION	AREA (M²)	PERCENTAGE FOOTPRINT OF NEW DEVELOPMENT (%)
A	± 1,074	0.004
B	± 1,045	0.004
C	±1,017	0.004
D	± 1,004	0.004
E	± 995	0.004
F	± 4,790	0.019
G	± 1,913	0.008
H	± 13,635	0.054
Remainder	± 25,224,704ha	99.918
Total	± 25,245,514ha	100

b) Subsequent Rezoning of the resultant Portions A – G to ‘Business’

Subsequent to the subdivision of the parent farm, Farm Arandis Townlands No. 170, the resultant portions A – F will be rezoned from ‘Undetermined’ to ‘Business’ with a bulk of 1.0. Portion G will also be rezoned to ‘Business’ with a bulk of 1.0, although this portion will be reserved for future business uses. This rezoning will rectify the conflicting land use, where the existing residential dwellings have been accommodated under the ‘undetermined’ zoned land without any special consent approved by the Council.

The ‘Business’ zoning is being proposed as it is the closest compatible zoning to the surrounding ‘Industrial’ zoning, which simultaneously accommodates the existing residential dwellings. Moreover, residential buildings are among the primary land uses listed under the ‘Business’ zoning, as shown in the extract from the Arandis Zoning Scheme in Figure 8 below.

8.8: BUSINESS


	1	2	3	4
	ZONE	MAP REFERENCE	PRIMARY USE <i>(purposes for which land may be used)</i>	CONSENT USE <i>(purpose for which land may be used and buildings may be erected and used with the special consent of the Council after compliance of Clause 7 of the scheme)</i>
H	Business	Blue fill 	Business building, Shops, Offices, Drive-in cafés, Hotel, Hotel pension, Driving school, Backpackers hotel, Bottle store, Convention centre, Bed and breakfast, Guest house, Self-catering accommodation establishment, Restaurant, Shopping centre, Residential buildings, Block of flats.	Place of assembly, Place of entertainment, Place of instruction, Institutional building, Service station, Service industry, Dry cleaners and laundrettes, Place of amusement, Place of worship, Funeral parlours and chapels, Gambling house, Casino, Warehouses, Car wash, Nursery, Funeral parlour and chapel, Parking garage.

Figure 8: Extract from the Arandis Town Planning Amendment Scheme No. 1, showing Primary Uses under the "Business" zoning

The bulk factor of 1.0 is being applied for, for optimal development rights on the resultant properties. The Amendment Scheme makes provision for a maximum 70% building coverage, as well as a 1.0 bulk factor for residential buildings and other accommodation establishments. The rezoning to 'Business' with a bulk of 1.0 will therefore make provision for future development needs of these portions to venture into compatible land uses, such as hotels, blocks or flats, and other accommodation establishments, as provided for in the Scheme.

The table below shows the proposed development rights for each of the resultant portions once rezoned to 'Business' with a bulk / Floor Area Ratio (FAR) of 1.0.

Table 6: Proposed development rights for each of the resultant "Business" portions

PORTION	AREA (M ²)	Bulk (FAR)	Coverage (70%)	Maximum Building Footprint (M ²)
A	± 1,074	1.0	0.7	752m ²
B	± 1,045	1.0	0.7	732m ²
C	±1,017	1.0	0.7	712m ²
D	± 1,004	1.0	0.7	703m ²
E	± 995	1.0	0.7	697m ²
F	± 4,790	1.0	0.7	3,353m ²
G	± 1,913	1.0	0.7	1,340m ²

c) Subsequent Rezoning of the resultant Portion H to 'Street'

The resultant portion H will be rezoned from 'Undetermined' to 'Street', to be reserved as streets for mobility access to the created business erven. Given the proposed 'Business' zoning, the streets are envisaged to accommodate voluminous activities of an industrial and business character in the long-term. This therefore warrants that they

be wider to effectively accommodate the envisaged land use character.

4.3.1 Access

At present, access to the proposed portions A – F is provided through an informal street extending from Extension 3 north and westward of the subject portions. Legal access to the proposed 'Business' portions A – F will therefore be provided by formalising existing access, that is, through portion H, which is already connected to the existing street network from Extensions 1 and 3 Arandis.

The proposed development will not substantially change the traffic volume in the area in the immediate term. Access to the portions A – F will be provided for through the 20m street as shown in the attached subdivision layout. A 34m wide turning circle is proposed at the entrance of Portion G for direct access. The Remainder portion of Farm Arandis Townlands No.170 will remain with access via the existing street configuration.

4.3.2 Municipal Services Reticulation

Portions A – E and G are already connected to municipal reticulations of sewer, water, and electricity network. The subdivision and subsequent rezoning from 'Undetermined' to 'Business' will therefore not contribute a substantial load onto the existing infrastructure, especially in the immediate term. The levels and loads of utility services will however need to be monitored by the Council through building plans, particularly if, and when high volume business activities are to be applied for at later stages.

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 best international practice. Please see Table 7 below for the activities undertaken as part of the public participation process. The I&APs were given time to comment from 25 July 2025 to 25 August 2025.

Table 7: Table of Public Participation Activities

ACTIVITY	REMARKS
Placement of site notice in Arandis	Attached as supporting Document
Placing advertisements in two newspapers namely the <i>Confidante</i> and the <i>New Era</i> (25 July and 01 August 2025)	Attached as supporting Document
Written notice to surrounding property owners via registered mail on 31 July 2025;	Attached as supporting Document

5.1.1 Environmental Assessment Phase 2

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

6. Assessment Methodology

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

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

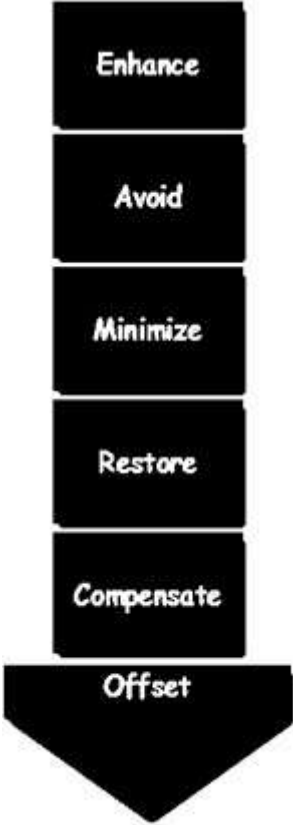
Table 8: Impact Assessment Criteria

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

	cultural, and social functions and processes are altered to extent that they permanently cease	cultural, and social functions and processes are altered to extent that they temporarily cease	environment is altered, but natural, cultural, and social functions and processes continue albeit in a modified way	the environment in such a way that natural, cultural, and social functions and processes are not affected
Probability	Definite (4) Impact will certainly occur	Highly Probable (3) Most likely that the impact will occur	Possible (2) The impact may occur	Improbable (1) Likelihood of the impact materialising is very low
Significance	Is determined through a synthesis of impact characteristics. Significance is also an indication of the importance of the impact in terms of both physical extent and time scale, and therefore indicates the level of mitigation required. The total number of points scored for each impact indicates the level of significance of the impact.			

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

6.1 Mitigation Measures



For the proposed street creation, a mitigation hierarchy is applied to guide the management of potential environmental and socio-economic impacts. This hierarchy includes actions to **avoid, minimize, restore, compensate, offset**, and where possible, **enhance** the surrounding environment.

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

Minimization comes into play where avoidance is not fully possible. In this case, it includes managing operational activities of the existing office building to reduce noise, traffic disruptions, or service strain. Design and layout considerations should also aim to maintain harmony with the surrounding urban fabric.

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

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

Offsetting refers to creating equivalent benefits elsewhere, should any unavoidable and permanent impacts occur, although in this case, significant negative impacts are not anticipated. Finally, the project presents opportunities to enhance the area by formalizing the existing commercial use and potentially contributing to economic activity, service access, and urban vibrancy in central Arandis.

7. Assessment of Potential Impacts and Possible Mitigation Measures

7.1 Introduction

This chapter outlines the potential environmental and socio-economic impacts associated specifically with the proposed street creation. The assessment considers any implications the street creation might have on existing land use, local infrastructure, and surrounding properties, both in the short and long term.

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

It should be noted that no renovations or construction activities are anticipated as part of the proposed street creation, since the application serves to formalise an existing situation. However, the following considerations may still apply:

Building Plan Confirmation: If any future work is proposed, these must comply with the Arandis Town Council's building control regulations.

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

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

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

7.2 POTENTIAL IMPACTS

Table 9: Summary of the significance of the potential impacts

ASPECT	POTENTIAL IMPACT	EXTENT	DURATI ON	INTENSIT Y	PROBABI LITY	SIGNIFICA NCE	MITIGATION
BIOPHYSICAL							
Biodiversity	No impact expected	1	1	1	1	Low	Site is already developed and located in a built-up urban area.
Visual Impact	No negative impact; visual character of the area remains unchanged	1	1	1	1	Low	The existing office building is compatible with the surrounding urban landscape.
Soil Disturbance	No impact expected	1	1	1	1	Low	The site is already sealed and developed, with no earthworks planned
Water Contamination	Potential contamination due to poor waste disposal or sewage overflow during operation	1	1	1	1	Low	Connected to municipal sewer system; good waste management practices must be followed.
Erosion/ Runoff	No impact expected	1	1	1	1	Low	Site is serviced with existing stormwater infrastructure.

SOCIO-ECONOMIC							
Traffic Flow	Slight increase in vehicle movement due to business activity	1	1	1	1	Low	Proposed road can accommodate increased flow; no additional traffic infrastructure needed
Waste Management	Poor management could lead to litter or nuisance	1	1	1	1	Low	Continue proper disposal at municipal waste site; avoid illegal dumping.
Land use compatibility	Potential conflict with surrounding residential use if activities become too intensive	1	1	1	1	Low	Maintain office-related activities only; comply with zoning and municipal regulations.

8. Conclusion and Recommendation

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

8.1 Assumptions and Conclusions

- The proposed street creation to formalise the situation that exists on the ground does not negatively affect the biophysical or socio- economic environment.
- No significant objections or critical environmental concerns were raised during the assessment process.
- The nature of the project, involving no physical alterations to the existing structure, indicates that no additional specialist studies are necessary.

Given the minimal nature of the anticipated impacts and the proposed mitigation measures outlined in this report and the accompanying Environmental Management Plan, it is recommended that the Environmental Commissioner favourably consider this application and issue an Environmental Clearance Certificate for the rezoning of Portion H of the Farm Arandis Townlands No. 170 from "Undetermined" to "Street" (Street Creation), Arandis, Erongo Region.

9. References

- Acacia Project E1. (n.d.). Annual average temperature and rainfall.
- Environmental Assessment Policy of Namibia. (1995). Government Gazette of the Republic of Namibia.
- Mendelsohn, J., Jarvis, A., Roberts, C., & Robertson, T. (2002). Atlas of Namibia: A Portrait of the Land and Its People. David Philip Publishers.
- Ministry of Agriculture Water and Rural Development. (2011). Groundwater Basins and Hydrogeological Regions in Namibia.
- Ministry of Environment and Tourism. (2008). Draft Procedures and Guidelines for Conducting EIAs and Compiling EMPs. Windhoek, Namibia.
- Namibia Statistics Agency. (2024). Namibian Population and Housing Census 2024. Windhoek, Namibia.