



ECC
ENVIRONMENTAL
COMPLIANCE CONSULTANCY



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NON-TECHNICAL SUMMARY

**DEVELOPMENT OF FILLING STATION AND RETAIL ACTIVITIES ON FARM KLEIN
WINDHOEK NO.70 IN WINDHOEK, KHOMAS REGION**

PREPARED FOR
MOLTKEBLICK GATEWAY PARK



APRIL 2021

NON-TECHNICAL SUMMARY

DEVELOPMENT OF A FILLING STATION AND RETAIL ACTIVITIES ON FARM KLEIN WINDHOEK NO.70 IN WINDHOEK, KHOMAS REGION, NAMIBIA

1 PURPOSE OF THIS DOCUMENT

The purpose of this Non-Technical Summary (NTS) is to provide Interested and Affected Parties (I&APs) a background to the proposed project and to invite I&APs to register as part of the Environmental Impact Assessment (EIA) process.

The purpose of the project is to obtain an Environmental Clearance Certificate for the proposed development of a filling (fuel) station and retail activities on farm Klein Windhoek no.70, near Windhoek, Khomas Region.

By registering for the project, all I&APs will be kept informed throughout the environmental clearance certificate application process and a platform for participation will be provided to submit comments or recommendations pertaining to the project.

This NTS includes the following information on:

- The proposed project and location;
- The necessity of the project, benefits or adverse impacts anticipated;
- The alternatives to the project to be considered and assessed;
- How the Environmental and Social Impact Assessment (ESIA) process works;
- The public participation process and how to become involved; and

- Next steps and the way forward.

2 DESCRIPTION OF PROPOSED PROJECT

2.1 BRIEF INTRODUCTION

Environmental Compliance Consultancy (ECC) has been engaged by the proponent Moltkeblick Gateway Park CC, to undertake an ESIA and develop an Environmental Management Plan (EMP) in terms of the Environmental Management Act, 2007 and its Regulations. An environmental clearance application will be submitted to the relevant competent authority, the Ministry of Environment, Forestry and Tourism (MEFT), Ministry of Mines and Energy (MME) and Ministry of Works and Transport (MoWT).

2.2 LOCATION

The proposed project is located on farm Klein Windhoek no.70 south of the new trunk road (a strategic road connecting two cities, airports or other places) west of Finkenstein manor, approximately 12km via the B6 road outside Windhoek in the Khomas Region of Namibia. The site location is shown in Figure 2. This 6000ha farm is being leased for the next 35 years.

2.3 WHY IS THE PROJECT NEEDED

The proposed development will be located south of the new trunk road as indicated in figure 2, thus there is an open opportunity

for a new filling station and retail activities. The proposed development will not only provide job opportunities, but will establish a convenient and easily accessible retail space to travelling tourists and locals residing in the immediate vicinity.

2.4 WHAT ARE THE PROJECT ACTIVITIES

The proposed construction activities envisaged during the proposed project:

- Construction of the filling station, as well as associated facilities.
- Temporary fuel (diesel) storage provision of approximately 4400 litres (Construction phase only).
- The construction of retail facilities; and
- Possible construction and connection of stormwater drainage infrastructure, sewerage pipelines and associated electrical connections (underground or overhead cables) to the closest possible step-down transformer unit in the area for power supply (i.e., Finkenstein transformer station).
- Creation of access road

The proposed operational activities for this site are:

- A filling station equipped with a wash bay and undercover parking area; and
- Retail space for a vehicle rental company, bicycle club and a farm stall.

2.5 POTENTIAL IMPACTS OF THE PROJECT

2.5.1 SOCIO-ECONOMIC

The potential social impacts are anticipated to be of moderate significance, and those that may transpire shall be confined within the proposed project site and surrounding

community; these potential impacts may include, but not limited to the following:

- Temporary (approximately 60 construction workers) and Permanent (approximately 45 workers) job creation as a result of the project;
- Potential downstream economic benefits due to increased income flowing into the local tourism and goods supply sector; and

2.5.2 ENVIRONMENTAL

The potential environmental impacts are anticipated to be of moderate significance, and those that may occur shall be contained within the site, these potential impacts may include the following:

- The generation of waste on site;
- Potential disturbance to local flora (i.e., clearance of low shrubs and bush) during construction; and
- Potential creation of noise and dust pollution from construction activities.
- Potential pollution of ground or surface water sources (operational phase).

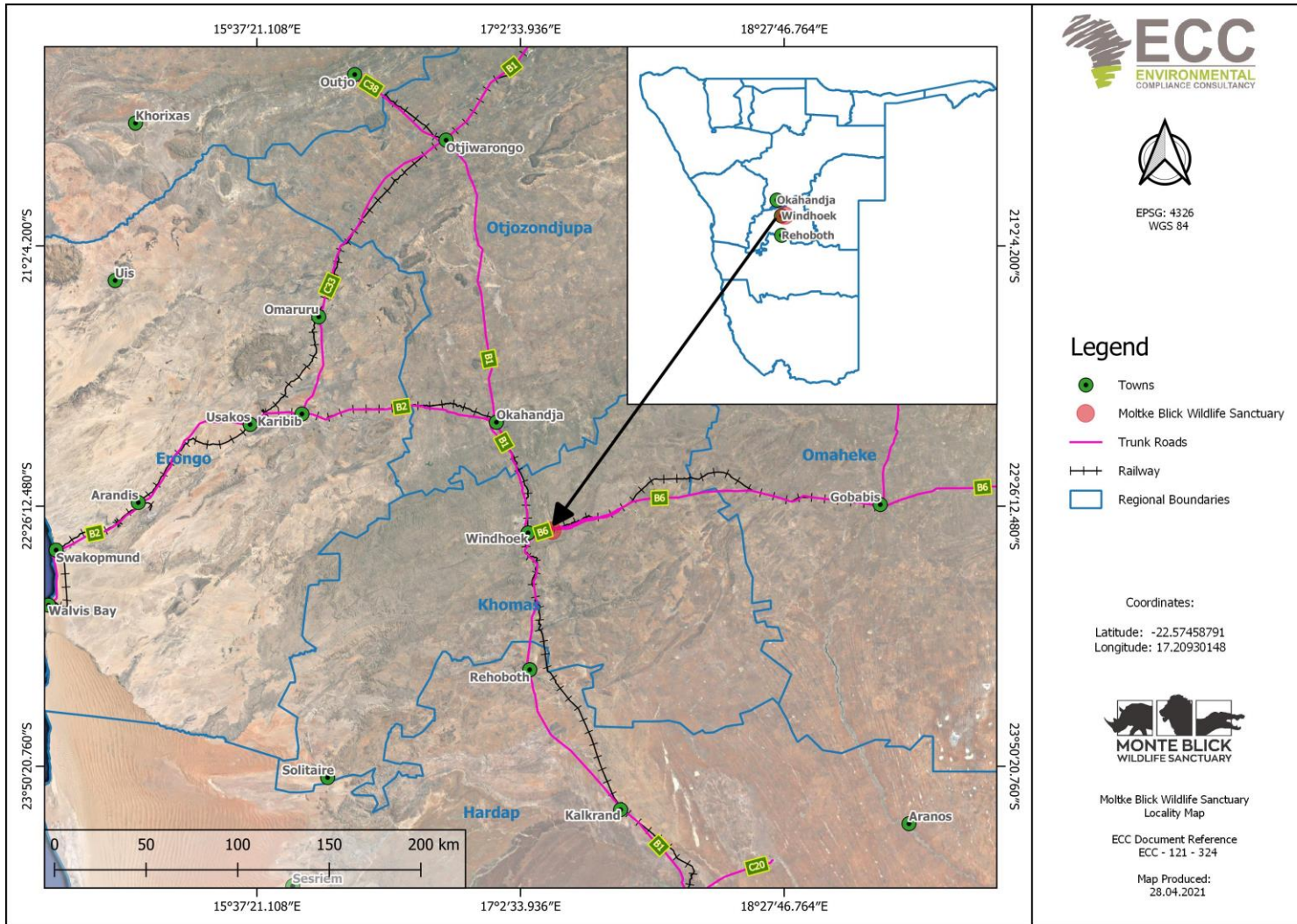


FIGURE 1 – LOCATION MAP OF THE AREA

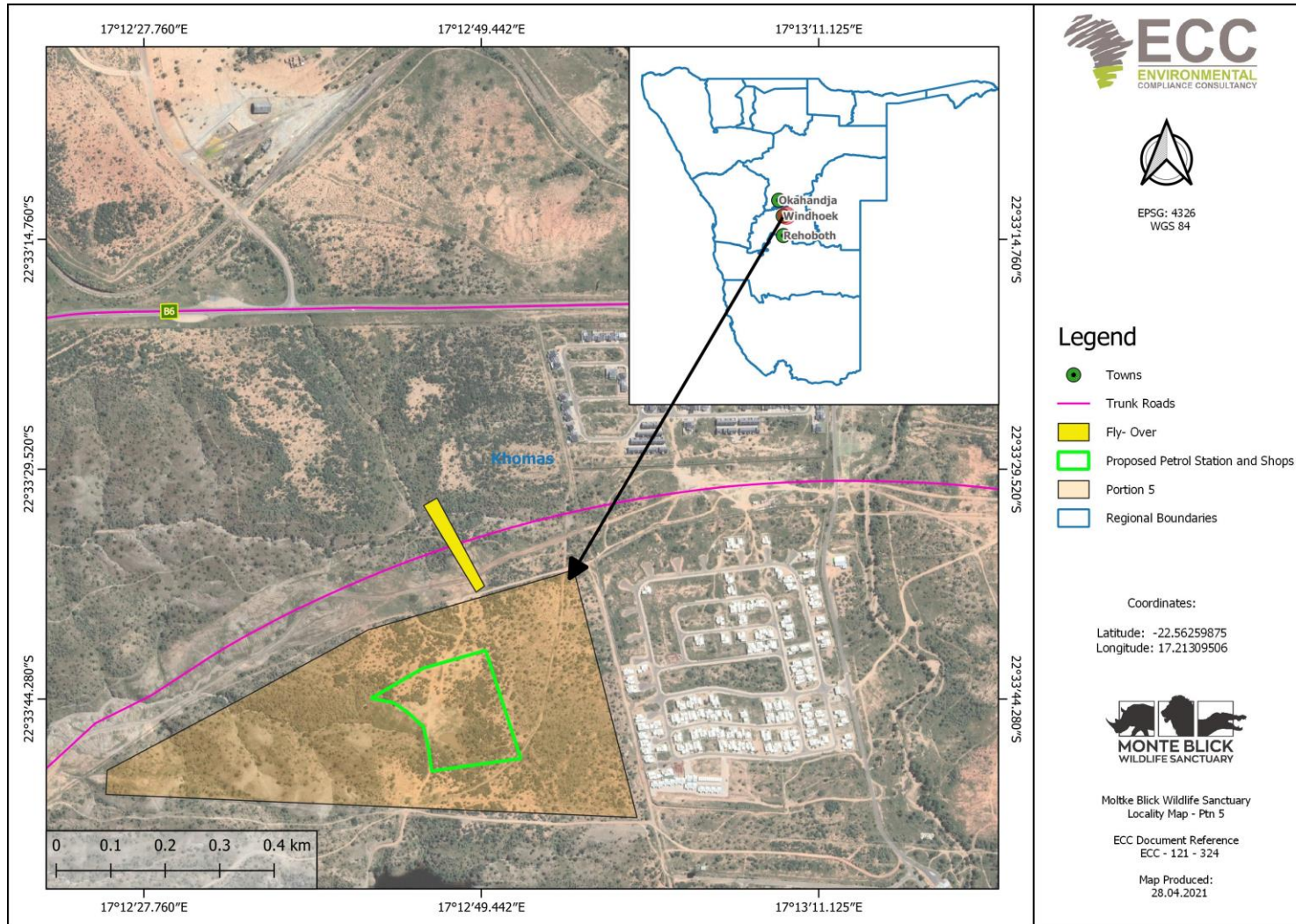


FIGURE 2 – LOCATION MAP OF THE PROPOSED PROJECT

3 CONSIDERATION OF ALTERNATIVES

Best practice environmental assessment methodology calls for consideration and assessment of alternatives to a proposed project. During the assessment, alternatives will take the form of a consideration of optimisation and efficiency to reduce potential effects. Technical and operational alternatives may also form part of the assessment.

4 THE ENVIRONMENTAL ASSESSMENT PROCESS

This EIA, conducted by ECC, is undertaken in terms of the Environmental Management Act, No. 7 of 2007 and its regulations. The process followed in this EIA is set out in the flowchart in Figure 2.

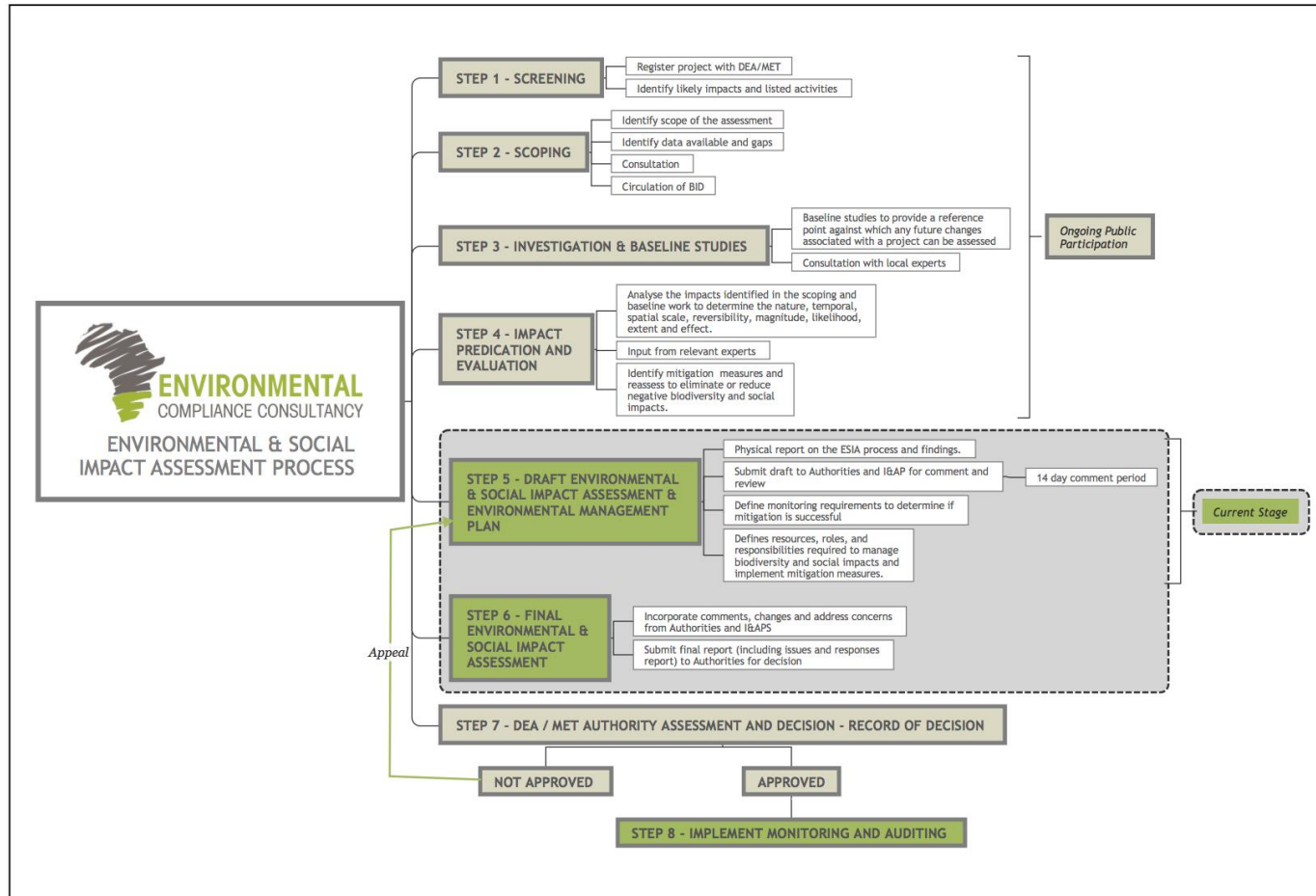


FIGURE 2 - FLOWCHART OF THE ENVIRONMENTAL ASSESSMENT PROCESS

4.1 SCREENING

A review of the proposed project screening findings against the listed activities was conducted; the findings of which are summarised below:

TABLE 1 - LISTED ACTIVITIES

ENVIRONMENTAL MANAGEMENT ACT, 2007: LISTED ACTIVITIES	RELEVANCE TO PROJECT
<p>ENERGY GENERATION, TRANSMISSION AND STORAGE ACTIVITIES</p> <p>(1.a) The construction of facilities for the generation of electricity;</p> <p>(1.b) The construction of facilities for the transmission and supply of electricity;</p>	<ul style="list-style-type: none"> > The potential construction of a solar farm for the generation of electricity. > A potential hybrid solar - grid system connection with NamPower may occur. Such a connection may be connected to the Finkenstein transformer station.
<p>WASTE MANAGEMENT, TREATMENT, HANDLING AND DISPOSAL ACTIVITIES</p> <p>(2.1) The construction of facilities for waste sites, treatment of waste and disposal of waste.</p> <p>(2.3) The import, processing, use and recycling, temporary storage, transit or export of waste.</p>	<ul style="list-style-type: none"> > The construction of a temporary Septic tank which will be pumped and removed after construction is completed. > The construction of a permanent septic tank for a public ablution block. > Solid waste will be disposed of at EROS Waste Disposal Site, Kupferberg Waste Site.
<p>FORESTRY ACTIVITIES</p> <p>(4.) The clearance of forest areas, deforestation, afforestation, timber harvesting or any other related activity that requires authorisation in term of the Forest Act, 2001 (Act No. 12 of 2001) or any other law.</p>	<ul style="list-style-type: none"> > Limited vegetation clearing may be required for the construction of access roads, parking area and general infrastructure development.
<p>TOURISM DEVELOPMENT ACTIVITIES</p> <p>(5.1 c) The rezoning of land from agricultural use to industrial use;</p>	<ul style="list-style-type: none"> > Potential rezoning of the project landform agriculture to industrial use.
<p>TOURISM DEVELOPMENT ACTIVITIES</p> <p>(6.) The construction of resorts, lodges, hotels or other tourism and hospitality facilities.</p>	<ul style="list-style-type: none"> > Construction of a farm stall. > The construction of vehicle rental space, car wash bay and a cycling club.

ENVIRONMENTAL MANAGEMENT ACT, 2007: LISTED ACTIVITIES	RELEVANCE TO PROJECT
<p>WATER RESOURCE DEVELOPMENTS</p> <p>(8.1) The abstraction of ground or surface water for industrial or commercial purposes.</p> <p>(8.2) The abstraction of groundwater at a volume exceeding the threshold authorised in terms of a law relating to water resources.</p> <p>(8.6) Construction of industrial and domestic wastewater treatment plants and related pipeline systems.</p> <p>(8.8) Construction and other activities in water courses within flood lines.</p>	<ul style="list-style-type: none"> > The potential abstraction of ground water sources for construction and operational purposes. > The construction of a waste-water discharge and effluent disposal facility on site. > A floodline assessment may be required for infrastructure located in depressed areas.
<p>HAZARDOUS SUBSTANCE TREATMENT, HANDLING AND STORAGE</p> <p>(9.1) The manufacturing, storage, handling or processing of a hazardous substance defined in the Hazardous Substances Ordinance, 1974.</p> <p>(9.4) The storage and handling of a dangerous goods, including petrol, diesel, liquid petroleum gas or paraffin, in containers with a combined capacity of more than 30 cubic meters at any one location.</p> <p>(9.5) Construction of filling stations or any other facility for the underground and aboveground storage of dangerous goods, including petrol, diesel, liquid, petroleum, gas or paraffin.</p>	<ul style="list-style-type: none"> > Construction of the filling station, as well as associated facilities. > Temporary fuel (diesel) storage provision of approximately 4400 litres (Construction phase only). > Storage of bulk fuel for the operational phase of the project. > Construction of subterranean tanks for a 6 pump station, storing both Diesel and Petrol.
<p>INFRASTRUCTURE</p> <p>(10.1 b) The construction of public roads;</p> <p>(10.2 a) The route determination of roads and design of associated physical infrastructure where it is a public road;</p>	<ul style="list-style-type: none"> > Construction of an access road that will be open for public use. > Construction of an access road (off-ramp) that will be open for public use, the off-ramp: 12-22m on top-chord (single-dual lanes), 45m bottom-chord.

4.2 SCOPING

Due to the nature of the proposed project, and the implementation of industry best practice mitigation measures during the development phase of the project, the effects on the environment and society are expected to be minimal and localised.

4.3 BASELINE STUDIES

For the proposed project, baseline information will be obtained through a desk-based study and site verification processes through focusing on the environmental receptors that could be affected by the proposed project. ECC will also engage with stakeholders, I&APs and the proponents to seek input into the assessment.

4.4 IMPACT ASSESSMENT

Impacts will be assessed using the ECC ESIA methodology. The ESIA will be conducted in terms of the Environmental Management Act, No. 7 of 2007 and its regulations. ECC's methodology for impact assessments was developed using IFC standards in particular Performance Standard 1 'Assessment and management of environmental and social risks and impacts' (IFC 2012, 2017) and Namibian Draft Procedures and Guidance for EIA and EMP (GRN, 2008), including international and national best practice with over 25 years of combined EIA experience.

4.5 ENVIRONMENTAL MANAGEMENT PLAN

An EMP shall be developed for the proposed project setting out auditable management actions for the development of a filling station and retail activities on farm Klein

Windhoek no. 70, to ensure careful and sustainable management measures are implemented for their activities in respect of the surrounding environment and community.

4.6 PUBLIC PARTICIPATION AND ADVERTISING

Public participation is an important part of the ESIA process; it allows the public and other stakeholders to raise concerns or provide valuable local environmental knowledge that can benefit the assessment, in addition it can aid the design process. This project is currently at the scoping phase and public participation phase.

At this phase ECC will perform the following:

- Identify key stakeholders, authorities, municipalities, environmental groups and interested or affected members of the public, hereafter referred to as I&APs;
- Distribute the NTS for the proposed project (this document);
- Advertise the environmental application in two national newspapers;
- Place notices on-site at or near the boundary;
- If required host a public meeting to encourage stakeholder participation and engagement, and provide details of issues identified by the environmental practitioner, stakeholders and I&APs;
- Record all comments of I&APs and present such comments, as well as responses provided by ECC, in the comments and responses report, which will be included in the scoping report that shall be submitted with the application; and

- Circulate I&AP comments to the project team for consideration of project design.

Comments must be submitted in writing and can be emailed using the details in the contact us section below.

CONTACT US

We welcome any enquiries regarding this document and its content. Please contact:

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