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ENVIRONMENTAL
COMPLIANCE CONSULTANCY

ECC-121-324-NTS-05-A

NON-TECHNICAL SUMMARY

DEVELOPMENT OF TOURISM & RETAIL ACTIVITIES ON FARM KLEIN WINDHOEK NO.70, WINDHOEK, KHOMAS REGION

PREPARED FOR

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APRIL 2021

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CC/2013/11404

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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 & Social Impact Assessment (ESIA) 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, east of 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 authorities, the Ministry of Environment, Forestry and Tourism (MEFT), the Ministry of Mines and Energy (MME) and the 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 is a major road connecting two cities, airports or other places) between Windhoek and the Hosea Kutako International Airport and west of the Finkenstein residential estate, approximately 12km via the B6 road outside Windhoek in the Khomas Region of Namibia. The site location is shown in figure 2. The 6000ha farm is being leased for the next 35 years.

2.3 Why Is The Project Needed

The function of the proposed development of commercial and associated supporting

infrastructure will be to enhance the local tourism offering for domestic and international visitors. The proposed development will be located south of the new trunk road as shown in figure 2, thus there is an open opportunity for tourism activities. The proposed development will provide job opportunities. These activities will offer tourists a higher-valued service, which will cater for middle to upper market tourists with leisure activities. This area has large tourism potential because of its close proximity to the international airport and residential estates along the B6. The project is anticipated to contribute to the local economy.

2.4 What Are The Project Activities

The proposed construction activities envisaged for the proposed project:

- Construction of infrastructure for tourism activities.
- The construction of retail facilities;
- 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:

- Markets, a beer garden, various stalls, a restaurant and conference facilities;
- An administration block;
- All-inclusive game drives om existing tracks within the project area;
- Horse riding track routes;
- The potential construction of bungalows or chalets for accommodation purposes; and
- The potential construction of a zipline from a higher elevation to a low-lying area.

2.5 Potential Impacts Of The Project

2.5.1 Socio-economic

The potential social impacts are anticipated to be of minor significance, and those that may transpire shall be confined within the proposed project site; these potential impacts may include, but not limited to the following:

- Temporary (approximately 60 construction workers) and Permanent (unknown) jobs will be created as a result of the project;
- Potential downstream economic benefits due to increased income flowing into the local tourism and goods supply sector; and
- Alteration of the area’s sense of place.

2.5.2 Environmental

The potential environmental impacts are anticipated to be of low 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).

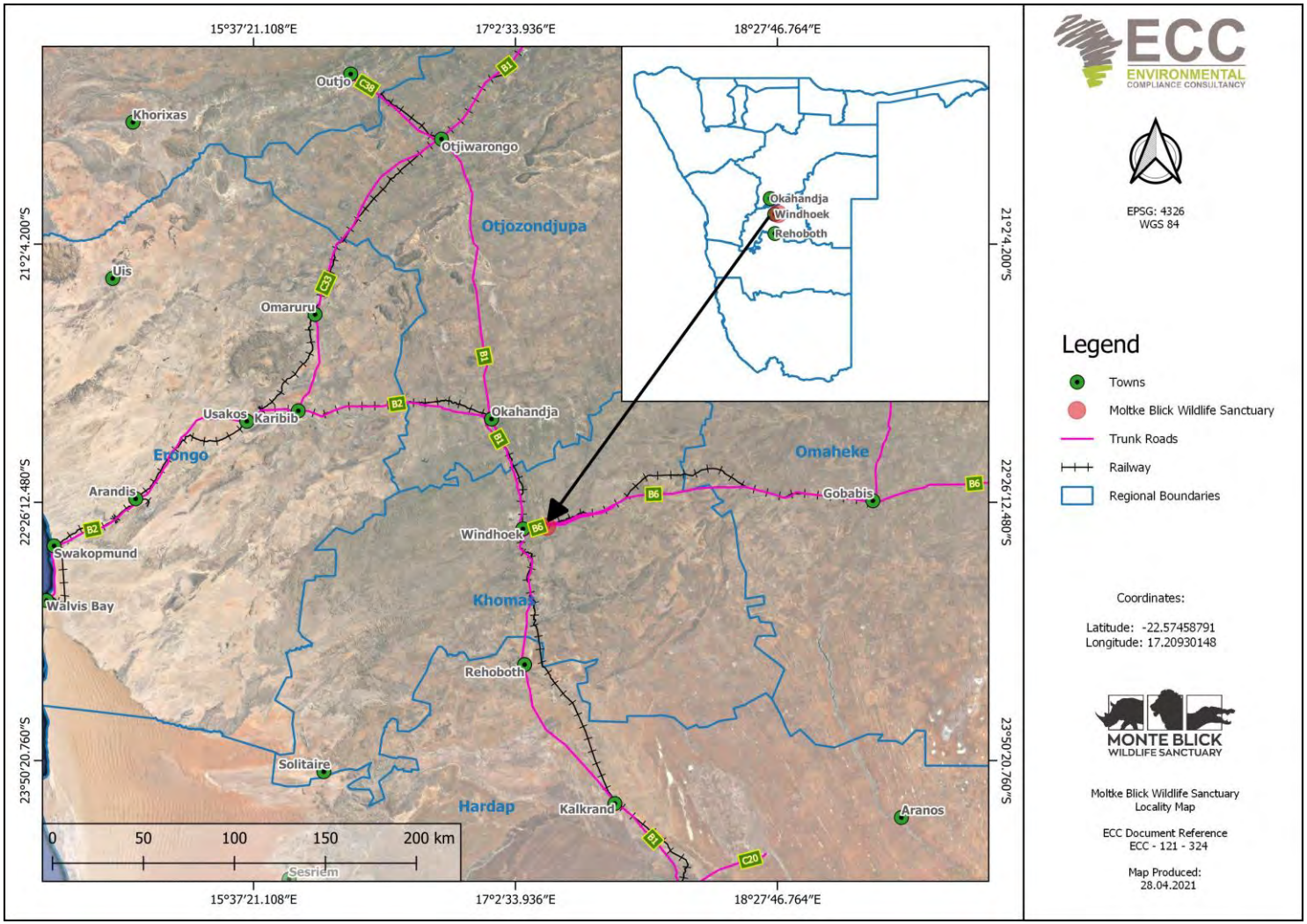

FIGURE 1 –LOCATION MAP OF THE AREA

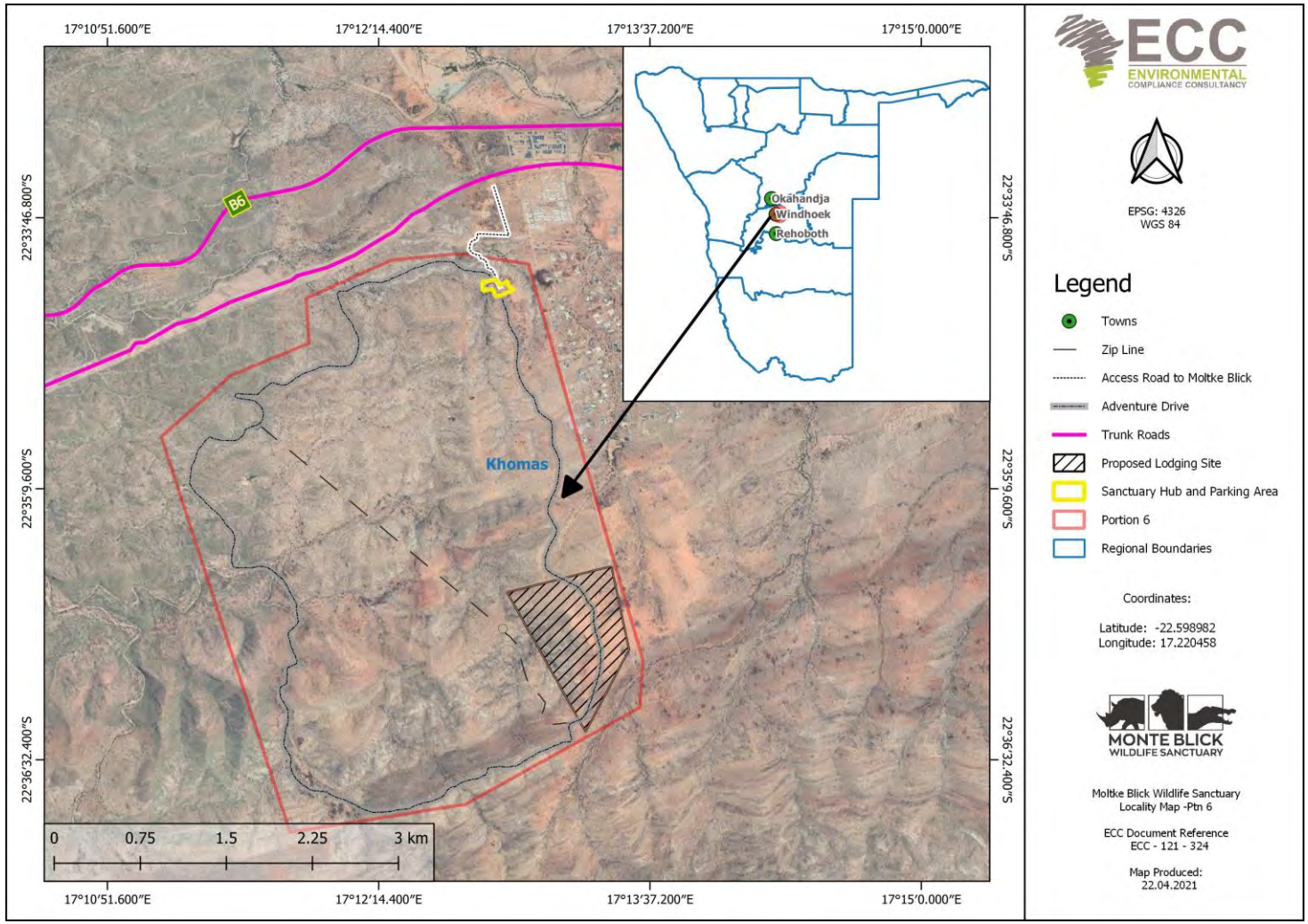

FIGURE 2 – LOCATION MAP OF THE PROPOSED PROJECT

3 CONSIDERATION OF ALTERNATIVES

Best practice environmental assessment methodology calls for consideration and assessment of alternatives to a proposed project.

During the assessment, technical and operational alternatives will take the form of a consideration of optimisation and efficiency to reduce potential effects.

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.

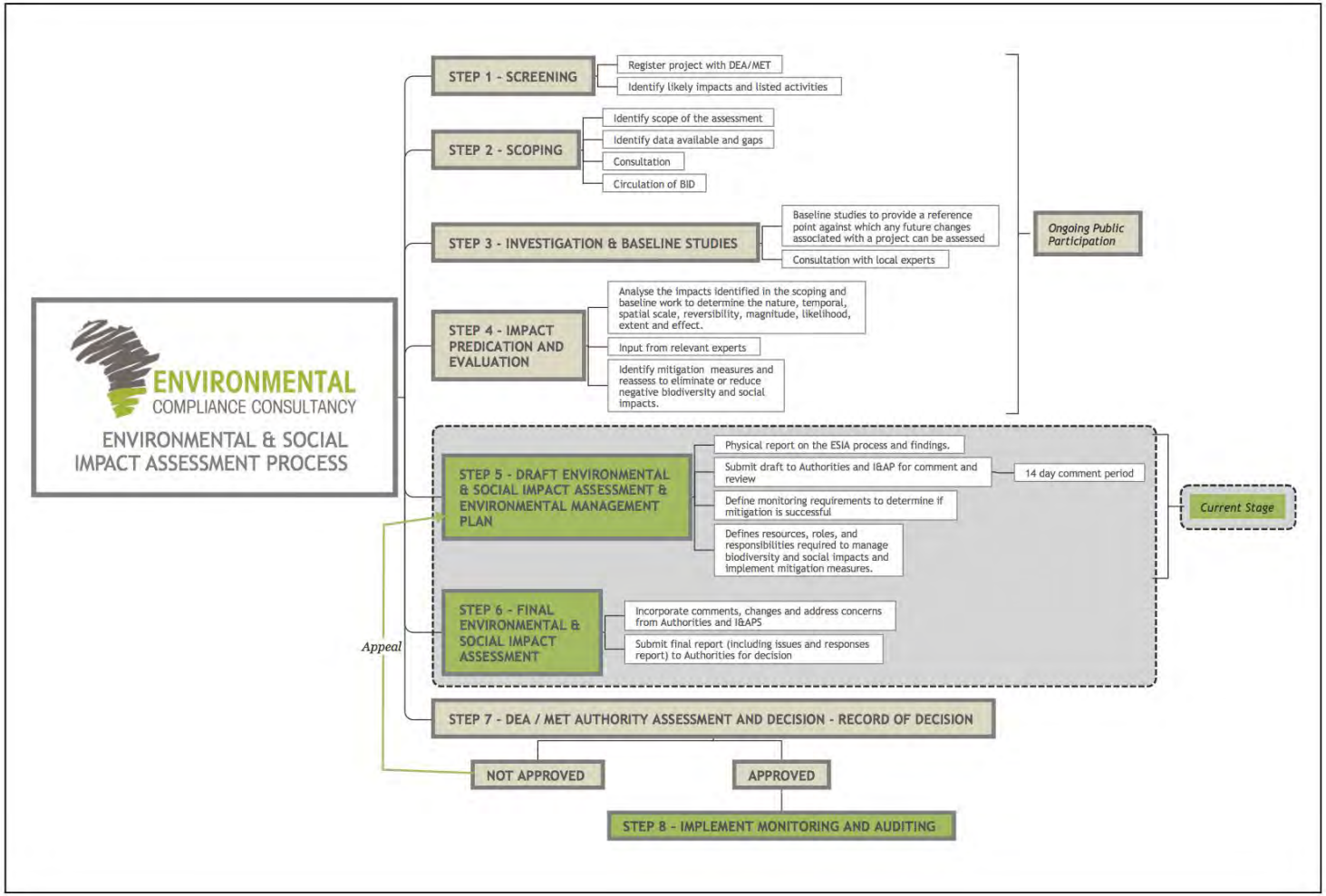

FIGURE 2 - FLOWCHART OF THE ENVIRONMENTAL ASSESSMENT PROCESS

4.1 SCREENING

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

ENVIRONMENTAL MANAGEMENT ACT, 2007: LISTED ACTIVITIES	RELEVANCE TO PROJECT
ENERGY GENERATION, TRANSMISSION AND STORAGE ACTIVITIES (1.a) The construction of facilities for the generation of electricity; (1.b) The construction of facilities for the transmission and supply of electricity;	> 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.
WASTE MANAGEMENT, TREAMENT, HANDLING AND DISPOSAL ACTIVITIES (2.1) The construction of facilities for waste sites, treatment of waste and disposal of waste. (2.3) The import, processing, use and recycling, temporary storage, transit or export of waste.	> 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.
FORESTRY ACTIVITIES (4.) The clearance of forest areas, deforestation, aforestation, 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.	> Limited vegetation clearing may be required for the construction of access roads, parking area and general infrastructure development.
TOURISM DEVELOPMENT ACTIVITIES 5.3) Construction of veterinary protected area or game proof and international boundary fences.	> The farm on which these portions reside has a fence of 2.5 meters tall. There is a possibility that the fence will need to be upgraded to be jackal proof.
TOURISM DEVELOPMENT ACTIVITIES (6.) The construction of resorts, lodges, hotels or other tourism and hospitality facilities.	– Construction of a Wildlife sanctuary. – The potential construction of bungalows or chalets, on semi-permanent structures (i.e., stilts)

WATER RESOURCE DEVELOPMENTS (8.1) The abstraction of ground or surface water for industrial or commercial purposes. (8.2) The abstraction of groundwater at a volume exceeding the threshold authorised in terms of a law relating to water resources. (8.5) Construction of dams, reservoirs, levees and weirs. (8.6) Construction of industrial and domestic wastewater treatment plants and related pipeline systems. (8.8) Construction and other activities in water courses within flood lines. (8.9) Construction and other activities within a catchment area	> 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.
INFRASTRUCTURE (10.1 b) The construction of public roads; (10.2 a) The route determination of roads and design of associated physical infrastructure where it is a public road;	> 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.
OTHER ACTIVITIES 11.2) Construction of cemeteries, camping, leisure and recreation sites.	> Construction of recreational activities such as a zipline. The elevation of the zipline is 2000 m dropping down to 1860 m. Start of zipline is 3 meters above natural hilltop level. The distance of the Zipline is in total 2.83 km.

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 tourism & 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 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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