

BACKGROUND INFORMATION DOCUMENT (BID)

ENVIRONMENTAL IMPACT ASSESSMENT (EIA) FOR THE PROPOSED REZONING OF ERF 4369, OSHAKATI PROPER FROM SINGLE RESIDENTIAL WITH A DENSITY OF 1/300 TO BUSINESS WITH A BULK OF 1, OSHANA REGION.

1. PROJECT DESCRIPTION

1.1 Introduction

Mrs. Ester Ndapewa Embanga, hereinafter referred to as the proponent, is the owner of Erf 4369, located in Oshakati Proper, along the Mandume Ndemufayo Street. Erf 4369 is currently zoned “Single Residential; with bulk 1/300 and is occupied with a main house and flats. The owner intends to increase the development potential of the property by upgrading the main building to accommodate an office space, formalize the existing flats and create ample parking onsite for the customers. In terms of the Urban and Regional Planning Act of 2018, certain town planning procedures must be applied for the Rezoning of Erf 4369 from “Single Residential” with a Density of 1/300 to “Business” to ensure that the mono-functionality of the surrounding neighbourhood is countered.

In terms of the Environmental Management Act (EMA) No. 7 of 2007 (Schedule 5.1) and its regulations (GN No. 30 of 2012), the Rezoning of (a) Residential use to industrial or commercial use cannot take place without an ECC being obtained. Green Gain Consultants cc was appointed to conduct the required Environmental Impacts Assessment (EIA) study and apply for the ECC for the proposed activities.

The approach to the EIA study to be used will include collection of baseline information on the biophysical environment and socio-economic, consultation with Interested and Affected Parties (I&APs) and relevant stakeholders and preparation of the Scoping Report to present the identified environmental and socio-economic impacts as well as the Environmental Management Plan (EMP) which details a list of mitigation measures for the identified impacts. The EMP, upon approval by the Ministry of Environment and Tourism (MEFT), will be a legally binding document to which the proponent will be needed to adhere to.

2. DESCRIPTION OF THE INTENDED ACTIVITIES

2.1 Site locality and overview

Erf 4369 measures approximately 334 m² and is located in Oshakati Proper, along the Mandume Ndemufayo Avenue on the following geographical coordinates *-17.779186" S and 15.686799" E*.



Figure 1: Locality map (Erf 4369)

2.2 . Proposed subdivision

Erf 4369 is currently zoned Single Residential and accommodates a main house and flats. The proponent intends to upgrade the main house to accommodate an office and construct additional flats. In terms of the Oshakati Town Planning Scheme, town planning procedures should be applied for the Rezoning of Erf 4369 from the current zoning “Single Residential” with Bulk 1/300 to “Business” to fit the intended activities.

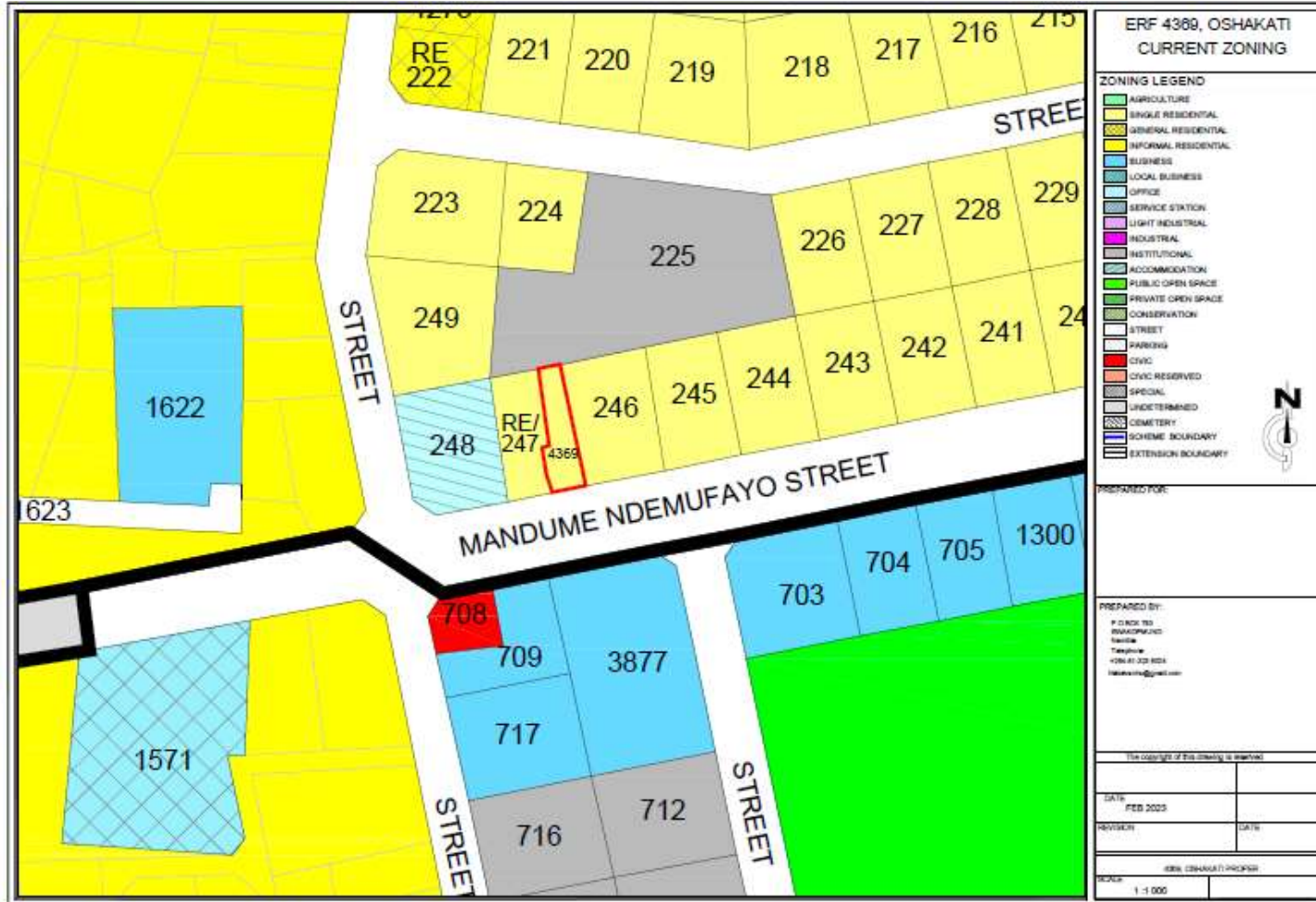


Figure 2: Proposed layout

3. PUBLIC PARTICIPATION

The study was subjected to a public participation process (PPP) as defined in section 21 (2) of the Environmental Regulations of (GG6 of February 2012) Environmental Management Act 7 of 2007 and EIA Regulations of February 2012.

Potential interested and affected parties (I&APs) were notified through newspaper advertisements and public notices which provided brief information about the proposed project and the EIA process. Public notices were advertised twice in two local newspapers New Era 20 and 27 January 2023 and the Confidante newspaper for 21 and 28 January 2023. Public notices were also displayed at the Council offices and at the project site.

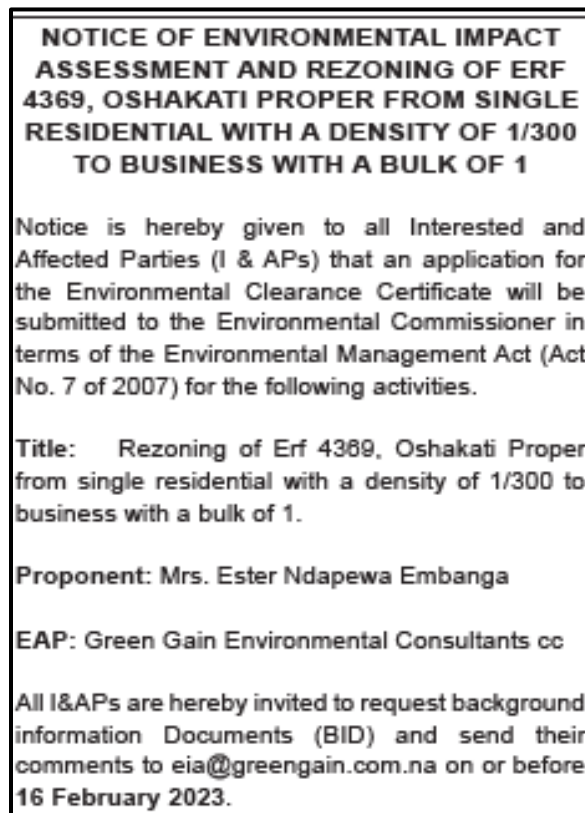


Figure 3: Copy of Public Notice