

BACKGROUND INFORMATION DOCUMENT

1. PURPOSE OF THIS DOCUMENT

The purpose of this Background Information Document (BID) is to inform Interested & Affected Parties (I&AP's) and various Stakeholders about an Environmental Impact Assessment to be undertaken for the proposed Township Establishment of the 8 new extensions in Rehoboth.

2. INTRODUCTION

The proponent (Rehoboth Town Council) is of the intention to expand the existing town by establishing approximately 8 new extensions (extension numbers to be allocated by the office of the surveyor General) in the town of Rehoboth which will occupy a total size of approximately 80 Ha located to the north of the existing town of Rehoboth. The layout of the proposed extensions will make provision for business, residential, general residential and public open space. The establishment of the new extensions will ease the shortage of housing in the town of Rehoboth and make more serviced land available.

The **Inclusive and Sustainable Urban Development** (ISUD) project has been commissioned by the German Federal Ministry for Economic Cooperation and Development (BMZ) to support Namibian efforts towards improving the living and housing conditions of residents of informal settlements. The ISUD project is jointly implemented by the Ministry of Urban and Rural Development (MURD) and the *Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ)*.

The ISUD project follows a **sector and multi-level approach** targeting four output areas:

(1) Improving the Urban Policy Framework, (2) Strengthening the Implementation of the Flexible Land Tenure (FLTS), (3) Strengthening Urban Planning Capacities of selected Partner Towns and (4) Enabling informal neighbourhood communities to secure land tenure and to access improved infrastructure.

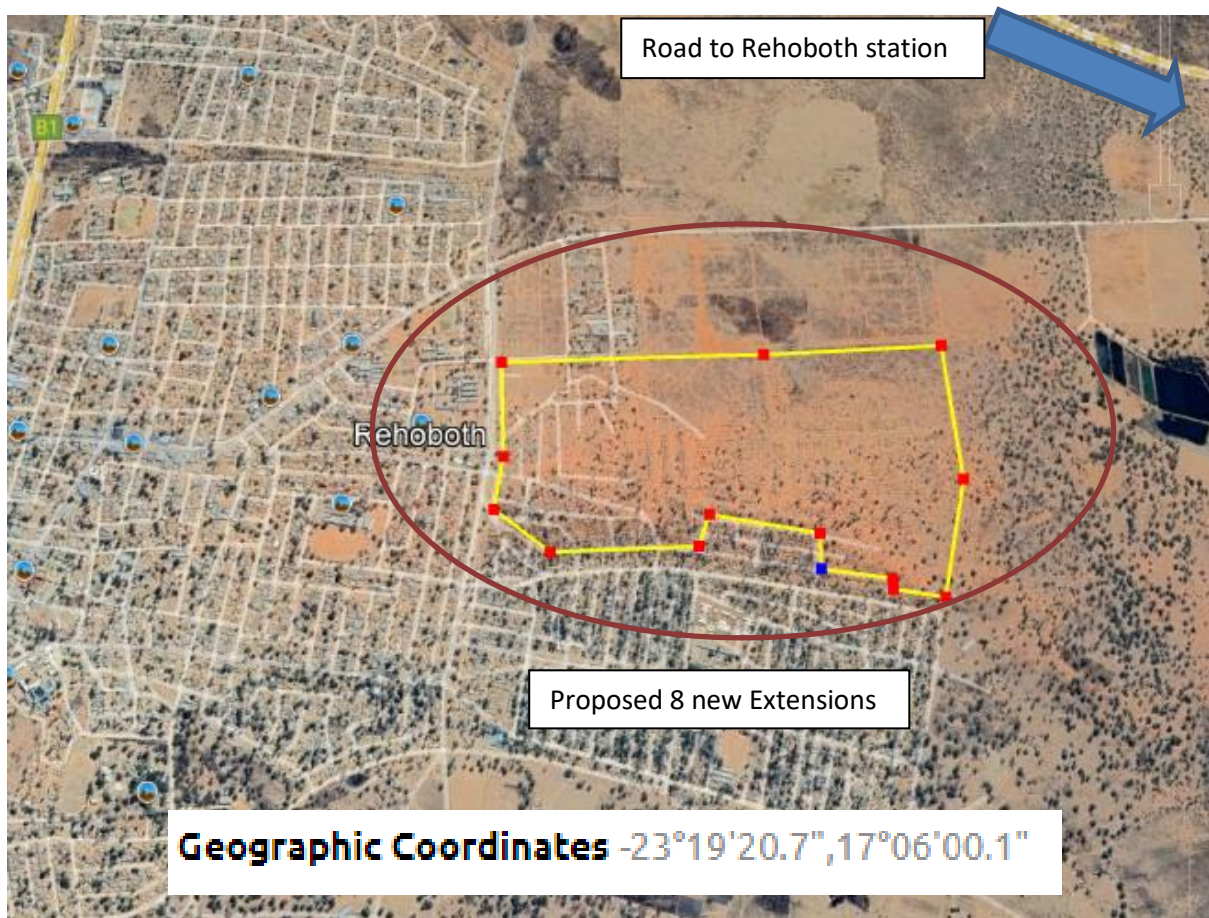
WINPLAN Town and Regional Planning Consultants needs to submit an application to the Ministry of Urban and Rural Development (MURD) to affect the required town planning actions for the proposed township establishments. In order to finalise the planning actions and as part of the application, an Environmental Clearance Certificate should be obtained.

3. PROJECT INFORMATION

The proposed project sites are located within the Townlands area of Rehoboth. These sites are partially developed although there are anthropological activities clearly visible on the sites. Infrastructure and other services such as roads, water services, and bulk electricity supply will be provided. The proposed areas are mainly surrounded by open space with a small component residential erven and houses already developed. Since these open areas belong to the Rehoboth Town Council no compensation issues are present.

The proposed Township Establishment will include 8 new extensions within the Townlands of Rehoboth. The total area of the proposed sites is approximately 80 Hectares and is located on the northern side of Rehoboth. The exact locations in relation to the built-up area of Rehoboth can be seen in the maps below.

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The table below indicates the proposed number of erven that is planned on the respective portions as well as the size of the portion on which the township will be established.

LAND DESCRIPTION	APPROXIMATE SIZE (ha)	PRELIMINARY NUMBER OF ERVEN	PROPOSED EXTENSION NAME
Block H, Extension 3	10Ha	194	Extension 3
Block H, Extension 4	9Ha	193	Extension 4
Block H, Extension 5	11Ha	221	Extension 5
Block H, Extension 6	13Ha	269	Extension 6
Block H, Extension 7	12Ha	233	Extension 7
Block H, Extension 8	14Ha	193	Extension 8
A Portion of RE of Rehoboth Townlands No. 302	5Ha	Flexible Land Tenure (Undetermined)	Extension Number to be allocated by

			the Office of the Surveyor General
Erf 2209, Rehoboth Block E, Extension 6	4Ha	Flexible Land Tenure (Undetermined)	Extension 6

The proposed site will not be developed as the usual township establishment but will follow a flexible land tenure approach where the layout of the erven will more or less decided by the residents. This it is not possible for us to provide you with layout plans. Winplan would like to obtain clearance on the entire block in order for GIZ and the residents to plan freely on the ground.

4. EIA PROCESS

The Environmental Management Act (No 7 of 2007) stipulates that an Environmental Scoping Assessment is required if the following 'Listed Activities' are involved:

Activity No.	Activity Description
Energy Generation, Transmission and Storage Activities	
Activity 1 (b)	<i>The construction of facilities for the transmission and supply of electricity</i>
Waste Management, Treatment, Handling and Disposal Activities	
Activity 2.3	<i>Temporary storage of waste</i>
Forestry Activities	
Activity 4	<i>Removal of vegetation</i>
Land Use and Development Activities	
Activity 5.2	<i>Establishment of Land Resettlement Scheme</i>
Infrastructure	
Activity 10.1(a)	<i>The construction of water bulk supply pipelines</i>
Activity 10.1(b)	<i>The construction of public roads</i>

The BID forms the first part of this assessment. Based on the comments received and the findings of the scoping study, a Scoping Report will be drafted. The Scoping Report will include an assessment and Environmental Management Plan (EMP). The EMP will detail the measures to be implemented to ensure that all issues and impacts are managed and mitigated. Following this, the report will be finalised and submitted to the MET for review. If the MET is satisfied that a comprehensive impact assessment and public consultation process has been undertaken, then they will issue an ECC. However, if they determine that further studies and assessment are necessary, then they will require for the EIA process to be extended to a full EIA.

5. SCOPE OF WORK OF THE EIA

The EIA will cover all aspects relating to the construction, and operation of the project. A few key issues that will need be investigated:

IMPACT	CAUSE
Erosion & Sedimentation	Vegetation clearance
	Trenches & excavated areas
Ground and Surface	Waste disposal

IMPACT	CAUSE
Water Pollution	Hazardous material & liquid disposal
Habitat Destruction and Loss of Biodiversity	Vegetation clearance & removal of trees
	Erosion & sedimentation
	Poaching
Visual Aesthetics and Sense of Place	Vegetation clearance
	Poorly planned construction sites
	Insensitive infrastructure design and scale
Socio-Economic	Income generation and skills transfer (Employment)
	Economic benefit to the construction industry
	Dust and emissions
	Traffic safety
	Health, safety and security
Natural Resources (water & energy)	Unacceptable high levels of consumption
	Wastage

6. PUBLIC CONSULTATION

Any I&AP on the proposed township establishment, has an opportunity to participate and provide input. To register as an interested and affected party (I&AP), please send requests/responses to:

WINPLAN Town and Regional Planning Consultants
P. O Box 90761
Klein Windhoek

E-mail: Winplan@winplan.com.na

Tel: +264 (61) 246 761

7. REGISTRATION AND COMMENTS



**PROPOSED TOWNSHIP ESTABLISHMENT OF APPROXIMATELY 8 NEW EXTENSIONS
IN REHOBOTH
ENVIRONMENTAL IMPACT ASSESSMENTS (EIA) – BACKGROUND INFORMATION
DOCUMENT**

REGISTRATION AND COMMENT SHEET

WINPLAN Town and Regional Planning Consultants
P. O Box 90761
Klein Windhoek

E-mail: Winplan@winplan.com.na
Tel: +264 (61) 246 761

Title		Organisation	
First Name		Tel No.	
Surname		E-mail	
Postal Address			
Please register me as an I&AP so that I may receive further information during the EIA process.	Yes	No	

COMMENTS: Please comment on your issues of concern or suggestions you may have for the EIA process. Any other comments or queries are welcomed. You may use a separate sheet.



