

Project Name:	<b>BACKGROUND INFORMATION DOCUMENT FOR THE COMPLETION OF THE TOWN PLANNING PROCEDURES TO REZONE ERF 732, LÜDERITZ FROM 'RESIDENTIAL 1' TO 'GENERAL BUSINESS'</b>
The Proponent:	Narindonde Construction (Namibia) (Pty) Ltd
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**THE FOLLOWING IS A BACKGROUND INFORMATION DOCUMENT FOR THE ENVIRONMENTAL IMPACT ASSESSMENT AND ENVIRONMENTAL MANAGEMENT PLAN TO OBTAIN AN ENVIRONMENTAL CLEARANCE FOR THE COMPLETION OF THE TOWN PLANNING PROCEDURES TO REZONE ERF 732, LÜDERITZ FROM 'RESIDENTIAL 1' TO 'GENERAL BUSINESS'**

**1. Introduction**

**Green Earth Environmental Consultants** have been appointed by Narindonde Construction (Namibia) (Pty) Ltd to attend to and complete an Environmental Impact Assessment (EIA) and Environmental Management Plan (EMP) in order to obtain an Environmental Clearance Certificate for the completion of the town planning procedures to rezone Erf 732, Lüderitz from 'Residential 1' to 'General business' as per the requirements of the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 in GG 4878 of 6 February 2012).

The Background Information Document (BID) serves to convey information regarding the proposed project to Interested and Affected Parties (I&APs) to allow them the opportunity to comment on the proposed project.

This document contains the following information:

- A brief background on the proposed project.
- The approach to the environmental assessment process.
- Environmental and planning issues identified.
- How to become involved.

**2. Background Information on Project**

**2.1 Site details**

Erf 732, Burenkamp, Lüderitz is 799m<sup>2</sup> in extent and zoned 'Residential 1'. Several residential units (12 X flats) have been constructed on the erf and are used for residential purposes. This number of dwelling units is not allowed under the zoning 'Residential 1' which means that the use is in contravention of the stipulations of the Lüderitz Town Planning Scheme. To rectify the situation and to align the use of the Erf with the stipulations of the Scheme, Erf 732 must be rezoned to 'General business' with a bulk of 1.2. Under this zoning, a residential building, as primary use, is allowed under which the existing residential units (flats) can be accommodated. It is not intended to change the existing use or add any buildings to the erf. The use will remain residential as is. See map and photo showing the locality of Erf 732, Burenkamp, Lüderitz below:

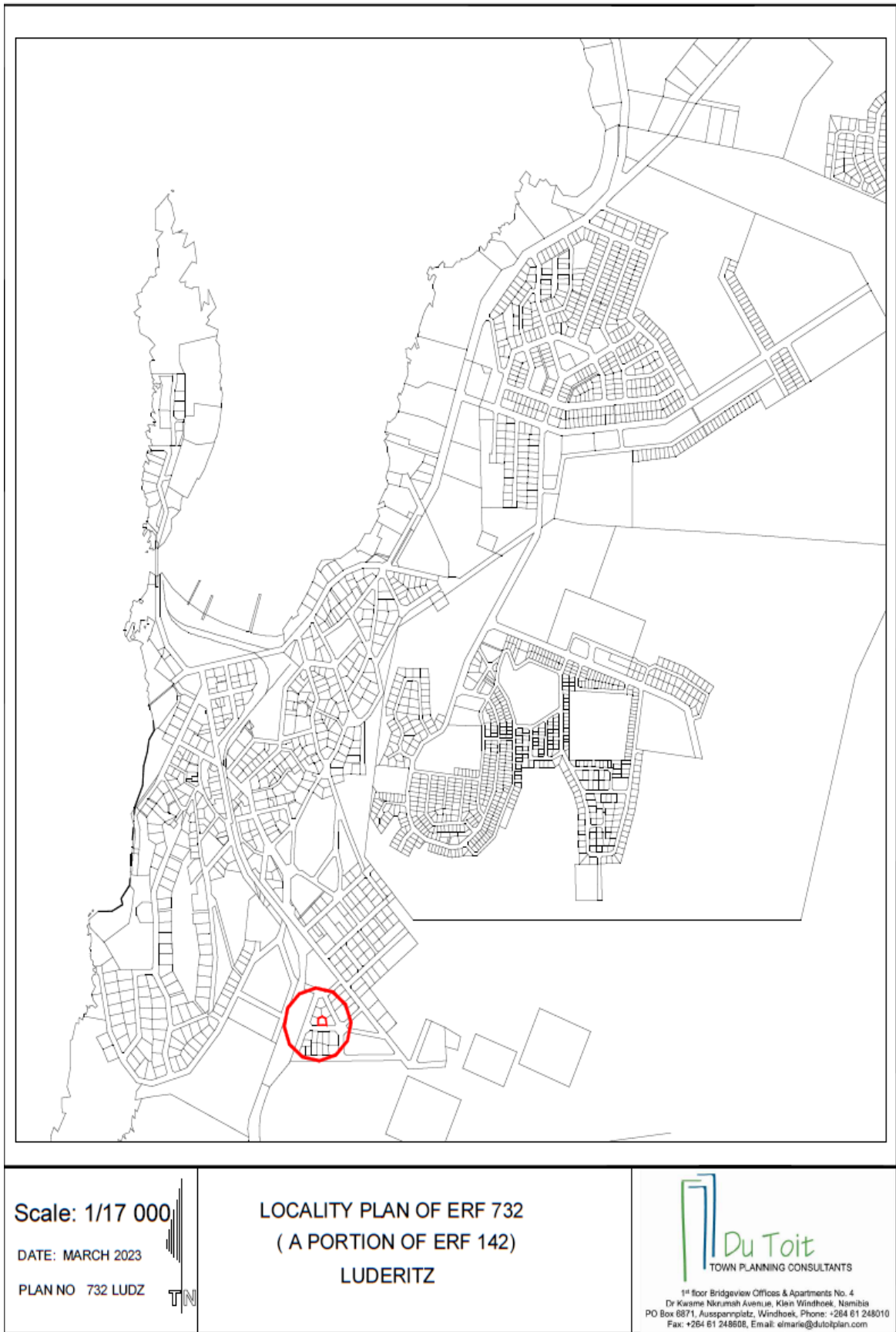


Figure 1: Locality Plan of Erf 732, Lüderitz



Figure 2: Locality Map of Erf 732, Lüderitz with Photo

### **3. Supporting Bulk Services and Infrastructure Provision**

The following bulk services are already present on the site:

#### **3.1. Access**

Erf 732, Lüderitz obtains access from the southern side of the Erf from Buren Street.

#### **3.2. Water supply / requirements**

Water to the Erf is obtained from the Lüderitz water reticulation network.

#### **3.3. Electricity**

Electricity is obtained from the Lüderitz electrical supply grid.

#### **3.4. Sewage disposal**

Only household sewer is generated on site from the toilet and the kitchen facilities of residents and visitors. This sewer is connected to the sewer system of Lüderitz.

#### **3.5. Storm water and drainage**

The natural flow of storm water and drainage have been accommodated in the planning and construction of the building and was approved under the building plans approved by Council.

#### **3.6. Solid waste**

The solid waste generated on the site is collected by the Lüderitz Town Council through their weekly waste collection and management system and disposed of at their approved landfill site.

#### **3.7. Fire protection**

The Proponent installed the necessary fire protection infrastructure / extinguishers as per the requirements of Lüderitz Town Council.

### **4. Listed activities triggered by the proposed project**

In terms of the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 in GG 4878 of 6 February 2012) an environmental impact assessment (EIA) report and management plan is required as the following listed activities are involved:

#### ***LAND USE AND DEVELOPMENT ACTIVITIES***

##### ***5.1 The rezoning of land from -***

***(a) residential use to business (commercial) use.***

The proposed project is thus subject to obtaining an Environmental Clearance.

## **5. Approach to the Environmental Assessment of the Project**

The purpose of the Environmental Impact Assessment is to consider social, ecological, legal and institutional issues related to the intended use of the land, guided by the principles and stipulations of the Namibian Environmental Assessment Policy (1995) and Namibia's Environmental Management Act (2007), to determine the desirability of the proposed activities on the suggested area and to develop an Environmental Management Plan (EMP) to mitigate and manage environmental issues identified in the process.

To accomplish the above, the impact study will be undertaken and based on the outcome of the findings; further specialists' investigation might be required to fully assess all impacts.

### **5.1. Aims of the Assessment Process**

- To ascertain existing environmental conditions on the site to determine its environmental sensitivity.
- To inform I&APs and relevant authorities of the details of the proposed activities and to provide them with an opportunity to raise issues and concerns.
- To assess the significance of issues and concerns raised.
- To compile an impact report detailing all identified issues and possible impacts, stipulating the way forward and identify specialist investigations required.
- To outline management guidelines in an Environmental Management Plan (EMP) to minimize and/or mitigate potentially negative impacts.
- To comply with Namibia's Environmental Management Act (2007) and its regulations (2012).

### **5.2. Methodology**

#### a) Desktop sensitivity assessment

Literature available on the area will be reviewed to determine potential environmental issues and concerns.

#### b) Site assessment (site visit)

This involves investigating the environmental parameters on site in order to enable further understanding of the potential impacts on site.

#### c) Involvement of Interested and Affected Parties

Stakeholders will be given the opportunity to comment on the proposed activities and engage in the planning process. The findings of the assessment process will be incorporated in the environmental impact assessment report.

## **6. Expected Impacts on receiving environment**

From previous experience with developments of this nature and comments received from Affected Parties, the following key impacts on the receiving environment can be expected:

### **6.1. Socio-economic environment**

- Community health issues - transmission of diseases from the construction team and support staff to the local community.
- Increase in criminal activities during construction.
- Cultural/heritage impacts.
- Employment will be created during construction and operation.

### **6.2. Bio-physical environment**

- Effect on natural and general ambiance of the area and surroundings.
- The use of water during construction and operations.
- The generation of dust during construction and operations.
- Material wastage (packing, building waste) polluting the site and neighbouring environment.
- Health and safety of construction and operational staff if not attended to satisfactorily.
- Impact on surface and groundwater.
- Noise during construction of bulk services as well as from the operations once constructed and in operation.
- Surface drainage systems (flow of surface draining systems).

These impacts and others which will be identified during the environmental scoping procedures and the engagement of the interested and affected parties will be evaluated to determine the significance of impact and if and how these impacts can be mitigated.

The above-named aspects will be covered in the Environmental Management Plan to be mitigated.

## **7. Public Involvement Program**

During the public consultation process, Green Earth Environmental Consultants do the following:

- Identify and inform key stakeholders, authorities, the local authority (municipality), and interested or affected members of the public (I&APs).
- Give notice of the proposed activity as per the requirement of the Regulations through national newspapers, site notices and letters.
- Provide I&APs with additional information on the proposed activity by sending them this Background Information Document (BID).
- Schedule a public meeting if there is enough public interest to which all registered and identified I&APs will be invited, facilitate stakeholder participation and engagement and



provide details of issues raised during the public involvement program and scoping exercise.

- Record all comments of I&APs, supported by responses provided by Green Earth, in a report to be included in the EIA.
- Inform the Proponent of comments relevant to the project's planning, implementation and operations and for inclusion in the EMP and consideration.

As an important part of the Environmental Impact Assessment process, you as stakeholder or interested member of the public are invited to find out more about what is being proposed, the implications thereof on the environment and/or to raise any issues or concerns.

Should you have any questions regarding the project, please contact **GREEN EARTH Environmental Consultants** at the contact details (*Charlie du Toit: 081 127 3145 or carien@greenearthnamibia.com*) provided on *Page 1* of this document. **The closing date for any questions, comments, inputs or information is 26 May 2023.**

