


Project Name:	<p align="center"><b>BACKGROUND INFORMATION DOCUMENT FOR THE COMPLETION OF THE TOWN PLANNING PROCEDURES TO REZONE ERVEN 322, 341 &amp; 342, OSHAKATI (OSHANA REGION) FROM 'SINGLE RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900M<sup>2</sup> TO 'BUSINESS' WITH A BULK OF 2.0</b></p>
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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 ERVEN 322, 341 & 342, OSHAKATI (OSHANA REGION) FROM 'SINGLE RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900M<sup>2</sup> TO 'BUSINESS' WITH A BULK OF 2.0**

## **1. Introduction**

**Green Earth Environmental Consultants** have been appointed by the Nakasole Shikongo Family Trust 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 Erven 322, 341 & 342, Oshakati from 'single residential' with a density of 1 dwelling per 900m<sup>2</sup> to 'business' with a bulk of 2.0 and consolidation of erven 321, 322, 341 and 342, Oshakati (Oshana Region) into one erf 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**

Erven 321, 322, 341 & 342 are in Oshakati Proper on the corner of Mandume Ndemufayo Street and Immanuel Shifidi Street. Erf 321 is already zoned 'business' while Erven 322, 341 & 342 are zoned 'residential' 1:900. All these erven are registered in the name of the Nakasole Shikongo Family Trust, the Proponent. It is the intension of the Proponent to consolidate the erven and to use it for commercial purposes. To be able to do that, Erven 322, 341 & 342, Oshakati must be rezoned from 'single residential' with a density of 1 dwelling per 900m<sup>2</sup> to 'business' with a bulk of 2.0 and the erven must be consolidated with Erf 322, Oshakati. See *Maps* below showing the locality of the Erven.

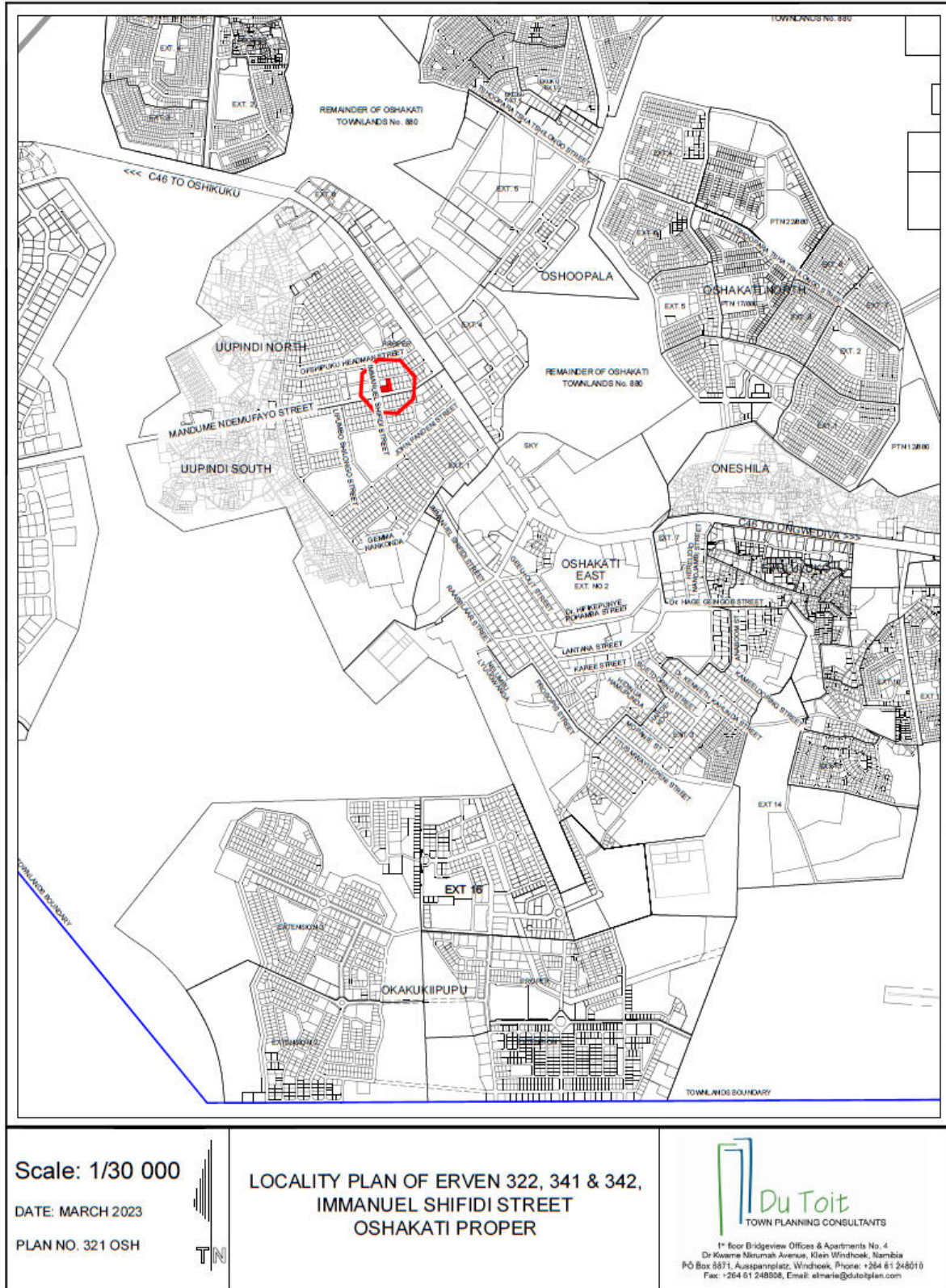


Figure 1: Locality plan of Erven 321, 322, 341 and 342, Oshakati



Figure 2: Rezoning Plan



Figure 3: Consolidation Plan

### 3. Development Proposal

The owner of the Erven intends to use it for business purposes. To create a suitable site that is large enough to construct a business building with enough parking and good access, the owner intends to consolidate the erven. Erf 321 is already zoned 'business' and is used for a bar, barbershop and car wash. To be able to consolidate Erven 322, 341 and 342 with Erf 321 it must be rezoned to 'business'. The erf sizes, zoning and current uses are summarised in the *Table* below:

Erf Number	Erf Size (m <sup>2</sup> )	Zoning	Current use
321	1543	Business	Bar, barbershop and car wash
322	923	Single residential	Residential, house empty
341	931	Single residential	Residential, house partly demolished
342	1552	Single residential	Vacant, no structures

### 4. Bulk Services

The site will have the following bulk services:

#### 4.1. Access

Access to the consolidated Erf will remain from Mandume Ndemufayo and Immanuel Shifidi Streets and the street located directly north of Erven 321 and 322.

#### 4.2. Water supply / requirements

The site will obtain water from the existing water reticulation network of the town. The individual erven are already connected to the Town's water supply network.

#### 4.3. Electricity

Electricity to the site will be obtained from Nored. The individual erven are already connected to the Nored electricity supply network.

#### 4.4. Sewage disposal

Only normal household sewer will be generated on site. The structures on site will link up with the existing sewer network of the town.

#### 4.5. Storm water and drainage

The natural flow of storm water and drainage must be minimally disturbed, and the natural flow accommodated where possible. The architect and project engineer must design and construct the structures to accommodate surface water/stormwater and ensure that it does not endanger neighbouring structures.

#### **4.6. Solid waste**

No noxious waste will be generated on site. Building waste generated during site preparation and construction must be removed by the contractor and disposed of at an approved building rubble site. Other waste generated during the normal operations of the site will be sorted and stored on site to be collected under the normal waste collection and management program.

The Proponent intends to appoint and contract specialist waste managers to collect and dispose of the waste generated on the site. The proponent must ensure that the subcontractors comply with the applicable Namibian Legislation, Policies and Practices.

#### **4.7. Fire protection**

The Proponent will put in the necessary fire protection infrastructure / extinguishers as per requirements of Town Council. It is advised that a specialist Fire Protection Specialist is contracted to introduce a proper fire protection plan with the required infrastructure and to oversee the annual auditing and maintenance of the infrastructure.

### **5. 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 industrial or commercial use.***

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

### **6. 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.



## **6.1. 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).

## **6.2. 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.

## **7. 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:

### **7.1. 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.

### **7.2. Bio-physical environment**

- Effect on natural and general ambiance of the area and surroundings.
- The clearing of some vegetation for the construction of structures.
- Animals and birds habituating on the site will be disturbed.

- 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.

## **8. 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 23 June 2023.**

