

NOTICE OF ENVIRONMENTAL IMPACT ASSESSMENT AND PUBLIC PARTICIPATION PROCESS FOR THE SUBDIVISION OF PORTION 185 TO 190 (PORTIONS OF PORTION 116) OF THE FARM OSONA COMMONAGE NO.65, OTJOZONDJUPA REGION: NAMIBIA

PLAN AFRICA CONSULTING CC



BACKGROUND INFORMATION DOUCUMENT

PROPONENT: GERALD JOHN CLAASEN

ENVIRONMENTAL IMPACT ASSESSMENT-JULY 2023

INTRODUCTION

The proponent, Gerald John Claasen the owner of Portions 185, 186, 187, 188, 189 and 190 (portions of portion 116) of the Farm Osona Commonage No.65 wishes to subdivide the portions into smaller portions and remainder (streets), The intention is to create 1ha portions to be used for the development of a Nature Estate as per schedule 8.14 of the Okahandja Zoning Scheme.

The proposed subdivision will contribute to effective and efficient use of land. The portions are currently zoned *Residential Estate* according to the Okahandja Zoning Scheme. Furthermore, the portions currently underutilized and is a liability for the owner. Therefore, subdividing the erf stimulates development of the area through intensification and other urban mechanisms. It is however important to note that land subdivision and creation of streets are listed Activities and cannot be undertaken without an Environmental Clearance Certificate.

The need for a site-specific Environmental Impact Assessment and Environmental Management Plan is for compliance with Namibia's Environmental Assessment Policy, Environmental Management Act (No. 7 of 2007) and the Environmental Assessment Regulations of 2012.

In this respect, Plan Africa Consulting CC is conducting an Environmental Impact Assessment and development of an Environmental Management Plan for the proposed subdivision, land servicing and residential estate development initiative.

PROJECT DESCRIPTION

The proposed Activities:

The intention is to create 1ha portions to be used for the development of a Nature Estate as per schedule 8.14 of the Okahandja Zoning Scheme. The proposed subdivision will create portions with a minimum size of 1ha. All portions in question are currently zoned in line with the proposed development, which is a primary use under the existing zoning and only portion 1 of Portion 189 which will be used for administration, management and leisure purposes of the Estate, hence the consent approval will be obtain from Okahandja Municipality.

The newly created portions will gain access from the proposed 10m wide internal streets with 26m wide Cul-de-sac

Portion Name	Size (ha)	Name of Owner	Title Deed No.	Zoning
Portion 185 of Portion 116 of the Farm Osona Commonage No. 65	8.3506	Jerry Claassen	T3486/2017	Residential Estate
Portion 186 of Portion 116 of the Farm Osona Commonage No. 65	7.5602	Jerry Claassen	T3487/2017	Residential Estate
Portion 187 of Portion 116 of the Farm Osona Commonage No. 65	8.5083	Jerry Claassen	T3488/2017	Residential Estate
Portion 188 of Portion 116 of the Farm Osona Commonage No. 65	8.0203	Jerry Claassen	T3489/2017	Residential Estate
Portion 189 of Portion 116 of the Farm Osona Commonage No. 65	7.1418	Jerry Claassen	T3490/2017	Residential Estate
Portion 190 of Portion 116 of the Farm Osona Commonage No. 65	7.5168	Jerry Claassen	T3491/2017	Residential Estate
Portion 192 of Portion 116 of the Farm Osona Commonage No. 65	8.5004	Jerry Claassen	T3493/2017	Residential Estate

THE PROPOSED SUBDIVISION AND DEVELOPMENT OF PORTIONS 185 TO 190 (PORTIONS OF PORTION 116) OF THE FARM OSONA COMMONAGE NO.65 – OTJOZONDJUPA REGION, NAMIBIA

PROJECT LOCATION

Portions 185 to 190 and Portion 192 are located just south of the Swakop River, and were part of Portion 116 of the Farm Osona Commonage No. 65, which was situated west of the B1 road just after/over the railway bridge up to the Osona Village Boundary



Figure 1: Proposed subdivision



Figure 2: Site of Portions 185, 186, 187, 188, 189 and 190 (portions of Portion 116) of the farm Osona Commonage No.65

Co-ordinates: (-22.049663°: 16.917522°

Osona Commongae No.65, Okahandja Otjozondjupa Region, Namibia

AIMS & OBJECTIVES OF THIS PROCESS

The aims of this EIA:

- To comply with Namibia's Environmental Assessment Policy, Environmental Management Act (No. 7 of 2007) with its 2012 EIA Regulations and the;
- Consult all interested and affected parties such as local residents and local council/ municipality, to ensure that their inputs are taken into account;
- To set up a grievance redressal system.
- To identify and Environmental and Social safeguards and concerns prior to project implementation.
- To assess the significance of issues and concerns raised;
- Review the legal and policy framework and its relevance to this project;
- To determine the environmental and social impacts of the development and assess site suitability
- To identify all environmental and social sensitivities that may be affected by the proposed development.
- Compile an Environmental and Social Impact Assessment Report (ESR) and Develop a clear and concise Environmental Management Plan (EMP) which includes recommendations and methods to minimize the identified negative environmental impacts of the proposed project.
- To institute processes for Environmental monitoring and management for compliance to the developed Environmental and Social Management Plan.

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ANTICIPATED PROJECT IMPACTS

Potential Impacts	Assessment to be Undertaken
Negative Impacts	
Land Use Change (Aesthetic value)	Baseline Assessment and Sensitive Receptors Mapping
Impacts on fauna and Flora	Vertebrate fauna (wildlife) and flora (vegetation) baseline assessment.
Impacts on surface and groundwater resources	Surface and Groundwater Assessment
Health and Safety hazards	Baseline assessment
Cumulative impacts of the project Operation	Construction Environmental Compliance Monitoring and Reporting
Positive Impacts	
Employment creation	Business Linkages
Affordable Housing	

THE PUBLIC PARTICIPATION PROCESS

The Public Participation Process (PPP) is an integral part of the Environmental and Social Impact Assessment process by providing for a platform to all Interested and Affected Parties (I&APs) to obtain information about the proposed project, to review project documentation, to provide input and voice any concerns concerning the project.

A public meeting will be conducted and this meeting will avail an opportunity to comment, ask questions and raise any concerns regarding the project implementation. All comments will be recorded and considered in the Environmental Assessment report that will be submitted to the Ministry of Environment for review. In addition, conditions for environmental compliance monitoring will also be derived from the public meeting and stakeholders' recommendations.

HOW TO PARTICIPATE?

This Public Consultation process forms an important component of the Environmental Assessment process. It is defined in the EIA Regulations (2012), as a "process in which potential interested and affected parties are given an opportunity to comment on, or raise issues relevant to, specific matters" (S1).

You can participate through the following:

- Responding to the newspaper adverts for public meeting, availability of scoping report and decision made by MET.
- Attending a consultation meeting on 21 July October 2023. The participation and commenting period is effective until 27 July 2023. Further details will be communicated to Interested and Affected Parties (I&APs).

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REGISTRATION AND COMMENTS FORM

ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT: THE PROPOSED SUBDIVISION OF PORTIONS 185 TO 190 (PORTIONS OF PORTION 116) OF THE FARM OSONA COMMONAGE NO.65- OTJOZONDJUPA REGION, NAMIBIA

KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO:

Plan Africa Consulting cc
Telephone: +264 61212096
Email: jasendalinus@gmail.com

PERSONAL DETAILS

Name & Surname.....

Postal Address.....Email

Town..... Phone Number

Does the proposed project affect you in any way?

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**Do you have any points of concern or support regarding the proposed projects?
If “yes”, please briefly list these in point format:**

YES / NO

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Do you wish this project to proceed?

YES / NO

SIGNATURE: