

# **ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED ACTIVITY IN ORANJEMUND**

Rezoning of Erf 1131, Oranjemund  
Extension 3

List of triggered activities identified  
in the EIA Regulations which apply  
to the proposed project.

## **Activity 5.1 (a) Land Use and Development Activities**

The rezoning of land from  
Residential use to industrial or  
commercial use.

## **BACKGROUND INFORMATION DOCUMENT**

### **1 PURPOSE OF THIS DOCUMENT**

The purpose of this Background Information Document (BID) is to brief Interested & Affected Parties (I&AP's) about the Environmental Impact Assessment (EIA) being undertaken for the proposed development activities in Oranjemund.

The BID also provides an opportunity for I&APs to register for the EIA process and to submit any initial comments or issues regarding the proposed project.

### **2 BACKGROUND INFORMATION**

The Oranjemund Town Council, hereinafter referred to as the proponent intends to undertake the following activities:

#### **a) Rezoning of Erf 1131, Oranjemund Extension 3 from "Single Residential" to "General Business".**

In terms of the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations

(Government Notice No. 30 of 2012), the listed activities indicated above were triggered by the proposed project.

The proponent commissioned this EIA and appointed Stubenrauch Planning Consultants (SPC) to undertake the necessary activities to enable an application for an Environmental Clearance with the Environmental Commissioner as prescribed by the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012). In line with Regulation 21(2) of the mentioned EIA Regulations, this BID is distributed to potential I&APs as part of the public consultation process for this EIA.

This Environmental Assessment will therefore be undertaken to determine the potential environmental and socio-economic impacts associated with the proposed development activity.

## 3 DEVELOPMENT DESCRIPTION

### 3.1 Locality

Erf 1131, Oranjemund Extension 3 is located within the neighbourhood of Oranjemund Extension 3, as shown in **Figure 1** below. The erf is situated along Seventh Avenue and measures approximately 1,167 m<sup>2</sup> in extent.

### 3.2 Ownership and Status Quo

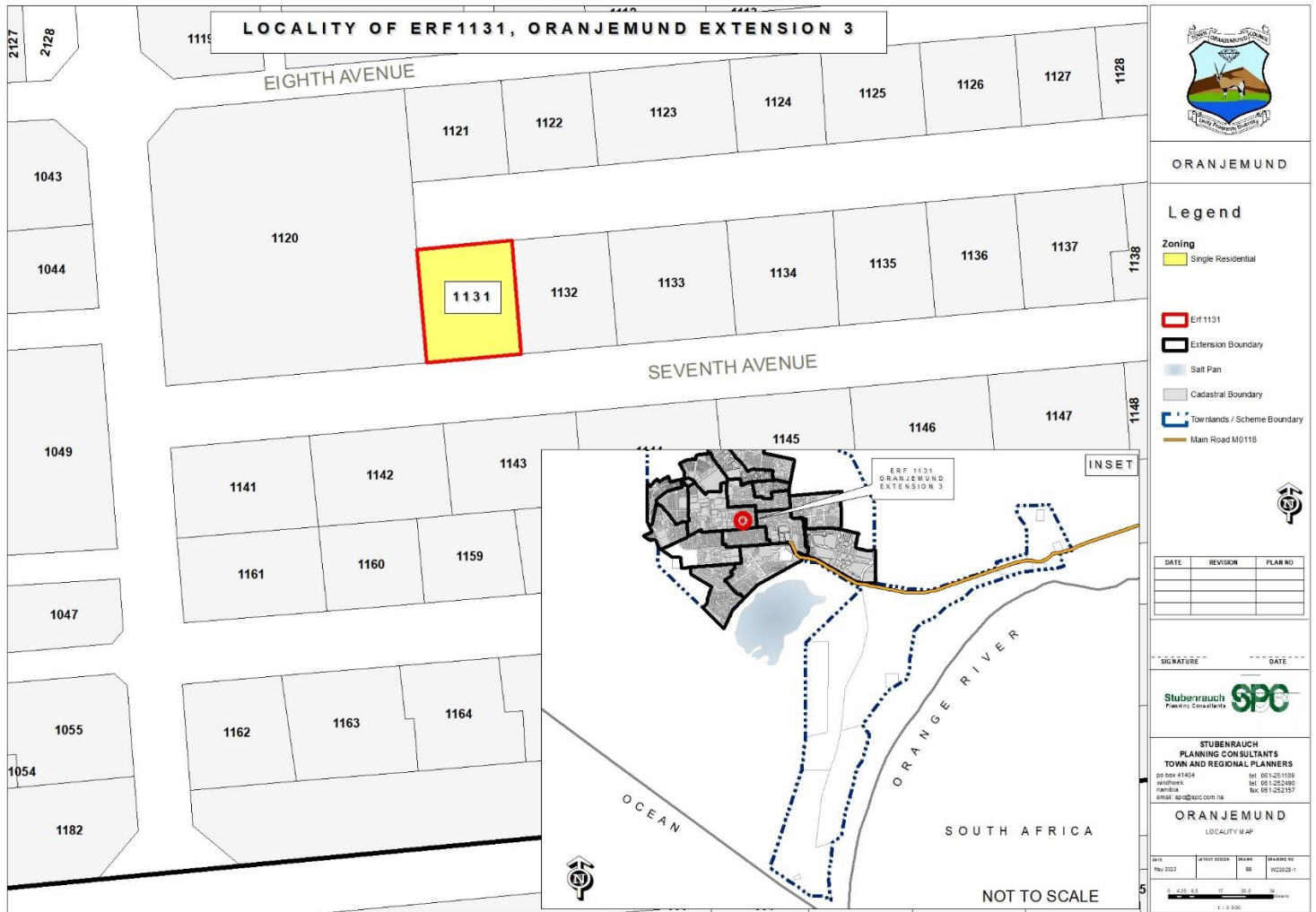
According to the Certificate of Registered Title No. T5301/2015, the ownership of Erf 1131, Oranjemund Extension 3 vests with the Oranjemund Town Council. Erf 1131, Oranjemund Extension 3 which is to be rezoned, currently accommodates a single dwelling unit as shown in **Figure 3**.

### 3.3 Zoning and Rezoning

In terms of the Oranjemund Zoning Scheme, Erf 1131 is zoned "Single Residential". The Erf 1131, Oranjemund Extension 3 is to be rezoned from "Single Residential" to "General Business" as shown in **Figure 3** below. The erf is surrounded by "Single Residential", "Business" erven and an "Institutional" erf.

**Table 1:** Rezoning of Erf 1131, Oranjemund Extension 3 from "Single Residential" to "General Business".

Erf Number	± Size (m <sup>2</sup> )	Current Zoning	Proposed Zoning
Erf 1131	1167	Single Residential	General Business



**Figure 1:** Locality map of Erf 1131, Oranjemund Extension 3

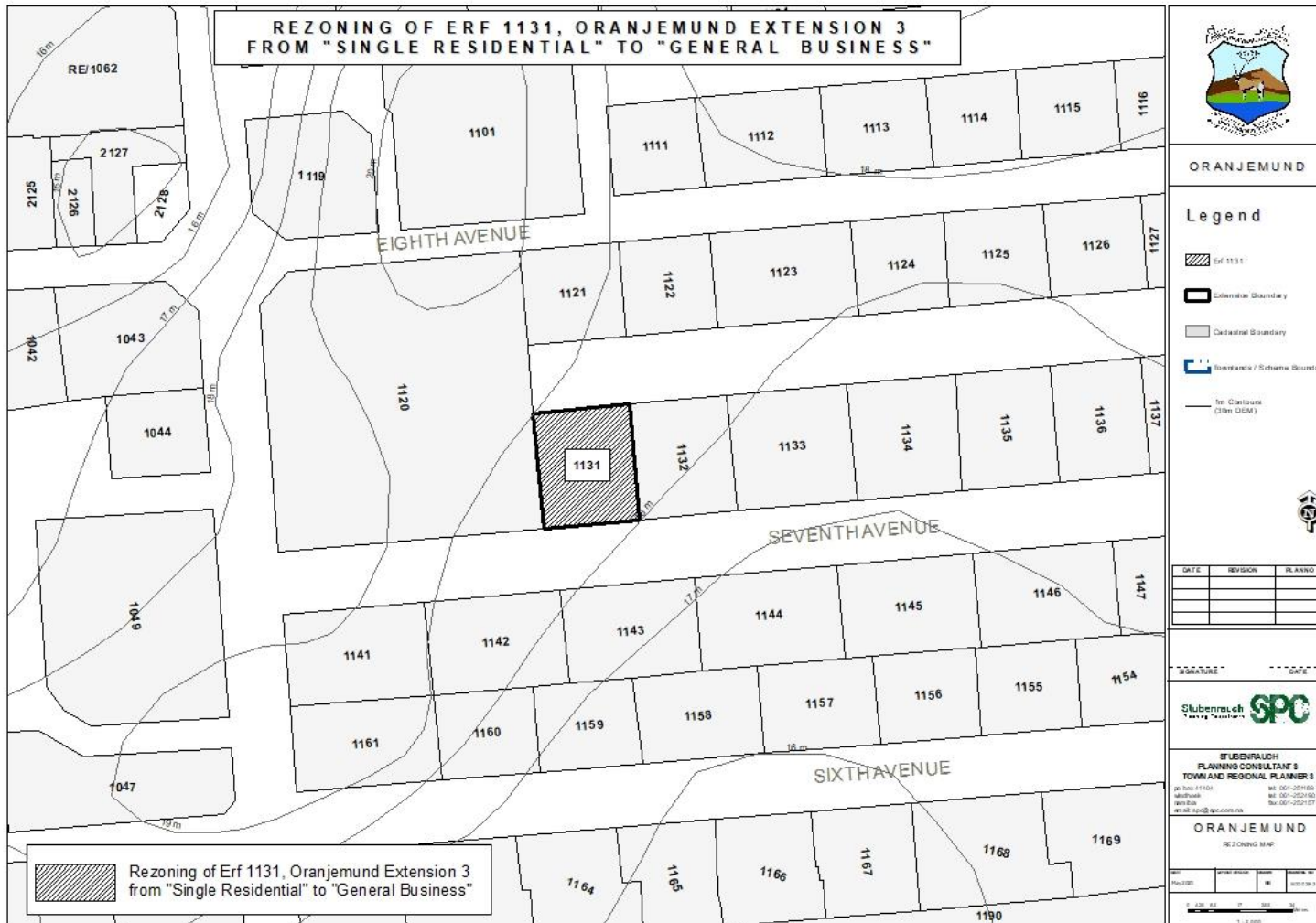
### 3.3 Proposed Development

The Oranjemund Town Council intends to rezone the Erf 1131, Oranjemund Extension 3 from “Single Residential” to “Business”. The erf is surrounded by “Single Residential”, “Business” erven and an “Institutional” erf. The proposed rezoning of Erf 1131, Oranjemund Extension 3 from “Single Residential” to “General Business” will enable the owners of Erf 1131 to maximize on their property, by operating business activities in their current Erf in order to strengthen the existing business node within Oranjemund Extension 3. This business node continues to expand due to the increasing opportunities within the town.

Erf 1131, Oranjemund Extension 3 which is to be rezoned, currently accommodates a single dwelling unit, and the owners have resolved to rezone their property from “Single Residential” to “General Business”.

The subject Erf 1131 is near business erven, and as such, encourages owners to rezone other land uses to business. The rezoning will ensure maximum utilization of Erf 1131, Oranjemund Extension 3 and further encourage investment, economic diversity and promote employment opportunities and avail more services to the Oranjemund community.

There are conditions or servitudes registered against Erf 1131, Oranjemund Extension 3 which may prohibit the proposed rezoning for the purposes of operating business activities on the subject erf. Therefore, the proposed rezoning of Erf 1131, Oranjemund Extension 3 from “Single Residential” to “General Business” will enable the Oranjemund Town Council to generate additional revenue through rates and taxes. These funds can then be directed towards upgrading municipal service delivery and social facilities.



**Figure 2:** Rezoning of Erf 1131, Oranjemund Extension 3 from “Single Residential” to “General Business”





**Figure 3: Areal map of Erf 1131, Oranjemund Extension 3**



Figure 4: Erf 1131, Oranjemund Extension 3 Surrounding Land Uses



## 4 ENVIRONMENTAL BASELINE

### 4.1 Overview

The environmental and social setting of the proposed project area is briefly described in this section. The detailed description of these environmental features will be fully presented in the environmental scoping report.

### 4.2 Biophysical Environment

#### 4.2.1 Fauna and Flora

Oranjemund forms part of the Succulent Karoo Biome and the Succulent Steppe vegetation type. Succulent shrubs are the dominant structure found within this vegetation type with sand, gravel and calcrete being the dominant soils in the area. All endemic plant species found within the proposed project area are to be drought tolerant, drought resistant or succulent. Within the Succulent Karoo Biome there is a great diversity of plants. Thus, the number of protected species within this biome is very large thus making it a very important area in terms of biodiversity in the country (Twenty Namibian Trees, 2011).

The population of wildlife such as the Oryx, jackals, etc. occasionally occurs in the area surrounding Oranjemund. Due to the vegetation type, which is not too ideal for grazing, livestock farming is not possible. The area also has high numbers of endemic plants, reptiles, and frogs as well as a variety of mammals and other animals (Robertson, Jarvis, Mendelsohn, & Swart, 2012).

#### 4.2.2 Geology and soils

The subject area belongs to the Nama Group geological division. Due to the predominantly horizontal bedding, rocks of the Nama Group tend to weather and erode in layers, resulting in flat plains, with major drainages forming canyons and gorges. Erosion produces rock fragments or clay-size particles and rivers accumulate very little sandy alluvium. The western boundary of the Nama Group is clearly defined as the major escarpment adjacent to the Schwarzrand, while to the east, the escarpment of the Weissrand, made up by younger deposits of the Stampriet basin, forms the natural boundary (Mendelsohn, Jarvis, Roberts & Roberston, 2002).

#### 4.2.3 Hydrology and Hydrogeology

The //Kharas Region is an arid zone with low and erratic rainfall of about 50-100 mm/annum, which can occur in the summer and winter seasons. Oranjemund obtains its local water supply from groundwater in an old palaeo-channel of the Orange River just upstream of the town. The coastal zone is underlain by both saline and fresh water shallow aquifers. The former is recharged constantly by the sea and the latter by the river, especially when the river is in high flow (Ministry of Water Agriculture and Forestry, 2011).



### 4.3 Social Environment

The population of the //Kharas region is reported to be **77,240** people with Oranjemund being approximately **3,908** people (NSA, 2014).

### 4.4 Engineering Services

#### Electricity, Water, and sewer

Erf 1131, Oranjemund Extension 3 is fully connected to the municipal reticulation system of the Oranjemund Town Council, which consists of water, electricity and sewer connections, this connection will be maintained.

#### Storm Water

Storm water run-off will be accommodated as per the natural drainage patterns on the subject Erf 1131 Oranjemund Extension 3. Any additional measures will be undertaken in accordance with the Oranjemund Town Council's drainage system.

### 4.5 Access Provision

Erf 1131, Oranjemund Extension 3 will continue to gain access from the existing internal street network located adjacent to the subject erf. In addition, adequate on-site parking has been provided in accordance with the Oranjemund parking requirements.

## ENVIRONMENTAL ASSESSMENT PROCESS

- Establishing environmental risks of the intended project
- Establishing mitigation protocol
- Preparing the draft Environmental Assessment Report (EAR) and Environmental Management Plan (EMP)
- Public reviewing of Draft EAR and EMP
- Preparing the final EAR & EMP and submitting to MEFT
- Awaiting decision from Authorities
- Communicating decision to Interested & Affected Parties

## 5 POTENTIAL IMPACTS

The following potential impacts have been identified so far should the subject portion become developed:

- **Traffic Impacts:** During construction the movement of construction material to and from site may cause additional traffic. Traffic may also be increased in the area once the areas are fully developed.
- **Disturbance:** During construction the surrounding property owners and community members may be disturbed by the construction activities.
- **Waste:** During construction and operation, waste may be generated on site which would have to be disposed of at an approved landfill site.
- **Ground and surface water impacts:** may be experienced during construction due to the use of machinery and chemicals to construct the roads and services infrastructure as well as during operational activities.

- **Dust and noise** may be generated during construction activities.
- **Visual Impact:** The area is currently mostly undeveloped as such there may thus be a change in visual characteristics of the site once it becomes developed.
- **Employment Creation:** During construction temporary jobs may be created for the construction of the associated services.
- **During operation:** should the proponent expand their business activities this could increase the supply of the services that they offer in the area which could be useful to the market they are supplying their services to.

More potential impacts of the proposed activity will be identified upon consultations with the public and further research on the area.

## 6 PUBLIC CONSULTATION

The Environmental Impact Assessment process involves interaction with people who are interested in, or who could be affected by the proposed development and/or operational activities of the proposed Oranjemund development. As part of this process communication will be sent out to various potential I&APs and Line Ministries in addition to the public notices to be placed in the newspapers, on the site and around the subject area to obtain comments on the proposed developments.

## 7 ALL STAKEHOLDER/INTERESTED & AFFECTED PARTIES (I&AP)

***Public participation process gives you the opportunity to:***

- Obtain information about the proposed project.
- Raise any environmental issues relating to the project.

***How can you be involved?***

- By responding to the invitation advertised in the newspapers
- By registering as an I&AP, for your name to be added to our register list.
- Submitting your comments or requests in writing.

We are inviting the public to participate by contributing issues and suggestions regarding the proposed projects on or before **11 August 2023**. For further information, or concerns, I&APs can complete the register below:

## 8 REGISTRATION AND COMMENTS

<b>Participant Name:</b>	<b>Organization/Affiliations:</b>
<b>Position:</b>	<b>Telephone:</b>
<b>Fax:</b>	<b>E-Mail:</b>

<b>Postal Address:</b>
<b>Comments/Suggestions and Questions:</b>

Please fill in particulars and return completed document to be registered as an Interested & Affected Parties (I&AP) to:

<b>Stubenrauch Planning Consultants (SPC)</b> <b>Tel: 061 25 21 57</b> <b>E-Mail: <a href="mailto:bronwynn@spc.com.na">bronwynn@spc.com.na</a></b>
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