

EXECUTIVE SUMMARY

Introduction

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

- **Rezoning of Erf 1131, Oranjemund Extension 3 from “Single Residential” to “General Business”.**

The above development triggers listed activities in terms of the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012).

As such the proponent appointed Stubenrauch Planning Consultants (SPC) to undertake an independent Environmental Assessment (EA) in order to obtain an Environmental Clearance Certificate (ECC) for the above activities. The competent authority is the Ministry of Environment, Forestry and Tourism: Department of Environmental Affairs and Forestry (MEFT: DEAF).

Project Description

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 neither conditions nor 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.

Public Participation

Communication with Interested and Affected Parties (I&APs) about the proposed development was facilitated through the following means and in this order:

- A Background Information Document (BID) containing descriptive information about the proposed activities was compiled and sent out to all identified and registered I&APs via email on **21 July 2023**;
- Notices were placed in the New Era newspapers dated **21 July 2023 and 28 July 2023**, briefly explaining the activity and its locality, inviting members of the public to register as I&APs (**Appendix B**); and
- A notice was fixed at the project site (see **Appendix A**);

Public consultation was carried out according to the Environmental Management Act's EIA Regulations. After the initial notification, the I&APs were given two weeks to submit their comments on the project (until **11 August 2023**). The comment period will remain open until the final scoping report is submitted to MEFT.

The Draft Scoping Report will be circulated from the **18 August 2023 until the 01 September 2023** so that the public could review and comment on it. The overall commentary received from the public on

the draft report will be documented in the comments and responses report document of this report.

Conclusions and Recommendations

With reference to **Table 8**, none of the negative construction phase impacts were deemed to have a high significant impact on the environment. The construction impacts were assessed to a **Medium to Low (negative)** significance, without mitigation measures. With the implementation of the recommended mitigation measures in Chapter 7 as well as in the EMP, the significance of the construction phase impacts is likely to be reduced to a **Low (negative)**.

With reference to **Table 8**, none of the negative operational phase impacts were deemed to have a high significance impact on the environment. The operational impacts were assessed to a **Medium (negative)** significance, without mitigation measures. With the implementation of the recommended mitigation measures in Chapter 7 as well as in the EMP, the significance of the construction phase impacts is likely to be reduced to a **Low (negative)**.

It is recommended that this project be authorised because should the development not proceed the subject area will remain in its current state with business units not provided with own registered erven and no additional revenue incomes to be generated. The local community is expected to benefit from the development as a result of the potential job opportunities during construction as well as the increased development within the area. Furthermore, the community of Oranjemund are further expected to benefit from the "Business" zoned erven that will create employment

opportunities for the locals. The significance of the social impact was therefore deemed to be Medium (positive).

The “no go” alternative was thus deemed to have a High (negative) impact, as all the benefits resulting from the development would not be realised.

The significance of negative impacts can be reduced with effective and appropriate mitigation provided in this report and the EMP. If authorised, the implementation of the EMP should be included as a condition of approval.