

BACKGROUND INFORMATION DOCUMENT (BID)

ENVIRONMENTAL IMPACT ASSESSMENT & ENVIRONMENTAL MANAGEMENT PLAN (EMP) FOR PROPOSED MIXED -USE TOWNSHIP DEVELOPMENT ON PORTION 100 OF REMAINDER OF THE FARM OF HENTIES BAY TOWNLAND NO. 133 SITUATED NORTH DUNE OF HENTIES BAY, ERONGO REGION, NAMIBIA (New Application)

ERONGO CONSULTING GROUP

MAIN OBJECTIVE OF THIS DOCUMENT

The purpose of this document is to:

- To apply for the acquisition of the Environmental Clearance Certificate (ECC) for the proposed mixed township development and/or township establishment on portion 100 of the remainder of the farm of Henties bay townland no. 133.
- To provide a brief background, changes of the land use of the proposed township development project and its proponents;
- Comply with Namibia's Environmental Assessment Policy, Environmental Management Act (2007) and its February 2012 EIA Regulations;
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- Provide for the Compliant and updated Environmental Management Plan for the project and explain all matters in relation to the Bio-physical environment of the project area;
- Identify and assess impact related to the construction, operation and later decommissioning of the certain parts of the development, associated infrastructure and propose suitable mitigation strategies.
- To explain the process that was followed during the Environmental Scoping Study;

1.1 INTRODUCTION

KANDJUMBI CONSTRUCTION AND PLUMBING CC is the proponent and developer that acquired a portion of land from the Henties Bay municipality through sale by way of a private treaty. The proponent has proposed to establish and develop a mixed-use township development project on the piece of land acquired. The project is on 25 Hectares of Land, undeveloped,

vacant and not operational. The project site area is situated at Henties bay townland no. 133 on the north Dune, situated about +- 2 kilometres North of Henties bay Central Business district. The project site is vacant, zoned undetermined and an application for alienation by private treaty was approved by the Henties Bay Municipality and was subsequently recommended for approval to the Minister of Urban & Rural Development, who subsequently approved the land alienation /land sale to Kandjumbi Construction and Plumbing Cc.

The project's proposed development concept Is estimated to cost N\$ 40 million including land servicing and project Activities will include;

- construction of (220) two hundred houses, middle & high class,
- x 3 General Residential zoned ervens with land scaping and parking spaces,
- Students' accommodation and a shopping Convenient mall comprising of several compartments and ablution facilities and office.
- Institutional land use and Business properties
- The flats and the office blocks will have lifts to cater for the upper floors.

- Public open spaces and streets

Other basic services such as water and electricity services will be provided and established by ERONGORED on the facility on the expense of the developer once the clearance is acquired. The site is associated with barren desert dunes only, with no existence of plants or vegetation on the site. there is no existence of protected and unprotected plant on-site. The site has no profound ground and no surface watercourse and no wildlife conservation areas.

It is therefore required as per the Environmental Act no. 7 of 2007 that a scoping report and a relevant Environmental Management Plan be crafted and submitted for approval. The compliance report detailing with such environmental changes and impacts is thus required to be compiled and submitted to the environmental commissioner for approval. Hence this submission.

According to the proponent, the proposed mixed township development shall serve as a precious, modest landmark development that shall market and enrich the local diversity of Henties Bay town to suit the local and international standard, which shall boost the local socio-economic, promote and

improve surrounding property values, market and competitive employment creation, promote the beautiful scenery, aesthetics of Henties Bay.

This proposed township development with the proposed land use is in line with the Henties Bay Zoning Scheme of 2021 and the Henties Bay structure plan which permits and allows the development of mixed township development as priority growth developments.

The project site, Portion 100 of the remainder of Henties Bay townland no. 133 is 25 hectares in size and located at the Henties bay beach front North of Henties Bay. The portion is about 100 high water mark from the ocean view. It is estimated that the total capital cost of the proposed mixed township development is N\$ 40 million inclusive of town planning statutory processes, land servicing, infrastructure development. The project is expected to create about 150 jobs on the construction phase of the 220 houses, about 150 workers on the operational phase of development. It is therefore expected that the proposed development shall create a total sum of about 350-450 permanent jobs once the project becomes operational

This site falls under the jurisdiction of the Henties Bay Local Authority who have also give approval and permission to allow

the proposed township development. The project site is open varsity desert townland which was and has not been utilised for any uses. The project site is slightly disturbed, no sensitive vegetation species. The project site has no utility services such as water, electricity and sewer but have bulk services situated few meters from the project portion.

The intention for applying for the Environmental clearance certificate is therefore to ensure the identify different environmental factors and issues that might affect the environment as a result of the implementation of the proposed project, to ensure the incorporation of the new proposed project activities of the mixed township development into the environmental management plan (EMP) for possible identification of major environmental issues, for continuous application of suitable mitigation, monitoring of operational activities of the proposed mixed use township development. This will demand the accountability of the project to operate in a profitable, eco-friendly and sustainable way. The aim is to follow the Principles of Eco-development and offer clients the attraction that conserves the environment and improves the well-being of local people. Eco-project development is about uniting conservation, communities, and sustainable

environmentally friendly project by minimizing impact on the environment

- To minimize the impact of new township development on the Environment, including natural resources, local residents and existing surrounding land uses;
- To ensure site selected for township development is appropriate for long term operation and that methods are sustainable;
- To ensure proper consideration of the effects of new developments on township development; and,
- To ensure compliance with environmental requirements.
- Provide training and empowerment for local communities to achieve sustainable development in the region
- create jobs for the local community (estimated about 450 skilled and unskilled to be employed)

KANDJUMBI CONSTRUCTION AND PLUMBING CC has appointed ECG to apply for an Environmental Clearance Certificate from the Ministry of Environment, forestry & Tourism to obtain approval for environmental clearance for the proposed development for compliance purposes. The Environmental Impact Assessment (EIA) will be conducted under the requisites

of the Environmental Management Act (EMA) (Act 7 of 2007) and its Regulations (2012).

1.2 LOCALITY

The project site is called portion 100. The portion is already surveyed with utility bulk services located on the adjacent land. This project area is a portion of the remainder of the farm of Henties Bay townland no. 133 situated North of Henties bay near UNAM satellite Campus. The size of the portion is 25 hectares.

1.3 THE MIXED-USE TOWNSHIP DEVELOPMENT PROJECT ACTIVITIES

The following facilities are planned to be established on the site.

- portion internal subdivision (indicative of proposed land use zonings)
- Project site levelling, planning, design & submission of building plans
- construction of (200) two hundred houses, middle & high class,
- A luxury 3-star hotel with land scaping and parking spaces,
- A shopping Convenient mall comprising of several compartments and ablution facilities and office.

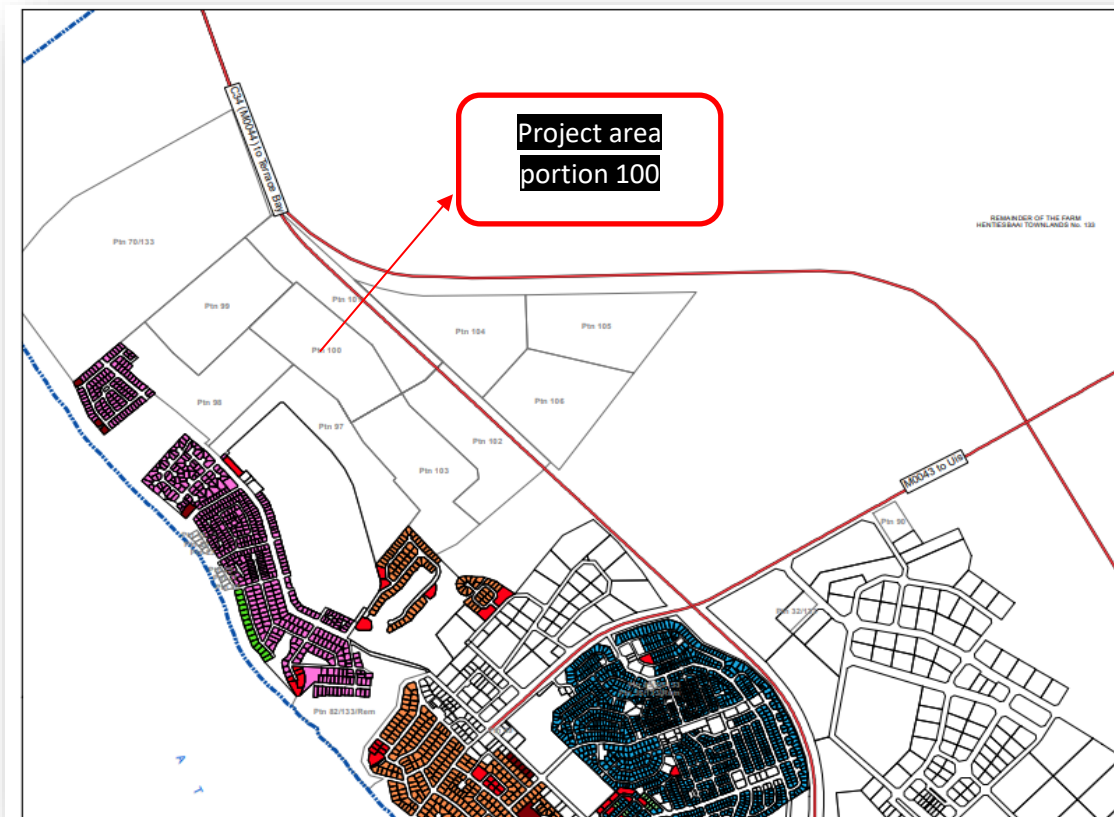
— Institutional land use and affordable student accommodations

The EIA process to be followed:

ECG has and will follow the Environmental Impact Assessment Process prescribed in the Environmental Management Act (2007) to identify issues of concern.

1.5 CONCLUSION

It should therefore be noted that during various site visits, monitoring and analysis, human settlement and surrounding commercial activities has caused physical changes and disturbance to surrounding the project site, hence the EIA to be conducted shall take in consideration these adversaries.



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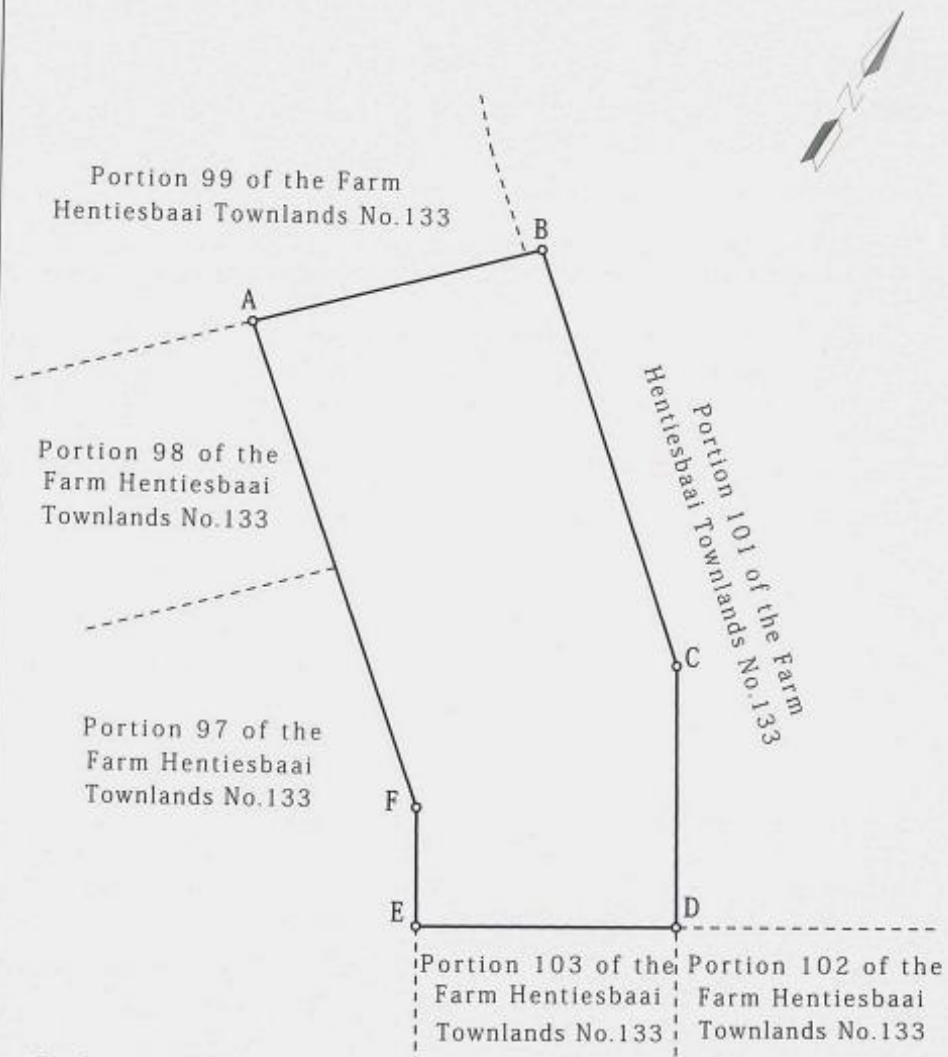
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25 JUL 2019

No.A479/2019

for SURVEYOR-GENERAL

SHEET 2 OF 2 SHEETS



PORTION 100 OF THE FARM HENTIESBAAI TOWNLANDS NO.133

[Signature]

NATHANAEL HANGULA
Professional Land Surveyor

Surveyed in January 2019 by me

1.7. REGISTRATION COMMENTS

Participant Name:	Organisation/affiliations:
Position:	Telephone:
Fax:	Email:

Postal address:
Comments/suggestion and questions:

Please fill in particulars and return completed document to be registered as an Interested and Affected Parties (I&AP) on or before the **18 September 2023:**

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