

ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED ACTIVITY IN OUTAPI

Permanent Closure, Rezoning and
Subdivision of Erf 1089, Outapi
Extension 4

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

5.1 (d) Land Use and Development

The rezoning of land from -use for
nature conservation or zoned open
space to any other land use (the
proposed project included the
rezoning of land from Public Open
Space to Residential)

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 Outapi.

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

- **Permanent Closure of Erf 1089 Outapi Extension 4**
- **Rezoning of Erf 1089 Outapi Extension 4 from “Public Open Space” To “Residential”;**
- **Subdivision of Erf 1089, Outapi Extension 4 into Erf A/1089, B/1089, C/1089 and the Remainder.**

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 to the left 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 Certificate (ECC) 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 1089 is located in the neighbourhood of Outapi Extension 4, as depicted in **Figure 1** below.

Erf 1089, Outapi Extension 4 measures 1308m² in extend and is owned by the Outapi Town Council. The subject erf is currently vacant with no physical structures on-site and has a steady slope of less than 1:100 with no vegetation on-site as depicted on **Figure 2** below.

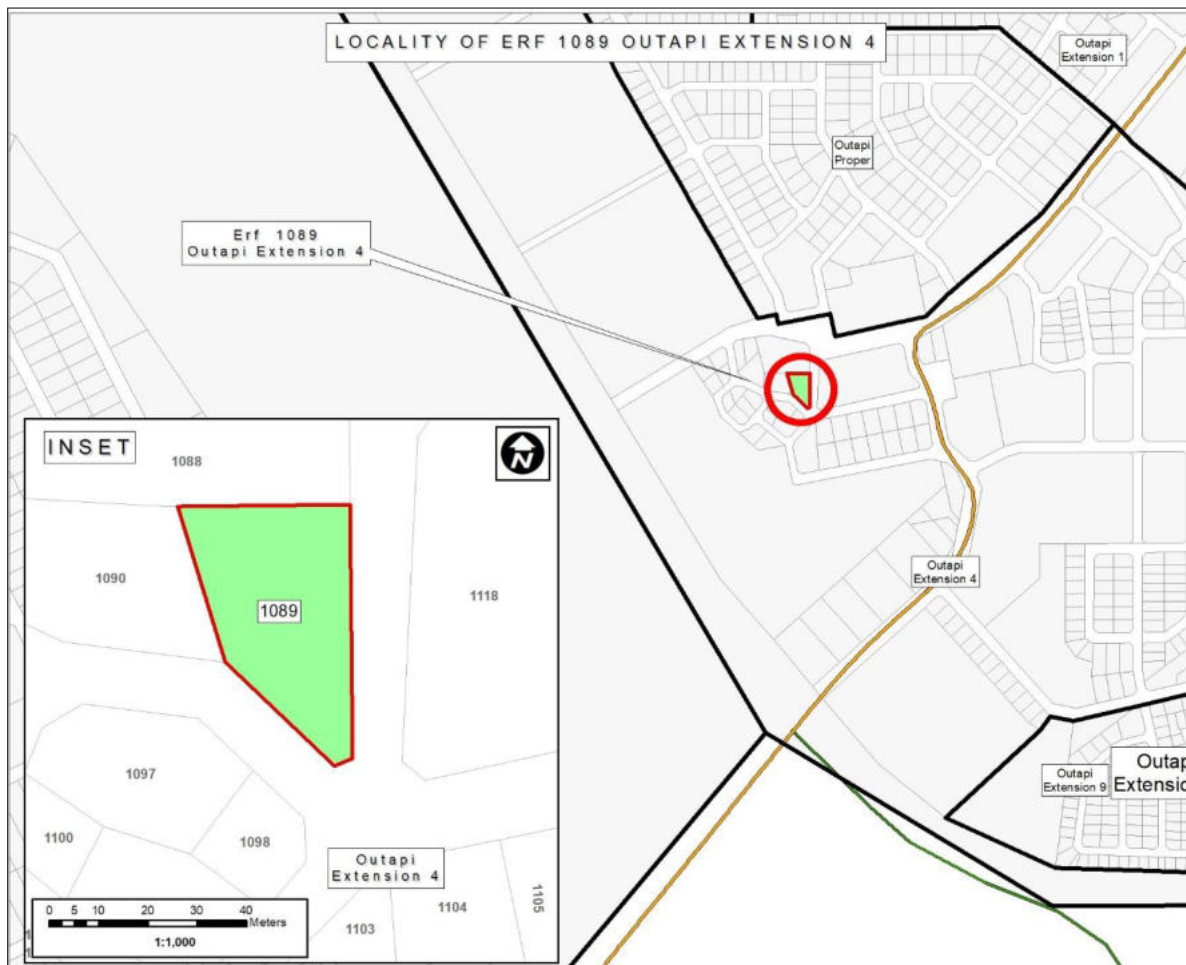


FIGURE 1: Locality Map of Proposed Project



FIGURE 2: AERIAL PHOTO CLIP

3.2 Proposed Development

The Outapi Town Council has opted to address the increased demand for housing by repurposing vacant erven owned by the Outapi Town Council for residential purposes.

It is therefore the intension of the proponent to permanently close Erf 1089, rezone from “Public Open Space” to “Residential” and subdivide Erf 1089 into 3 Erven and Remainder.

The proposed Closure, Rezoning and Subdivision will create more residential Erven that will help to address the increased demand for housing in Outapi.

3.2.1 The proposed Permanent Closure

The Proponent intends to Permanently close Erf 1089 Outapi Extension 4 is required for the proposed rezoning of Erf 1089 as it is currently zoned as “Public Open Space” as depicted on **Figure 3** below.

The permanent closure of Erf 1089 Outapi, Extension 4, as "Public Open Space" is to be carried out in terms of Section 50 (3)(a)(ii) and Section 50(3)(a)(iv) of the Local Authorities Act of 1992 (Act 23 of 1992).

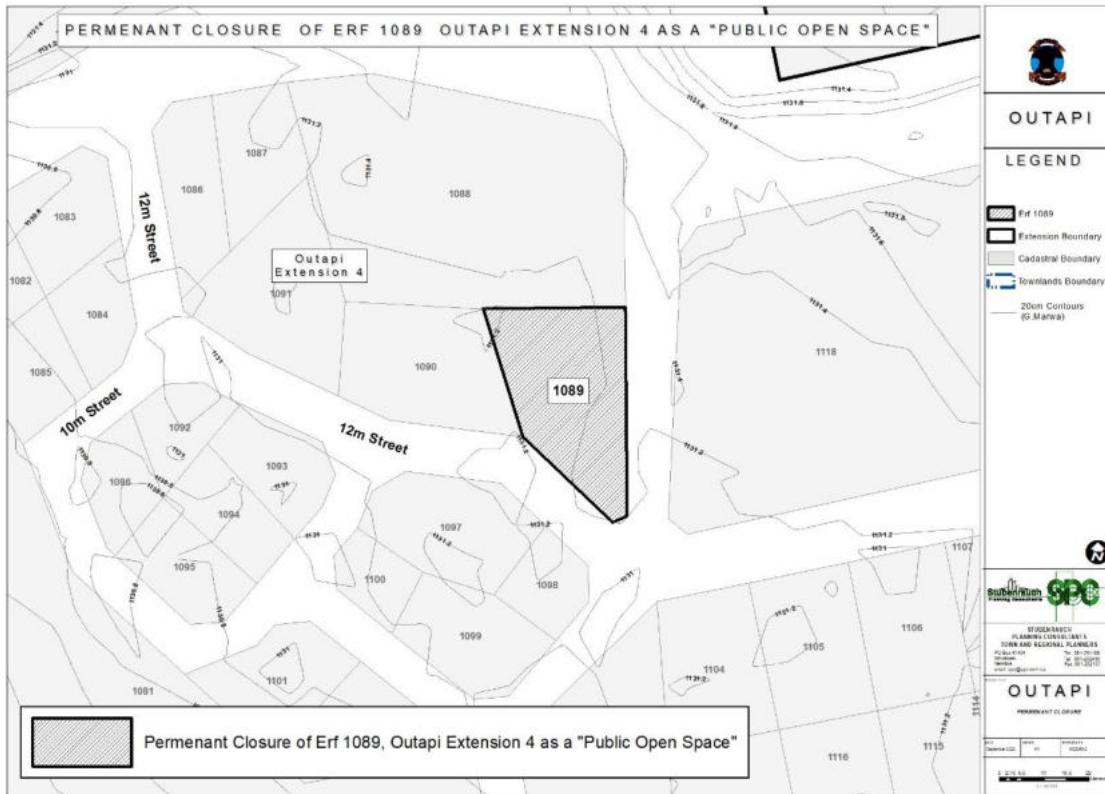


FIGURE 3: PERMANENT CLOSURE IF ERF 1089 OUTAPI EXTENSION 4 AS A “PUBLIC OPEN SPACE”

3.2.2 The Proposed Subdivision

The proponent intends to subdivide Erf 1089, Outapi Extension 4 into Erf A/1089, B/1089, C/1089, D/1089 and Remainder is indicated in **Figure 4** and on **Table 1** below.

TABLE 1 : SUBDIVISION OF ERF 1089 OUTAPI EXTENSION 4 INTO ERF A/1089, B/1089, C/1089, D/1089 AND REMAINDER

Erf Number	± Size (m ²)	Current Zoning
A/1089	345	Public Open Space
B/1089	3333	Public Open Space
C/1089	315	Public Open Space
RE/1089	315	Public Open Space
TOTAL (Erf 1089)	1308	Public Open Space

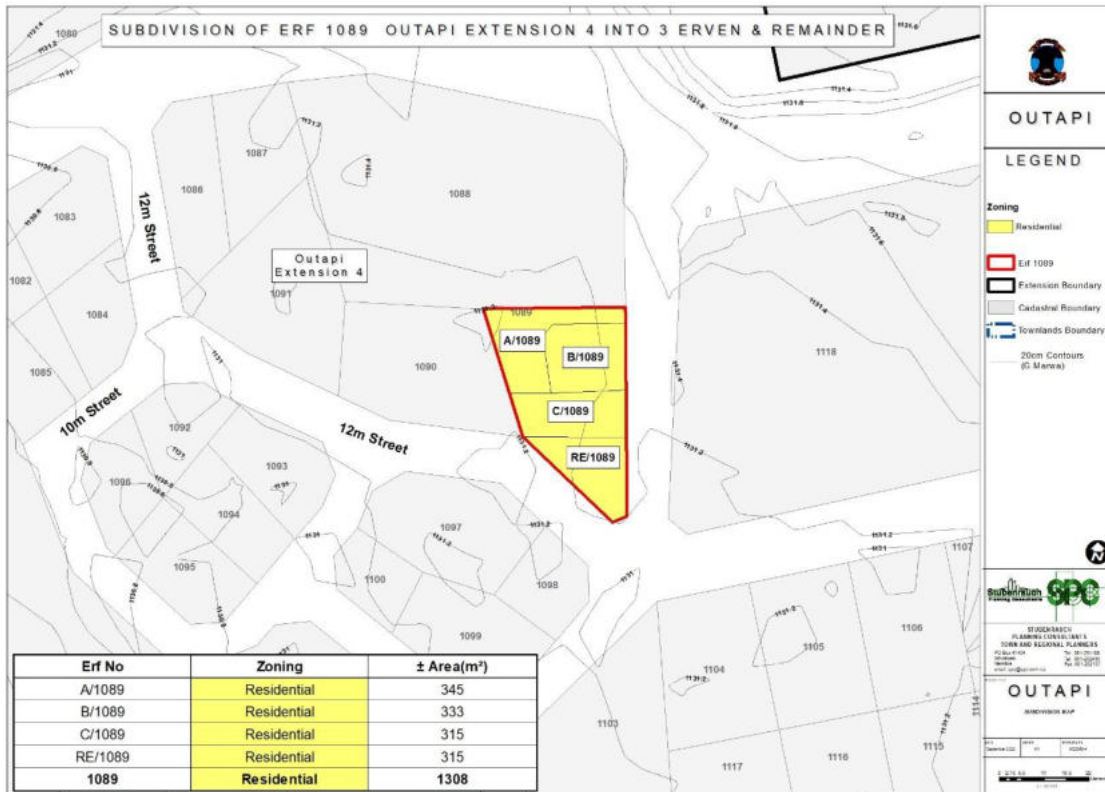


FIGURE 4: SUBDIVISION OF ERF 1089 OUTAPI EXTENSION 4 INTO 3 ERVEN AND REMAINDER

3.2.3 The proposed Rezoning

According to the Outapi Zoning, Erf 1089 Outapi, Extension 4 is currently zoned “Public Open Space”.

The proponent intends to rezone the subdivided Erven A/1089, B/1089, C/1089 and RE/1089 Outapi Extension 4 from “Public Open Space” to “Residential” to allow houses to be constructed on the proposed erven. Rezoning of subject erven is indicated below in **Table 3** and depicted on **Figure 5** below.

TABLE 2: REZONING OF ERF A/1089, B/1089, C/1089, D/1089 AND REMAINDER

Erf Number	Current Zoning	Proposed Zoning
A/1089	Public Open Space	Residential
B/1089	Public Open Space	Residential
C/1089	Public Open Space	Residential
Remainder	Public Open Space	Residential

3.2.4 Engineering services and Access Provision

Electricity

The additional erven will be connected to the NORED electricity distribution grid which currently provides electrical power to the existing Erf 1089, Outapi Extension 4. The extension of the electricity connection will be done in accordance and to the satisfaction of NORED.

Water and sewer

The Outapi Town Council will connect the additional erven to the existing municipal water reticulation network and sewage services.

Storm Water

Storm water run-off can be channelled through the existing culvert into the neighbouring Extension 5 from where the storm water is further channelled into the catchment areas of Outapi.

Access

The proposed Erf A/1089 Outapi Extension 4 will obtain access via a 5m panhandle, connecting the proposed erf to the internal road network of Outapi Extension 5.

The Proposed Erven B/1089, C/1089 and RE/1089 will gain access via the internal road network of Outapi Extension 4.

4 THE ENVIRONMENTAL BASELINE

4.1 Overview

Outapi is a town located in northern Namibia near the border with Angola situated 90 km northwest of Oshakati. It is the district capital of the Outapi electoral constituency.

4.2 Biophysical Environment

4.2.1 Fauna and Flora

Outapi lies within the Savanna vegetation zone with a Cuvelai drainage vegetation type. Trees such as *Hyphaena petersiana*, *Sclerocarya birrea*, *Ficus sycamores* and a variety of other trees are characteristic of this zone (Twenty Namibian Trees, 2011).

4.2.2 Geology and soils

The soil of northern Namibia is dominated by deep Kalahari and Namib sand that mostly occur in the formation of sands and other sedimentary materials, while the clay sodic sands dominate in the Oshanas (Mendelssohn, 2002).

4.2.3 Hydrology and Hydrogeology

The groundwater of the Cuvelai Basin is relatively shallow but mostly brackish or saline. The ground water in the area is found in shallow discontinuous aquifers (Perched Aquifers). All groundwater within the basin flows towards the Etosha Pan, due to the structure of the basin and because as the pan deepest point, is the base level of the ground water flow system (Mwaf, 2011).

4.2.4 Social Environment

The population of Outapi is 2,640.

5 POTENTIAL IMPACTS

The following potential impacts have been identified so far:

Potential Negative Impacts

- **Traffic Impacts:** during construction the movement of construction material to and from site may cause additional traffic.

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
- Availing opportunities to Appeal.

- **Disturbance:** during construction the surrounding property owners and community members (where present) may be disturbed by the construction activities.
- **Waste:** during construction, waste may be generated on site which would have to be disposed of at an approved landfill site.
- **Generation of Dust:** Dust generated from the machinery clearing the path for construction activities.
- **Ground and surface water contamination:** may be experienced during construction due to the use of machinery and chemicals.
- **Employment Creation:** during construction temporary jobs may be created for the construction of the intended development.

Potential Positive Impacts

- **Socio-economic impacts:** There is an increased demand in housing, as such, the proposed closure, subdivision and rezoning will have a positive socio-economic impact on the area as it is a land use that brings housing opportunities within Outapi.

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 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 **8 August 2023**. For further information, or concerns, I&APs can complete the register below:

8 REGISTRATION AND COMMENTS

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

Postal Address:
Comments/Suggestions and Questions:

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

Stubenrauch Planning Consultants (SPC) Tel: 061 25 11 89 E-Mail: bronwynn@spc.com.na
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