

BACKGROUND INFORMATION DOCUMENT (BID)

ENVIRONMENTAL IMPACT ASSESSMENT (EIA) FOR THE PROPOSED REZONING OF PORTION OF DIVUNDU TOWNLANDS NO.1362 AND CONSTRUCTION & OPERATION OF A LODGE, KAVANGO-EAST REGION



Prepared for

Mr. Johannes Kayenge
P. O. Box 5012, Divundu
Kavango-East region
Namibia

Prepared by



+264 81142 2927
info@greegain.com.na
<https://www.greengain.com.na>

1. INTRODUCTION AND BACKGROUND

1.1 Introduction

Mr. Johannes Kayenge has been allocated a portion of Farm Divundu Townlands No.1362, Divundu through a private treaty for the construction and operation of a lodge. In terms of the Townships and Division of Land Ordinance 11 of 1963 and the Urban and Regional Planning Act of 2018, certain town planning procedures must be applied for the subdivision Farm Divundu Townlands No.1362 and rezoning of the resulting portion earmarked for the lodge development.

In terms of the Environmental Management Act of 2007 (Schedule 5.1) and its regulations (GN No. 30 of 2012), "the proposed Rezoning of land as well as the construction of resorts, lodges, hotels or other tourism and hospitality facilities cannot be undertaken without an Environmental Impact Assessment (EIA) being conducted and an Environmental Clearance Certificate (ECC) being obtained.

Mr. Johannes Kayenge has appointed Green Gain Consultants cc to conduct an Environmental Impact Assessment for the proposed Subdivision & Rezoning and construction and operation of the proposed lodge.

1.2 Objectives of the EIA

This EIA study will be carried out in accordance with the Environmental Management Act (No. 7 of 2007) and its EIA Regulations (GG No. 4878 GN No. 30). As part of the study, a Scoping report and an Environmental Management Plan (EMP) will be compiled to provide information to enable the MEFT: DEA to make an informed decision about the project. The specific objectives of this EIA are to:

- Assess the suitability of the proposed development on the proposed development site.
- Identify potential impacts associated with the proposed activities and proposed mitigation measures.
- Consult potential I&APs and relevant stakeholders to solicit input.

2. ABOUT THE DEVELOPMENT SITE

2.1 Locality

The proposed development site, (Portion A of farm Divundu Townlands No. 1362) measures approximately 6.01 ha and is located about 5km southeast of the town CBD near the Divava location.



Figure 1: Site Locality

2.2 Site description

The site is zoned "undetermined" and still in its natural state with a thick vegetation consisting of local flora of mostly thorn bushes dotted with few trees of acacia erioloba and silver cluster (Muhonon). It is located about 100 meters from the bank of Kavango river. The site is surrounded by 5 similar development (lodges) and two campsites. Access to the site is via the



Figure 2: Onsite vegetation

3. THE PROPOSED ACTIVITIES

3.1 Alienation, Subdivision, and Surveying Processes

In line with Section 63 (2) (3) of the Local Authorities Act, 23 of 1992, the property was alienated to the proponent by way of a private treaty as per the Divundu Village Council Resolution No CR/269/19/08/2022. The proponent has appointed TOYA Urban Planning cc, a registered town planning consultant to carry out the town planning process while G. Marwa Surveyor has been appointed to carry out the surveying of the development site. The proposed Subdivision and Rezoning will be submitted to the Urban and Regional Planning Board (URPB) for approval in line with the Urban and Regional Planning Act of 2018.

3.2 Proposed construction and operation of a Lodge

The proponent intends to construct and operate an eco-tourism development (lodge) and will be responsible for servicing the land and for the construction and operation of the envisaged lodge.

4. PUBLIC PARTICIPATION PROCESS

The study was subjected to a public participation process (PPP) as defined in the Environmental Management Act 7 of 2007 and EIA Regulations of February 2012. Potential I&APs were notified through newspaper advertisements in accordance with section 21 (2) of the Environmental Regulations of (GG6 of February 2012). Public notices were advertised twice in two local newspapers: New Era 08 and 15 September 2023 and the Confidante newspaper for 08 and 15 September 2023.

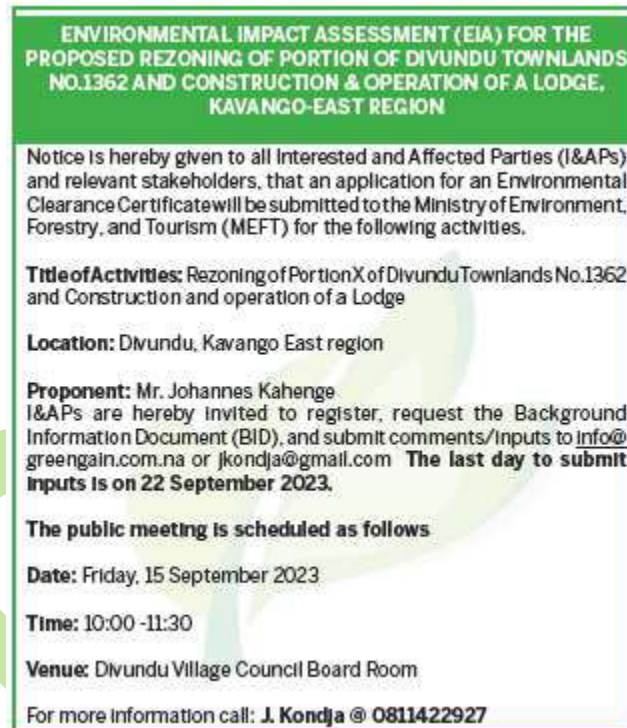


Figure 3: Public Notice

The public notices will also be placed on the Village Council office noticeboard and at public offices around town and at the development site. The public notice provides brief information about the proposed project and the EIA and invites potential I&APs to register and/or send comments for consideration. The public meeting was held on 15 September at Divundu Village Council Board room at 10:30.

5. IDENTIFICATION OF POTENTIAL IMPACTS

The EIA Regulations require “a description of the significance of any significant effects, including cumulative effects, which may occur as a result of the undertaking of the activity”.

During the assessment phase, potential impacts will be identified as per the project phases namely: The planning phase, Construction phase, and Operational phase, thus. the environmental assessment section of the Scoping Report and the consequent EMP will also be compartmentalized into these phases. The potential impacts associated with the proposed development are such as,

A). Planning and Design Phase

- Need and desirability.
- Land use changes (undetermined to accommodation)
- Land use capability and suitability of proposed development
- Provision of infrastructure (sewer lines, water supply, electricity, pump stations)
- Accessibility

b). Construction Phase

- Land use effects
- Vegetation clearance
- Impacts on fauna.
- Heritage impacts (if any)
- Dust emission
- Waste generation
- Traffic impacts

c). Operation phase

- Traffic impacts
- Tourism management
- Waste management
- Water and energy resource demand

How to be involved?

- Registering your inputs (comments or questions) to the project with the EAP
- Attending the scheduled Public Meeting
- Receive the BID, completing and submitting the registration form (here attached)

Contact email: eia@greengain.com.na

RESPONSE SECTION: INTERESTED AND AFFECTED PARTIES

1. PERSONAL DETAILS

Name	
Organization	
Physical Address;	
Cell phone	
Telephone	
Fax	
Email:	

2. Comments:

3. Questions:

KINDLY PROVIDE YOUR INPUT AND COMMENTS TO eia@greengain.com.na or greengaincc@yahoo.com Enquiries: Mr. Joseph Kondja Amushila at Cell: 0811422927 or jkondja@gmail.com