

Background Information Document (BID)

Environmental Impact Assessment (EIA) for the proposed subdivision, of Erf 1444 & 1445 and Rezoning of the Remainder to “Street” Matutura Ext 7, Swakopmund, Erongo region.

PURPOSE OF BID

- Provide a brief background about the project.
- Explain what the EIA process entails & the possible environmental impacts; and
- Invite Interested and Affected Parties (I&APs) for comments and input

1. INTRODUCTION AND BACKGROUND

1.1 Introduction

The Municipality of Swakopmund intends to carry out the following activities.

- **Subdivision of Erf 1444 and 1445, Matutura Extension 7 into 10 Portions and Reminders on each Erf.**
- **Rezoning of resulting portions of Erf 1444 and 1445 from “General Residential” with Density of 1/250 to “Single Residential” with Density 1:300**
- **Rezoning of Reminders of 1444 (R/1444) and 1445 (R/1445), from “General Residential” with a Density of 1/250 to “Street”**

The two Erven (Erf 1444 and 1445) located in Matutura Extension 7 are zoned “General Residential” with density 1/250.

The assessment revealed that given the existing services installed on the two erven, it would be more favourable to have Erven 1444 and 1445, Matutura Extension 7 subdivided and rezoned in line with the layout that was used to provide the said service provision existing on the erven. As it would be too costly for Council to remove such services. As a result, thereof, each erf would create 10 new erven and the remainders would be utilized as street portion.

In terms of the Environmental Management Act, No. 07 of 2007, and its Regulations (No. 03 of February 2012) the intended activities cannot be undertaken without an Environmental Impact Assessment study being carried out.

Green Gain Environmental Consultants cc has been appointed to conduct an Environmental Impact Assessment (EIA) study, to develop an Environmental Management Plan (EMP), and apply for an ECC for the proposed activities.

1.2 Purpose of the EIA

The purpose of the EIA study is to identify potential environmental (physical, ecological, and cultural/socioeconomic) impacts of the intended activities.

As part of the regulated EIA process, Interested and Affected Parties (I&APs) should be informed of the proposed developments and their inputs, concerns, and opinions obtained. Matters raised by I&APs will, among others, be addressed during the Environmental Scoping process.

This BID was prepared to provide background information of the project to relevant I&APs and stakeholders to solicit inputs.

2. THE PROPOSED ACTIVITIES

2.1 Locality

The proposed development sites (Erf 1444 and 1445) are located in Matutura Extension 7 along the Isabela Bock Street.

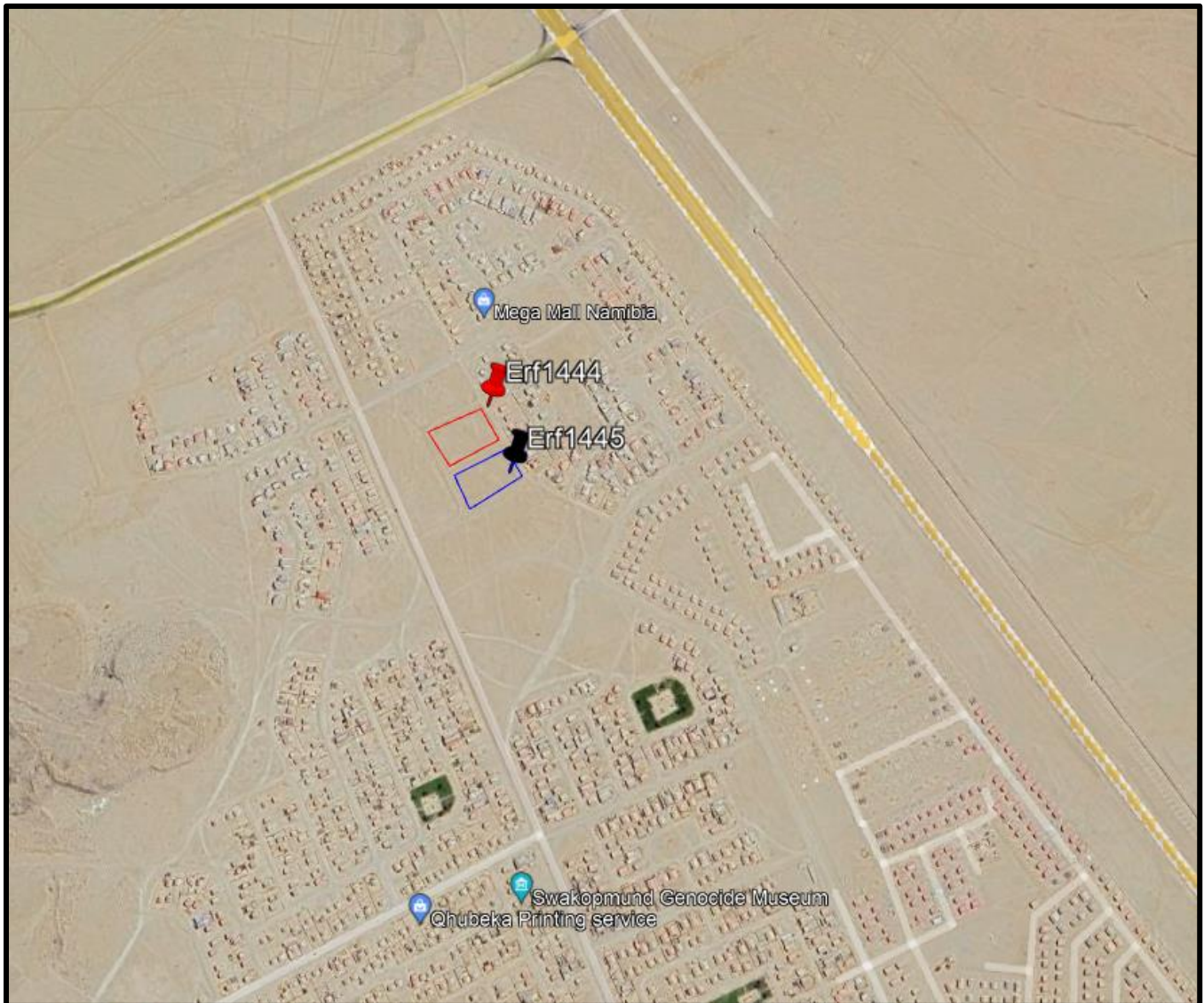


Figure 1: Locality map for the proposed development sites

2.2 Site descriptions

Erf 1444 measures 5 659 m² and Erf 1445 measures 2537m² in extent. These two erven are both vacant and are located adjacent to each other. They are surrounded by general residential as well as local business erven which are also currently vacant.



Figure 2: Current situation (Erf 144 & 1445)

2.3 Proposed subdivisions and rezoning

The proposed subdivision for Erf 1444 and 1445, Matutura Ext 7 will have the following effect:

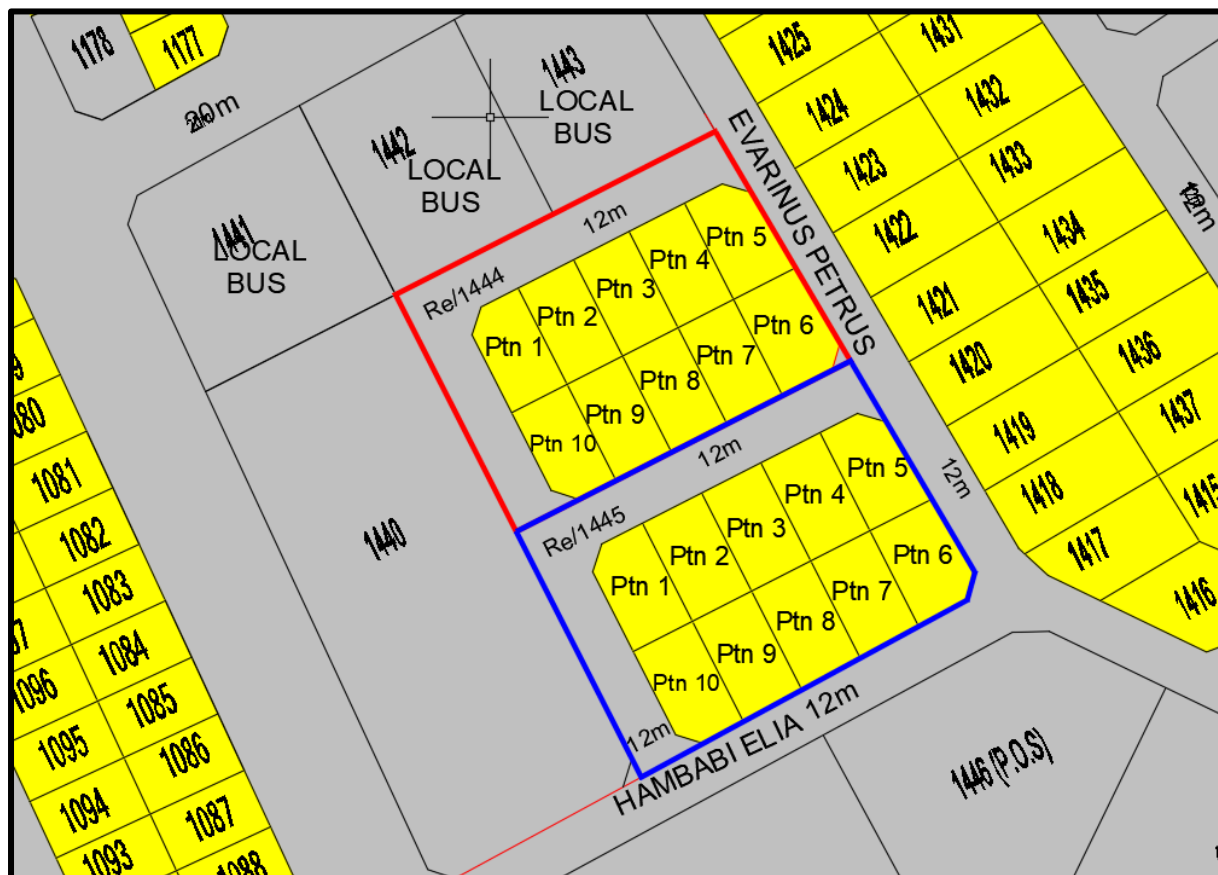


Figure 3: Proposed layout (Erf 1444 & 1445)

Erf 1444		
Ptn numbers	Proposed Sizes (m ²)	Proposed Zoning
Portion 1	378m ²	Single Residential
Portion 2	390m ²	Single Residential
Portion 3	390m ²	Single Residential
Portion 4	390m ²	Single Residential
Portion 5	403m ²	Single Residential
Portion 6	445m ²	Single Residential
Portion 7	390 m ²	Single Residential
Portion 8	390 m ²	Single Residential
Portion 9	390 m ²	Single Residential
Portion 10	378 m ²	Single Residential
Rem 1444	1 703m ²	Street
Total	5 659m²	

Erf 1445		
Ptn numbers	Proposed Sizes (m ²)	Proposed Zoning
Portion 1	412m ²	Single Residential
Portion 2	424m ²	Single Residential
Portion 3	424m ²	Single Residential
Portion 4	424m ²	Single Residential
Portion 5	410m ²	Single Residential
Portion 6	436m ²	Single Residential
Portion 7	417 m ²	Single Residential
Total		

2.4 Need and Desirability of the proposed activities

The need and desirability of the intended activities (Subdivisions, Closure, Rezoning) is based on the assessment that revealed that it would be more favourable to have Erven 1444 and 1445, Matutura Extension 7 subdivided and rezoned in line with the layout that was used to provide the said service provision existing on the erven.

The need for an EIA study is inline with requirements of the Environmental Management Act, 07 of 2007 as listed activities will be triggered by the proposed activities.

3. THE EIA PROCESS

3.1 Baseline study

The EIA study commenced with the collection of baseline information on the study area. Baseline information will be used as a basis for the assessment of potential impacts.

3.2 Public and stakeholder consultations

Consultation is an integral part of the EIA process hence, relevant I&APs were notified and invited to submit comments through newspaper advertisement published in two local newspapers namely, Namib Times and Confidante for 29 Sep 2023 and 06 October 2023.

The consultation process will enable an integrated and transparent approach which will result in a sustainable development that is environmentally friendly, economically viable, and socially acceptable.

3.3 Scoping and Assessment of project impacts

The scoping study will provide information on the proposed project and its surrounding environment. It identifies the potential negative as well as positive impacts of the project. It reports on management measures required to mitigate such impacts to an acceptable level.

The Scoping Report will include an assessment and EMP. The EMP will detail measures to be implemented during the planning, development/construction, and operation phase impacts are monitored, managed, and mitigated.

✓ Potential impacts

Some of the envisaged potential negative & positive impacts associated with the proposed development (during construction & operation phases) are:

- Land use impacts
- Impact on existing and adjacent properties
- Soil & Geological impacts
- Public safety
- Traffic impacts (i.e., access)
- Public Health and Safety
- Impacts of Auxiliary services

✓ Project Alternatives

The proposed development alternatives to be investigated during this EIA study include.

- Do-nothing
- Alternative land use
- Alternative layout and design

4. WAY FORWARD

Green Gain Consultants cc will continue to receive comments until **20 October 2023**. Comments received will be incorporated in the draft scoping report that will be circulated to the registered I&APs for comments before submission of the final report to the Environmental Commissioner.

