

# **BACKGROUND INFORMATION DOCUMENT (BID)**

## **ENVIRONMENTAL IMPACT ASSESSMENT (EIA) FOR THE PROPOSED TOWNSHIP ESTABLISHMENT ON THE KATIMA-MULILO TOWNLANDS NO.1328, ZAMBEZI REGION**

### **1. INTRODUCTION AND BACKGROUND**

#### **1.1 Introduction**

Mishake & Sons Trading cc, hereinafter referred to as the proponent has been allocated a portion of land on the remainder of Portion D of Katima Mulilo Townlands No.1328 for the purpose of mixed-use township establishment consisting of 96 properties majority of is reserved for residential development.

The proposed development will trigger certain activities listed under the Environmental Management Act of 2007 (Schedule 5.1) and its regulations (GN No. 30 of 2012), as activities that may not be undertaken without an Environmental Impact Assessment (EIA) being conducted and Environmental Clearance Certificate (ECC) being obtained.

Green Gain Environmental Consultants cc has been appointed as an independent Environmental Assessment Practitioner (EAP) to conduct an EIA and apply for the ECC from the Ministry of Environment, Forestry, and Tourism (MEFT).

#### **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 it's 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 prosed 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, hereto referred to as “Portion D” measures approximately 5.4332 ha. The site is located north of the town CBD adjacent to the old residential area.

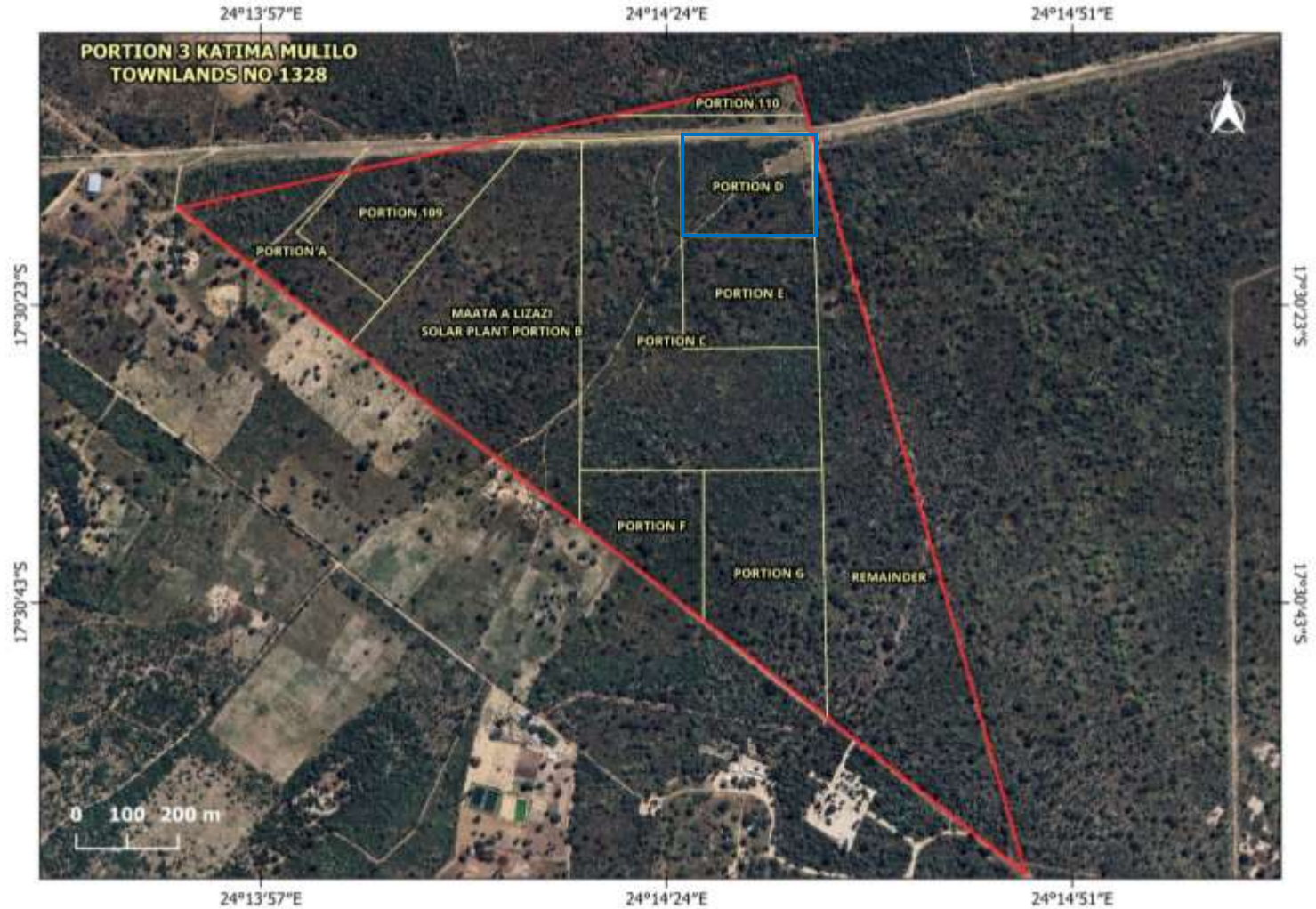


Figure 1: Site Locality

### 3. THE PROPOSED ACTIVITIES

#### 3.1 Alienation, Subdivision and Surveying processes

The proponent has received approval for the alienation of Portion D by way of a private treaty to Mishake & Sons Trading cc. TOYA Urban Planning cc, a registered town planning consultant has been appointed to carry out the town planning process. Similarly, a registered Surveyor (G. Marwa Surveyor) has been appointed to carry out the surveying of the development site.



Figure 2: Proposed township layout

The proposed township layout as depicted in Figure 4 above, will be submitted to the Katima Mulilo Town Council for review before it is 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 land use context

The proposed development will be of mixed uses, of which 65.4% is reserved for residential purposes, 2.3% for businesses, 1% for Civic, 1.3% for Public Open Spaces and the remaining 30% is for the street network.

Table 1: Proposed land use zones

Zoning	Number of Erven	m <sup>2</sup>	%	
Residential	94	35514	65.4	
Business	1	1262	2.3	
Civic	1	443	1	
Public Open Space	1	725	1.3	
Remainder Street		16388	30	
Total	97	54332	100	

The development site is located next to the existing development of old residential areas are readily available. The proponent will be responsible for servicing of the land and the installation of Municipal services such as Sewer lines, road services, water supply, electricity, telecommunication etc. All services are to be provided to the Municipal standards and are to be subjected to Council approval.



## 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.



**ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED TOWNSHIP ESTABLISHMENT ON KATIMA-MULILO TOWNLANDS NO.1328, ZAMBEZI REGION**

Notice is hereby given to all potential Interested and Affected Parties (I&APs) and relevant stakeholders, that an application for an Environmental Clearance Certificate will be submitted to the Competent Authority and the Ministry of Environment, Forestry, and Tourism (MEFT) for the following activities.

**Project title:** Proposed township establishment of Katima Mulilo Extension 39 on the Katima Mulilo Townlands No.1328

**Project Location:** Katima-mulilo, Zambezi region

**Proponent:** Mishake & Sons Trading cc

**Description:** The proponent intends to establish a new township development for mixed uses. The proposed township establishment will trigger activities listed under the Environmental Management Act (Act No. 07 of 2007), that may not be undertaken without an Environmental Clearance Certificate being obtained.

I&APs are hereby invited to register, request the Background Information Document (BID), and submit comments/inputs to [info@greengain.com.na](mailto:info@greengain.com.na) or [jkondja@gmail.com](mailto:jkondja@gmail.com)

**The last day to submit inputs is on 22 September 2023.**

**The public and stakeholder meeting is scheduled as follows**

**Venue:** Ngweze Community Hall  
Katima-mulilo

**Date:** Monday, 18 September 2023

**Time:** 10:30 -12:00

**Green Gain Consultants**  
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Figure 3: Public Notice (A) and public meeting (B)

The public notices will also be placed on the Town 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 deadline for registration for I&APs and submission of comments was on 25 April 2023. In addition, a public meeting will be held on Monday, 18 September 2023 at Gweze Community Hall.

## 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,

### Planning and Design Phase

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

### Construction Phase

- Land use effects
- Vegetation clearance
- Impacts on fauna.
- Exposure of soil to erosion (wind)
- Heritage impacts (if any)
- Dust emission
- Waste generation
- Traffic impacts

Given the nature of the proposed development, it is anticipated that all the infrastructure would be permanent, hence decommissioning will not be required. Maintenance of infrastructure will be addressed under the operational phase.



