

**ENVIRONMENTAL IMPACT ASSESSMENT FOR THE
PROPOSED CIMBEBASIA EXTENSION 5, 6, 8, PORTIONS OF 9, ERF 878 AND ERF
1402 TOWNSHIP ESTABLISHMENT, WINDHOEK, KHOMAS REGION**

JULY 2023

BACKGROUND INFORMATION DOCUMENT

PURPOSE OF THIS DOCUMENT

The purpose of this Background Information Document (BID) is to brief Interested & Affected Parties (I&AP's) and Stakeholders about the Environmental Impact Assessment (EIA) being undertaken for the proposed activity in Windhoek, Khomas Region.

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.

1. BACKGROUND INFORMATION

City of Windhoek hereafter referred to as the proponent is of the intention to undertake the following development activities:

- **CIMBEBASIA EXTENSION 5, 6, 8, PORTIONS OF 9, ERF 878 AND ERF 1402 TOWNSHIP ESTABLISHMENT**

In terms of the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (Government Notice No. 30 of 2013), the following listed activities in Table 1 were triggered by the proposed project:

Table 1. List of activities in the EIA Regulations which apply to the proposed project

Activity Description:	Description of Activity	Activities
Activity 1 The construction of facilities	Electricity supply to the development.	Installation of electricity system, forms part of municipal services infrastructure.
Activity 4 Clearance of Vegetation	Clearing of bushes to pave way for development	Bushes and trees would be cleared to pave way for installation of municipal service infrastructure.
Activity 5.1 (d) Land Use and Development Activities	The rezoning of land from - use for nature conservation or zoned open space to any other land use.	The project will be located on open land that is currently vacant and not utilised.
Activity 8.9 Water Resource Developments	The construction and other activities within a catchment area.	The project entails activities that will be undertaken within a catchment area.
Activity 10.1 (a) (Infrastructure)	The construction of - Oil, water, gas and petrochemical and other bulk supply pipelines.	The proposed project includes the installation of bulk municipal services
Activity 10.1 (b) (Infrastructure)	The construction of - Public roads.	The proposed project includes the construction of roads.

Activity 10.2 (a) (Infrastructure)	The route determination of roads and design of associated physical infrastructure where – it is a public road;	The proposed project includes the construction of roads.
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The proponent commissioned this EIA and appointed Matrix Consulting Services to undertake the necessary activities to enable an application for an Environmental Clearance 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 2013). 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 activities.

2. DEVELOPMENT DESCRIPTION

2.1 Locality

The project area Portion 1-5 (Cimbebasia Extension 5, 6, 7, 8 and 9) is located in southern area of Windhoek and borders with the existing build up area of Cimbebasia. The existing Cimbebasia Extension 1-4 is situated to the west of the proposed township, whereas the Prosperita Township is situated southwest. The new township is situated approximately 10 to 15 km from the Central Business District, on the southern portions of the Windhoek Aquifer Basin.

The project covers an area of approximately ±77.8586.3 hectares in extent and are currently zoned “Undetermined”. In terms of the Windhoek Environment Structure Plan, proposed development lies in the environmental sensitivity zones of groundwater, hydrology and vegetation. This groundwater sensitive zone is the Southern Aquifer.

2.2 Layout Description

The layout design of the Township is as follows:

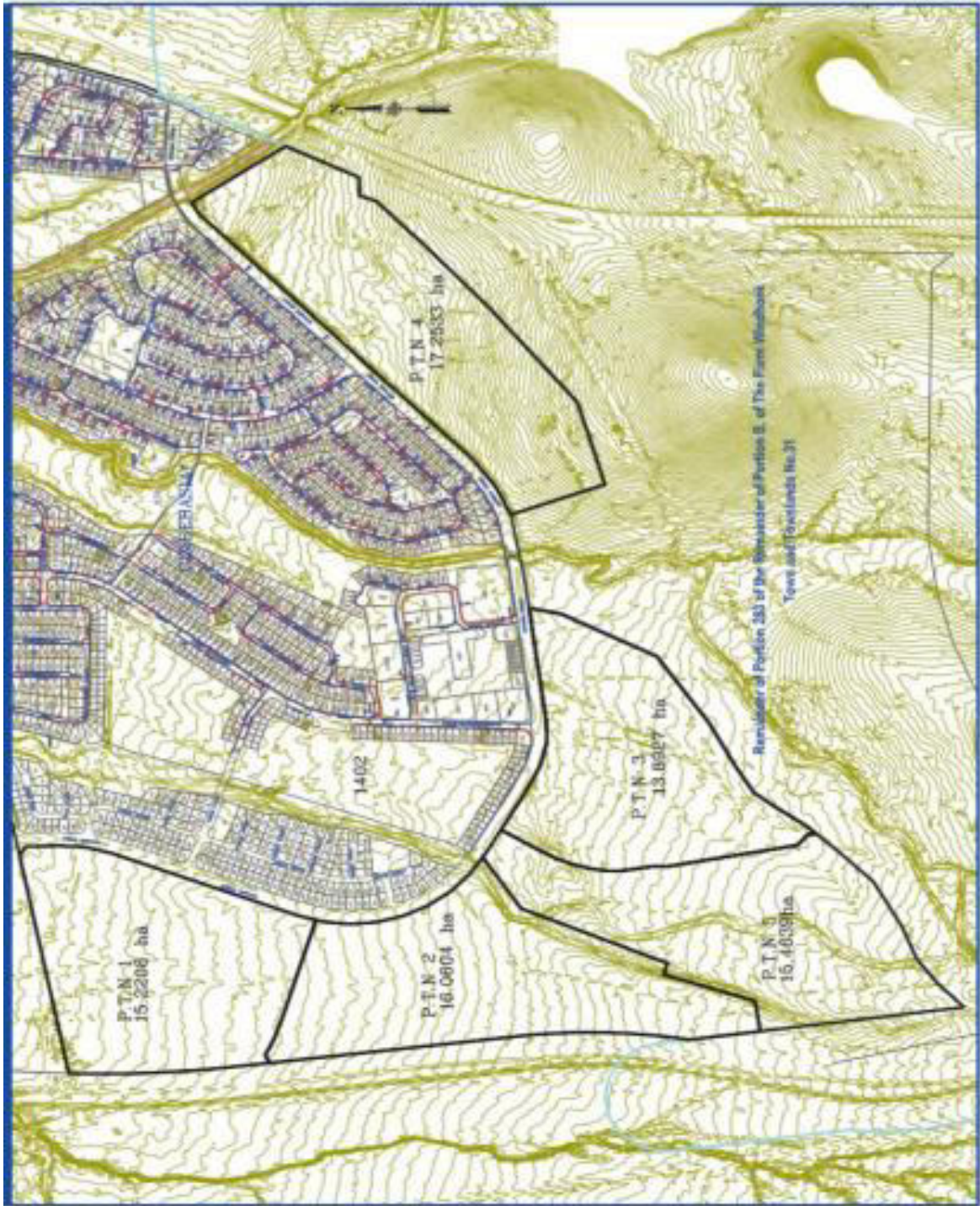


Fig 1. Township Layout plan - Cimbebasia extension 5, 6, 8, portions of 9, erf 878 and erf 1402 township establishment



Fig 2. Layout for Cimbebesia Extension 5 (Portion 1) and Extension 6 (Portion 2)



Fig 3. Layout for Cimbebesia Extension 8 (Portion 3) and Extension 9 (Portion 4)

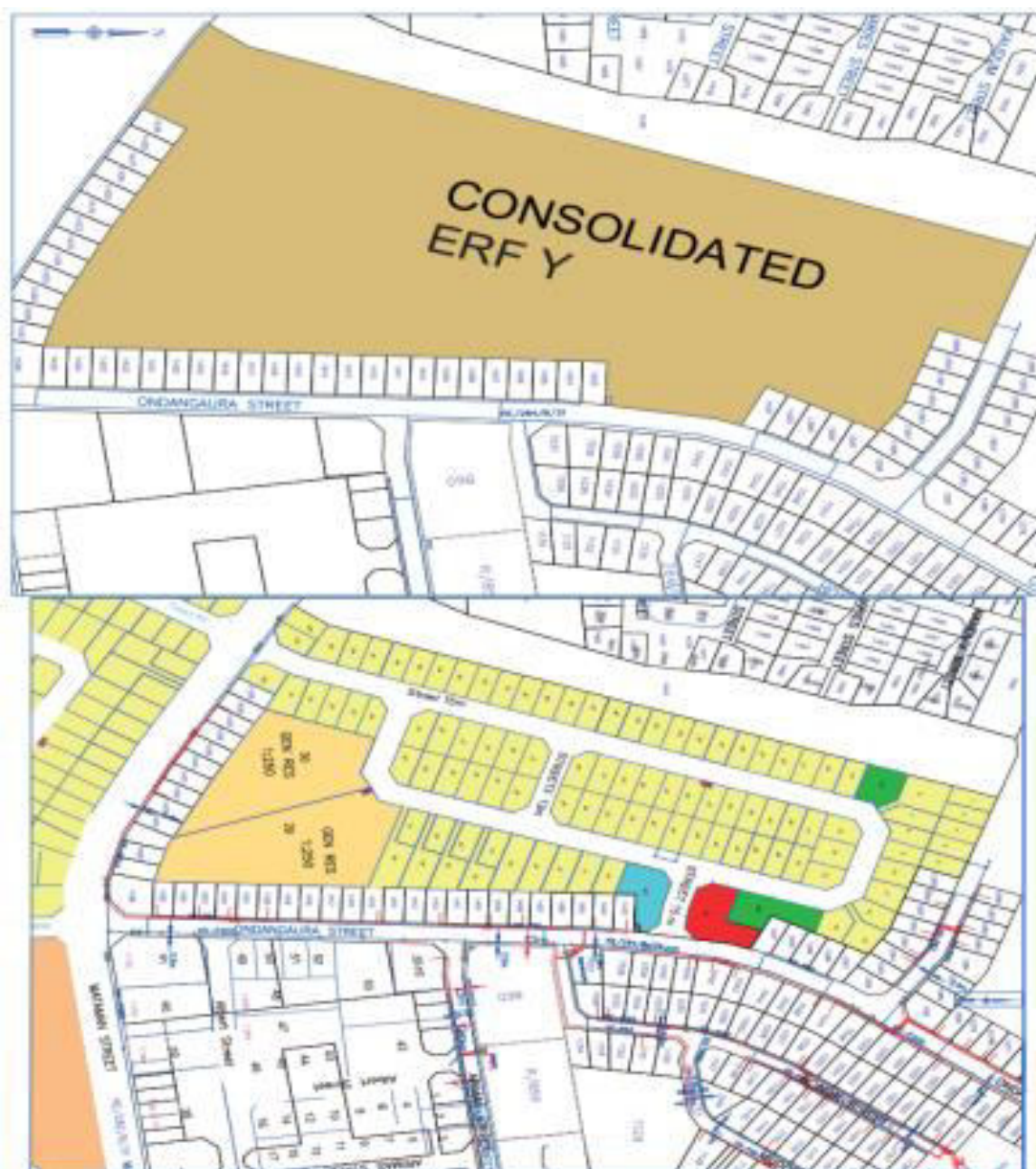


Fig 4. Layout for Cimbebesia Extension 10 (Portion Y)

Table 2. Summation of the proposed Land Uses on Portions 1-5

PORTIONS	LAND USE (YIELD)							
	SINGLE RES.	GEN. RES.	RE. BUS.	INS.	MUN.	PUB. OS.	PRI. OS.	TOTAL
Portion 1 (Extension 5)	198	8	2	1	2	12	0	223
Portion 2 (Extension 6)	212	7	1	1	3	3	1	228
Portion 4 (Extension 8)	222	2	0	0	4	3	0	231
Portion 5 (Extension 9)	284	7	2	1	4	2	1	301
Total	916	24	5	3	13	20	2	983

4. ENGINEERING SERVICES

The engineering services for the development will be designed and installed to connect and fully integrate with the existing bulk services network of the City of Windhoek.

5. THE NATURAL ENVIRONMENT

5.1 Topography

The topography of the site is level with a gentle slope of 1:20 over the majority of the area. One major non-perennial river runs in the South to the Northern direction through the centre of the site. There are several storm water courses running through the parts of the development. These natural features have been integrated to ensure that the subdivision and future development of the area blends in well with its immediate environment. However, due to the prominence of the river courses together with the development limit line bordering the proposed site and the existence of aquifers in the area, a flood study analysis will be conducted to determine the impact of the river course and flood risk on the future development.

5.2 Geology and soil

The site falls within the geotechnical area which includes deep silty sandy alluvium deposits with horizons of boulder gravels which calcareous in places. The soil is generally eroding and sometimes collapsing in character, precautionary measures are necessary to prevent erosion and removal of upper soil levels.

5.3 Drainage

There is a stormwater course forming in the south eastern part of the proposed development, flowing into a northerly direction over the eastern part of the referred development. There are other smaller stormwater courses flowing from various areas on the proposed Cimbebasia development, flowing into a general northerly direction.

5.4 Fauna and Flora


This vegetation in the area consists mainly of short to medium grass, shrubs, acacia species, kudu bush, and scattered *Catophractes alexandrii* species. Invasive species (e.g. *Nicotiana glauca*) is also encountered in the area, which is a sign of disturbance.

Where feasible, the natural vegetation of the area should be conserved, in order to prevent extensive erosion and help preserve the beauty of the natural environment. This is specifically important on the riverbanks, as increased urbanisation may lead to higher floods in the river courses. The trees on the riverbanks should not be disturbed because act as a shield for preventing erosion in the rivers. Large trees within residential erven should be conserved in order to ensure more identifiable living environment for the residents.

6. ENVIRONMENTAL ASSESSMENT PROCESS

- Establishing environmental risks of the intended project
- Establishing mitigation protocol
- Preparing the draft EIA & EMP
- Public reviewing of draft EIA & EMP
- Preparing the final EIA & EMP and submitting to MET
- Awaiting decision from Authorities
- Communicating decision to Interested & Affected Parties
- Availing opportunities to Appeal.

6. PUBLIC MEETING



PUBLIC INVITATION
**ENVIRONMENTAL IMPACT ASSESSMENT FOR THE
PROPOSED CIMBEBASIA EXTENSIONS 5, 6, 8 AND PORTIONS OF 9, ERVEN 878
AND 1402 TOWNSHIP DEVELOPMENT IN WINDHOEK**

Notice is hereby given to all Interested and Affected Parties (I & APs) that an application will be made to the Environmental Commissioner in terms of Environmental Management Act (No. 7 of 2007) and its Regulations (2012) for the following intended activity.

Project Name: Cimbebasia Extensions 5, 6, 8 and Portions of 9, Erven 878 and 1402 Township Development

Project Location: The proposed development is located to the south of Windhoek, and borders the existing build up area of Cimbebasia

Project Description: The Township Development is planned to have Business, Residential, General Residential, Municipal, Institutional and Public Open Spaces Erven. The project will also involve the provision of associated bulk services and roads.

Proponent: City of Windhoek
Environmental Consultant: Matrix Consulting Services

All Interested and Affected Parties (I&APs) are encouraged to register and raise concerns or provide comments and opinions. All Interested and Affected Parties will be provided with a Background Information Document (BID) comprising detailed information for the intended. A public meeting regarding the development will be held at:

Date: Thursday, 03 August 2023
Venue: Amazing Kids Private School & Academy, Ondangaura Street, Cimbebasia
Time: 17H30

Should you wish to register as I&AP and receive a BID, please contact the Matrix

Contact Details: Tel: (+264-61) 224197; Fax: (+264-61) 212165;
E-Mail: environment@matrixconsultingcc.com
DEADLINE FOR COMMENTS IS 10 AUGUST 2023

7. STAKEHOLDER/INTERESTED & AFFECTED PARTIES (I&AP)

Public participation process gives you the opportunity to:

- Attend meetings and 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 any local newspaper
- By registering as an I&AP, for your name to be added to our register list
- Submitting your comments or requests
- By attending the public meeting held during the EIA process

We are inviting the public to participate by contributing issues and suggestions regarding the proposed project before **10 August 2023**. For further information, or concerns, Interested or Affected Parties can contact: *(Please complete the register on the next page)*

REGISTRATION AND COMMENTS

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

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

Postal Address:

Comments/Suggestions and Questions:

Matrix Consulting Services

Tel: +264 61- 224 197

Fax: +264 61 – 213 165

E-Mail: environment@matrixconsultingcc.com