

**ENVIRONMENTAL IMPACT ASSESSMENT FOR THE
PROPOSED GOREANGAB EXTENSION 6 AND 7 TOWNSHIP ESTABLISHMENT,
WINDHOEK, KHOMAS REGION**

DECEMBER 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:

- **GOREANGAB EXTENSION 6 AND 7 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.

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 proposed Goreangab Extension 6 and 7 is situated on Farm 1012 is located on the eastern corner of Remainder of Farm 508 and shares its eastern boundary with Goreangab Ext 3. It is situated along the Matshishi Street and measures approximately 36 hectares in extent.

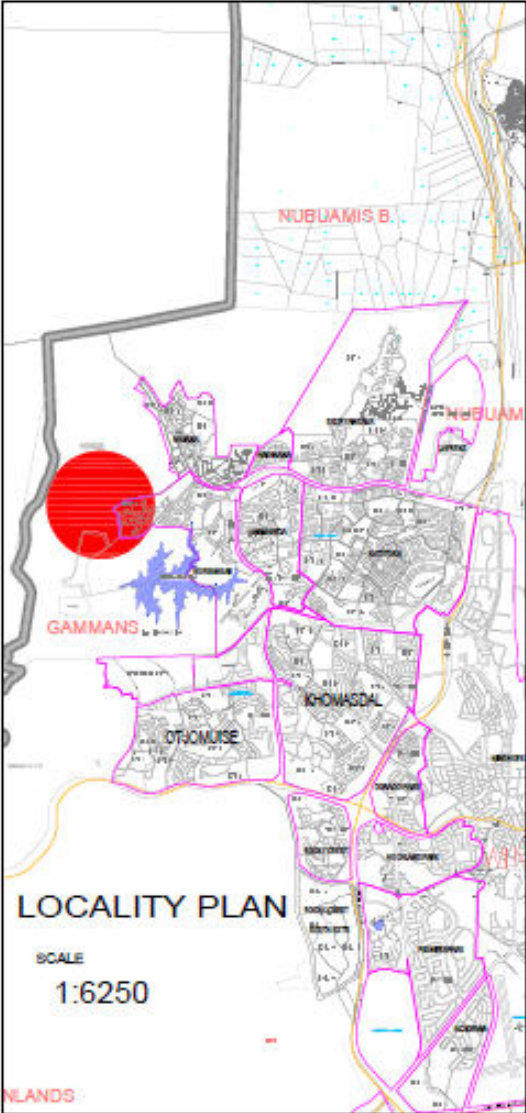


Figure 1. Project Location

2.2 Environmental Protection

According to the City of Windhoek, a comprehensive environmental study covering all environmental facets within the old municipal boundary was conducted. The study culminated into a report known as the Strategic Environmental Assessment (SEA) for Windhoek published in 2012.

In Accordance with SEA the proposed development (Farm RE/1012) falls within the low and medium (zone 3 and 8) environmental control zones. In the Low and Medium zone land uses such as residential and commercial is permissible with no to limited assessment. It is therefore on record that environmental protection was considered in the designing the layout for the proposed development as it comprises predominantly residential with few commercial and public open spaces.

To ensure compliance with the Environmental Management, an Environmental study needs to be conducted to obtain clearance before submission of this application to the Urban and Regional Planning Board.

2.2 Layout Description

The proposed Goreangab Extensions 6 and 7 townships development will enable the City of Windhoek to formalise the informal settlement known as Tlhabanello by providing security of tenure and access to basic services. The predominant land use as shown on the attached layout plan is "Residential" supported by other complimentary land uses such as Private open space, Public open space, Municipal (local open market) and General Residential.

The development will be accessible from two (2) access points one from the 40m wide street that connects to Green Mountain Dam Road and the other from Matshitshi Street. The street layout comprises collectors and internal access streets which vary in size sliding from 20 to 15 meters wide.

The proposed statutory procedures will allow the City of Windhoek to formalise an informal settlement (known as Tlhabanello) located on Farm 1012 which is home to approximately 1900 households. The prevailing land use ranges from residential, businesses and sport facilities.

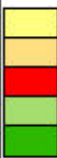
The summation of land uses and layout design of the Township is as follows:

Table 2. Summation of Land Uses - Goreangab Extension 6 Township

Land Use	Total Number of Erven	Potential # of dwelling units	Estimated population @ an average household size of 3.8 (2020)
Residential @ 1:250	133	133	505
General Residential @ 1:150	3	67	254
Municipal	3		
Private Open Space	1		
Public Open Space	4		
TOTAL	145 (erven)	200 (dwelling units)	759 (people)



Erf Zoning	No of Erven	Average Erf Size (sqm)
Residential	133	327
General Residential	3	3459
Municipal	3	2631
Private open space	1	17403
Public open Space	5	8636
Total No of Erven	145	



REV.	DATE	DRAWN	CHECKED
CARDEX:			
FILE:			
		DESIGNED BY:	DATE
		Sylvanus	2021
		CHECKED:	DATE
		Kakero	2021
HUMAN SETTLEMENT		DATE	

Figure 2. Township Layout plan - Goreangab Extension 6

Table 3. Summation of Land Uses - Goreangab Extension 7 Township

Land Use	Total Number of Erven	Potential # of dwelling units	Estimated population @ an average household size of 3.8 (2020)
Residential @ 1:250	209	209	794
General Residential @ 1:150	2	43	163
Business @ bulk of 0.4	4		
Undetermined	1		
Public Open Space	8		
Street	2		
TOTAL	226 (erven)	252 (dwelling units)	957 (people)

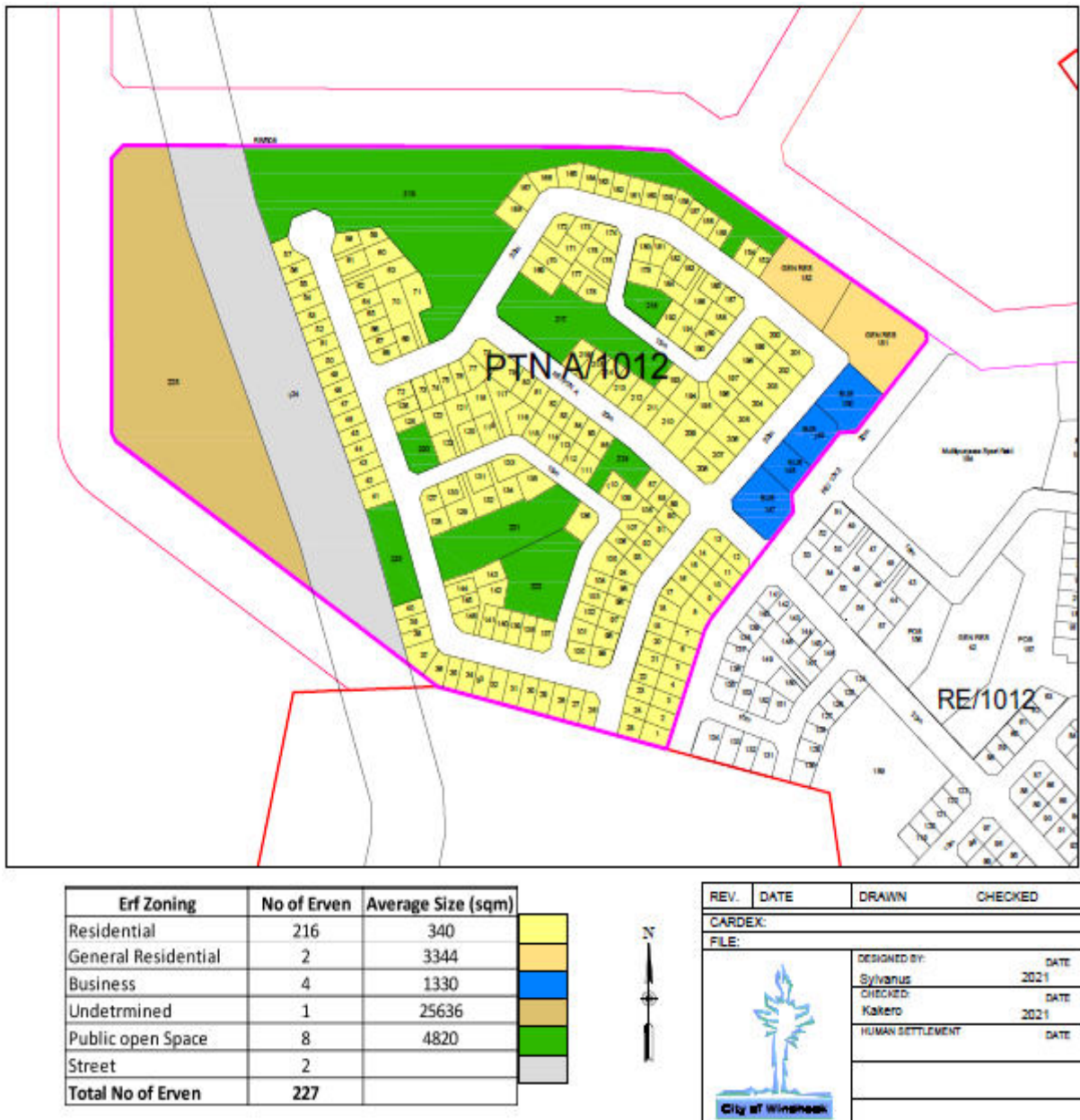


Figure 3. Township Layout plan - Goreangab Extension 7

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 project site on which the development is proposed is fairly flat with a major watercourse that runs through the area. This watercourse flows from east and north into a southern direction. Public Open Spaces are created to accommodate the watercourse.

5.2 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.

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 GOREANGAB EXTENSION 6 AND 7 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: Goreangab Extension 6 and 7 Township Development

Project Location: The proposed development is located on the northwestern outskirts of Windhoek, and borders the existing build up area of Goreangab

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. An open day session regarding the development will be held at:

Date: Saturday, 09 December 2023
Venue: Soccer Field (Okapale), Green Mountain Dam Road, Goreangab
Time: 09H00 to 14H00

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

Contact Details: Tel: (+264-61) 224197; Fax: (+264-61) 212165;
E-Mail: environment@matrixconsultingcc.com
DEADLINE FOR COMMENTS IS 19 DECEMBER 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 **19 December 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