

BACKGROUND INFORMATION DOCUMENT (BID)

ENVIRONMENTAL IMPACT ASSESSMENT (EIA) FOR THE PROPOSED SUBDIVISION OF FARM OMUTHIYA TOWNLANDS NO. 1013 AND TOWNSHIP ESTABLISHMENT OF OTHITHIYA PROPER AND OTHITHIYA EXTENSION 1, OMUTHIYA, OSHIKOTO REGION

1. INTRODUCTION AND BACKGROUND

1.1 Introduction

The Omuthiya Town Council, hereinafter referred to as the proponent, intends to subdivide the Remainder of Farm Omuthiya Townlands No.1013 into 23 Portions and Remainder for various development as follows.

- Portion 1 and 2 Township development of Othithiya Proper and Othithiya Extension 1
- Portion 3: Government (Okashana Rural Development Centre)
- Portion 4, 5 & 7-12: Agriculture
- Portion 13: Business
- Portion 14-16, 18: Special
- Portion 17: Hospitality/Recreational
- Portion 19-22: Public Open Spaces
- Portion 23: Street network

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 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.

DISCLAIMER

2. SITE LOCALITY

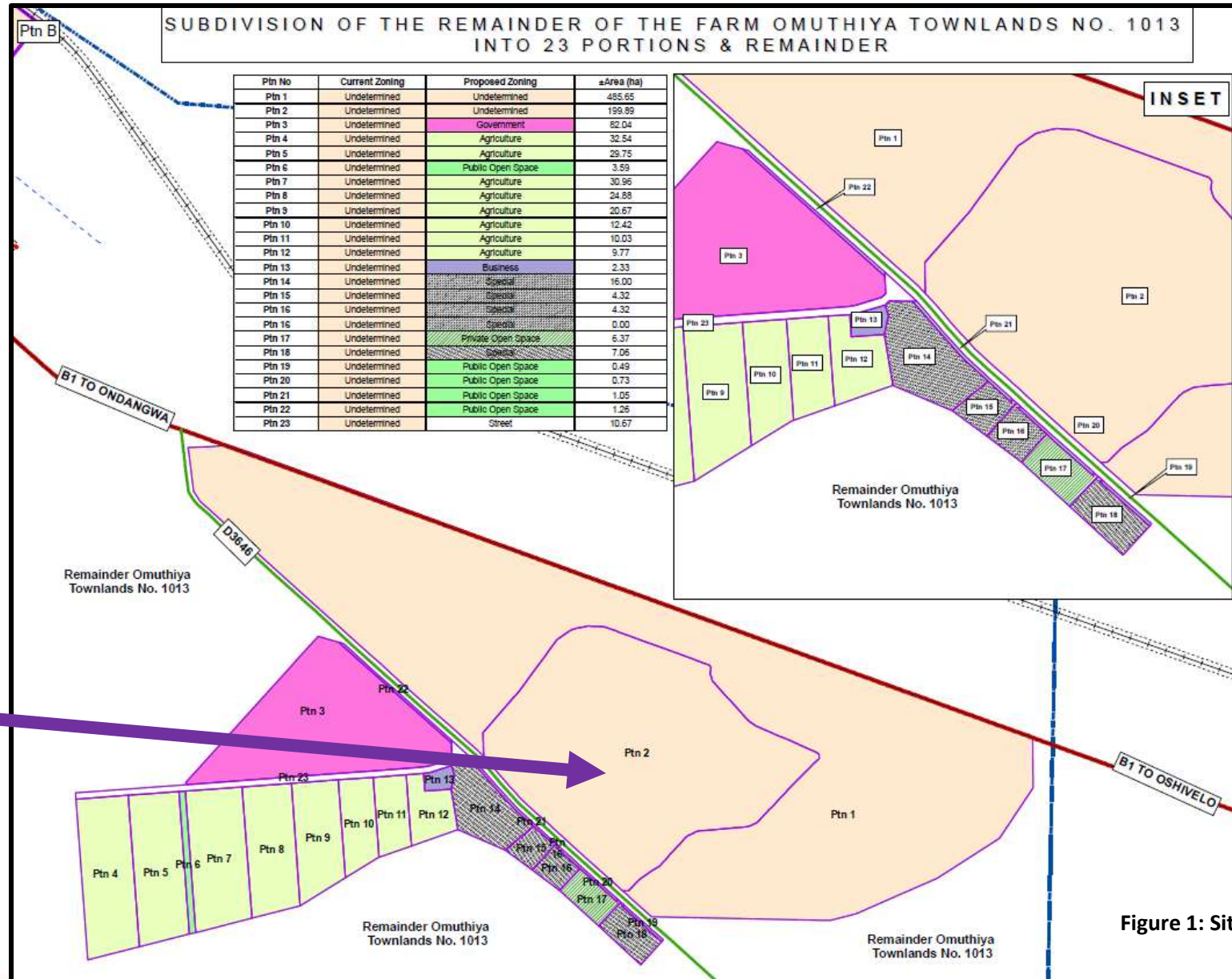


Figure 1: Site Locality

3. SITE OVERVIEW

The proposed development site is located between the B1 road from Oshivelo to Omuthiya and the road to King Nehale Gate of the Etosha National Park. The development site is still in its natural state and is occupied by varying vegetation consisting of a mixture of shrubs, trees, and herbaceous grass species. There are also numerous low-lying areas within the development site which form parts of the hydrological features of the area and often contain water from flash flood during the rainy season.



Figure 2: Site overview

A full description of the development site will be presented in the Environmental Scoping report.

4. THE PROPOSED LAND USE ACTIVITIES

4.1 Alienation, Subdivision, and Surveying Processes

The council has approved the subdivision of Remainder of Farm Omuthiya Townlands No.1013 into 23 Portions and the township establishment on Portions 1 and 2. Stubenrauch Planning Consultant (SPC), a registered town planning consultant, has been appointed to apply relevant town planning procedures for the required subdivision. Similarly, a registered Surveyor will be appointed to carry out the land survey of the development site.

4.2 Proposed township developments

Portion 1 and Portion 2 will be utilized for the township development of Othithiya Proper and Othithiya Extension 1 respectively. The proposed townships will be for mixed uses, consisting of a total of 616 erven (339 erven for Othithiya Proper and 277 erven for Othithiya Extension 1). The spatial uses are predominated by residential purposes, followed by businesses, Institutional and complemented by Public Open Spaces and the remainder as street networks.

Portion 1: Othithiya Proper (Source SPC)

Zoning	No of Erven	Area (ha)	Spatial Implication (%)
Residential	259	50.59	10.42
General Residential	7	5.10	1.05
Business	2	2.40	0.49
Institutional	1	1.93	0.40
Hospitality	2	5.40	1.11
Agriculture	58	321.28	66.16
Public Open Space	8	19.39	3.99
Street	2	15.14	3.12
Street	Remainder	64.41	13.25
TOTAL	339 & Remainder	485.65	100.00

Portion 2: Othithiya Extension 1 (Source: SPC)

Zoning	No of Erven	Area (ha)	Spatial Implication (%)
Residential	262	47.46	23.75
General Residential	3	3.53	1.77
Business	3	3.96	1.98
Hospitality	1	20.61	10.31
Private Open Space	1	79.79	39.92
Public Open Space	7	26.73	13.37
Street	Remainder	17.79	8.90
TOTAL	277 & Remainder	199.89	100.00

See attached Proposed township layouts as Annexures A and B

4.3 Other Proposed Land Uses

As depicted in Figure 1, Portion 3 will be zoned "Government" to accommodate the existing Okashana Rural Development Center, Portions 4, 5 & 7-12 are reserved for Agriculture uses, Portion 13: for general "Business", Portion 14-16, 18: will be zoned Special while Portion 17: will be zoned "Recreational" and will be used for the development of a Camping site. Portions 19-22 are located in a low-lying area and thus will be zoned "Public Open Spaces" whereas Portion 23 will be zoned "Street" for access purposes.

5. PUBLIC PARTICIPATION PROCESS

The study is 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 (New Era and Confidante for 19 and 26 May 2023) in accordance with section 21 (2) of the Environmental Regulations of (GG6 of February 2012). Public notices will also be placed at the Omuthiya Town Council notice board, at the development site and around town.

The public notices provide brief information about the proposed project and the EIA and invite potential I&APs to register and/or send comments for consideration. The deadline for registration for I&APs and submission of comments was on 02 June 2023. **In addition, a public meeting is scheduled to take place on 29 May 2023 at Okashana Rural Development Centre.**

6. 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.

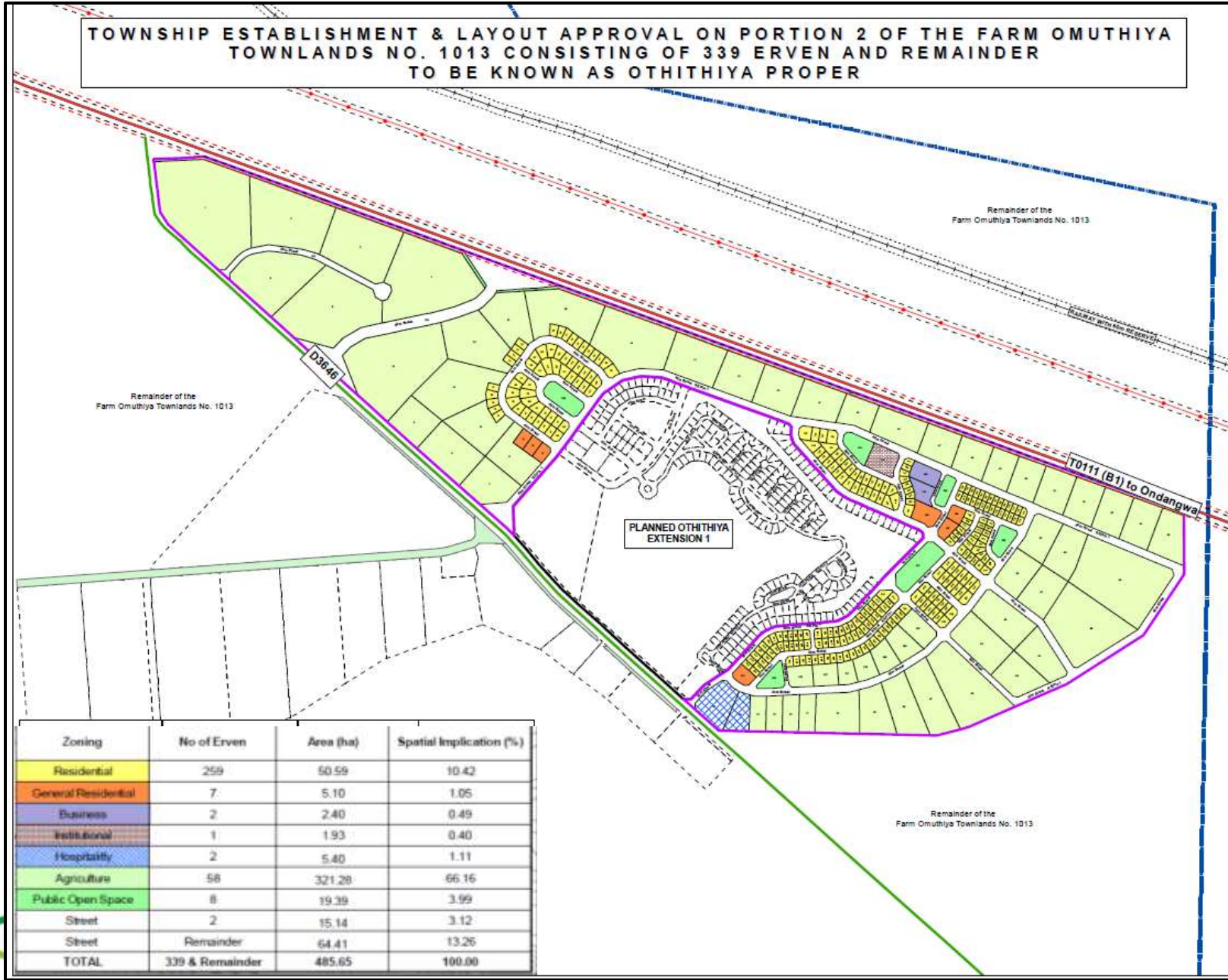
Potential impacts associated with the proposed development are such as,

- Land use changes and land use effects
- Vegetation clearance
- Exposure of soil to erosion (wind)
- Heritage impacts (if any)
- Dust emission
- Waste generation

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.

Appendix A: Proposed Layout for Othithiya Proper

TOWNSHIP ESTABLISHMENT & LAYOUT APPROVAL ON PORTION 2 OF THE FARM OMUTHIYA TOWNLANDS NO. 1013 CONSISTING OF 339 ERVEN AND REMAINDER TO BE KNOWN AS OTHITHIYA PROPER



OMUTHIYA

LEGEND

- Zoning**
- Residential
 - General Residential
 - Business
 - Hospitality
 - Agriculture
 - Public Open Space
- Boundaries**
- Cadastrel Boundary
 - Portion 1 (Othithiya Extension 1)
 - Extension Boundary
 - Townlands Boundary
 - Future Development
- Infrastructure**
- Railway with 50m Railway Reserve
 - Mainspower line with 44m Servitude
 - Trunk Road with 50m Road Reserve
 - 45m Building Restriction
 - Public Open Space
 - 1m Contour (30m DEM)
 - District Road

NOTE:

1. All measurements & sizes are Approximate
2. No Residential lot shall be smaller than 3000m² in size
3. All roads are 6m
4. All Plot numbers are in circles unless otherwise indicated



STUBENRAUCH
PLANNING CONSULTANTS
TOWN AND REGIONAL PLANNERS
 ps box 41424
 windsor
 north west
 email: spc@spc.com.na
 tel: 061-251188
 fax: 061-252492
 mobile: 061-252157

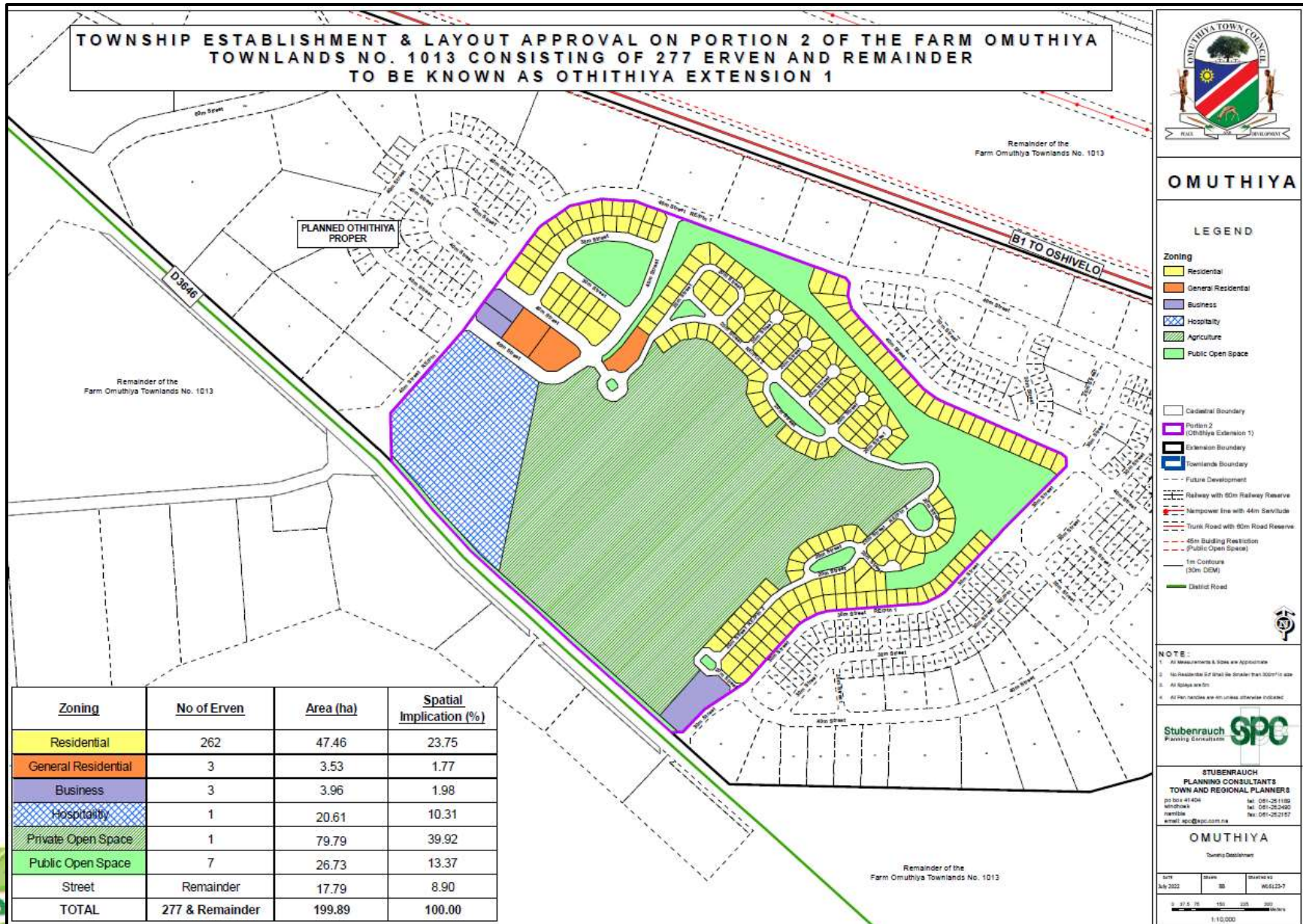
OMUTHIYA

Township Establishment

Date	Drawn	Checked by
July 2022	SS	WS/STP-7
1:17,500		

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Business	2	2.40	0.49
Institutional	1	1.93	0.40
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Public Open Space	8	19.39	3.99
Street	2	15.14	3.12
Street	Remainder	64.41	13.26
TOTAL	339 & Remainder	485.65	100.00

Appendix B: Proposed Layout for Othithiya Extension 1



RESPONSE SECTION: INTERESTED AND AFFECTED PARTIES

1. PERSONAL DETAILS

Name	
Organization	
Physical Address;	
Cell phone	
Telephone	
Fax	
Email:	

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

2. Comments:

3. Questions:

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