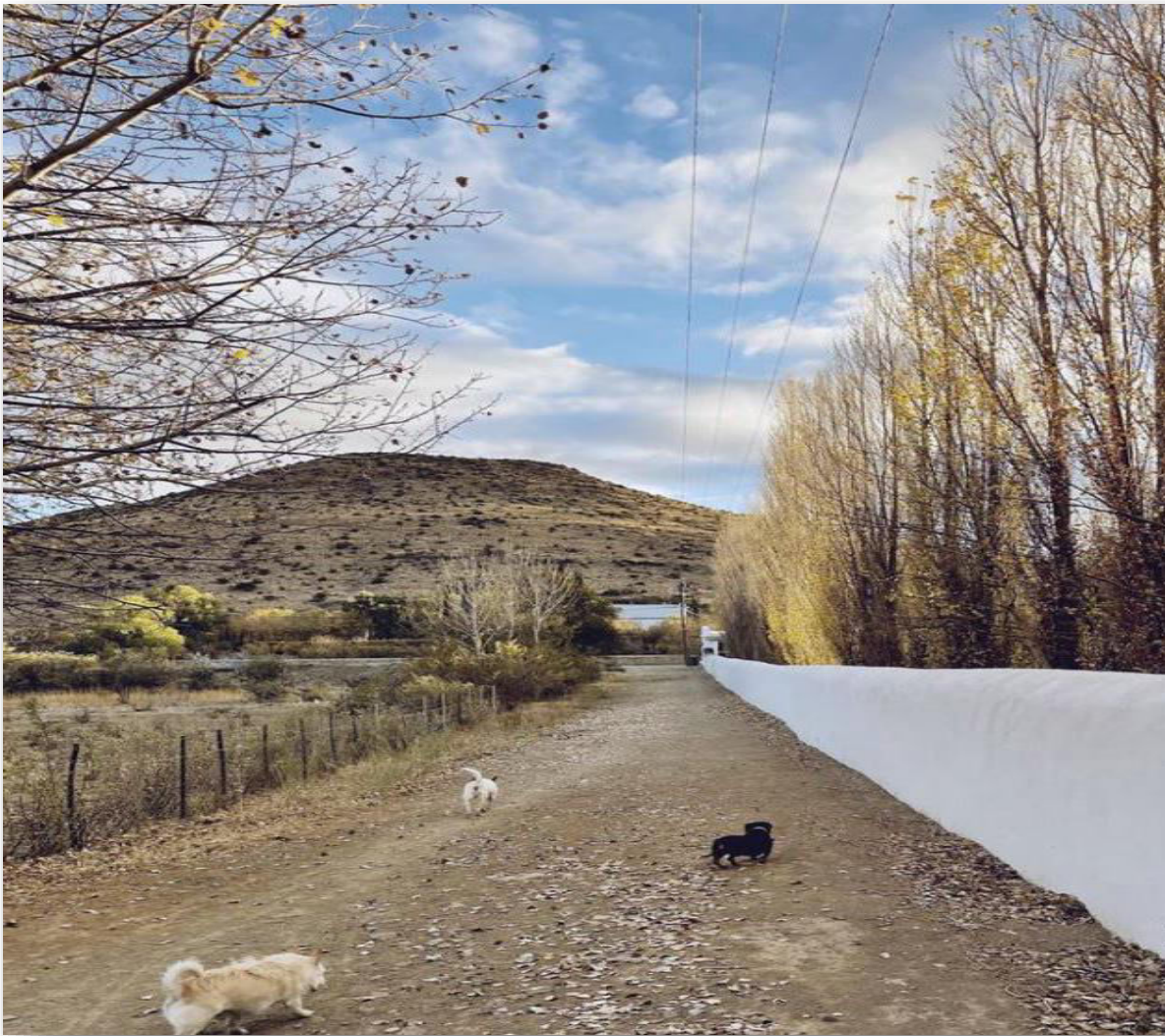


Background Information Document

PROPOSED TOWNSHIP ESTABLISHMENT on PORTION 111 of CONSOLIDATED FARM TSUMORE No. 761, TSUMEB, OSHIKOTO REGION



Prepared for:

Rainy Day Investments 37

Prepared by:



In Partnership with:



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1|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 Township Establishment on Portion 111 of Consolidated Farm Tsumore No. 761. 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.

2|BACKGROUND INFORMATION

Urbanization and its impact on quality of life (or lack thereof) are two of the biggest challenges we face globally. Increasing urbanization has severe economic and social consequences for our society. Among them are overpopulation, pollution, inadequate infrastructure and overuse of natural resources, as well as rising property values and living costs.

Urban planning has failed to accommodate a large influx of people, resulting in sprawling communities within the urban edge. In the end, large residential neighbourhoods with no sense of place and a low quality of life are the result.

Establishing contemporary mixed land use urban villages is one solution to address the negative impacts of urbanization. In these villages, residents live a life in harmony with nature, minimizing consumption and making maximum use of resources for the best and healthiest lifestyle possible. Smaller mixed land use urban village settlements relieve cities' resources and infrastructure of the strain placed on them. The solution here is to bring back an age-old concept of living close to fertile agricultural land to supply fresh food daily, along with open, green spaces for recreation and well-being.

Rainy Day Investments Thirty-Seven (Pty) Ltd (the proponent) has obtained Portion 111 of Consolidated Farm Tsumore No. 761, Tsumeb, Oshikoto Region. Accordingly, the above-mentioned property offers an excellent opportunity to establish a new mixed land use village that will significantly enhance the broad strategic and development objectives of the Tsumeb Municipality in line with the Tsumeb Structure Plan.

Located south west of Tsumeb, the proposed development site is connected to the town by the B1. It is intended to augment the natural, rural Namibian landscape and use it as a guide for the design process of the site, capitalising on the rural character of the site.

The goal is to create an enduring development that imposes little service burden on the Tsumeb Local Municipality. The Tsumeb Local Municipality will thus not be required to invest in infrastructure or provide services (sewer, water, and power) for this proposed development.

In terms of the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012), the following listed activities in **Table 1** were triggered by the proposed project:

Table 1: List of triggered activities

Activity Name and No(s):	Description of relevant Activity	The portion of the development as per the project description that relates to the applicable listed activity
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 route determination and design of roads.

The proponent commissioned this EIA and appointed SED Consultancy to undertake the necessary activities to enable an application for an Environmental Clearance Certificate 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 2012). In line with Regulation 21(2) of the mentioned EIA Regulations, this BID is availed to potential I&APs as part of the public consultation process for this EIA.

Environmental Assessments are used by planning and decision making authorities to obtain an objective view of the potential environmental and socio-economic impacts associated with the planning, construction and operation of the proposed development activities. This information must provide the relevant authorities with a sound basis for decision-making. The deliverables of this Environmental Assessment process are an Environmental Scoping Report, and an Environmental Management Plan which will, amongst other things:

- Identify the potential impacts of the proposed activities;
- Outline the public participation process undertaken, illustrate the issues, concerns and suggestions raised by Interested and Affected Parties;
- Outline the environmental management and mitigation measures that must be taken to avoid or reduce negative impacts and enhance positive impacts.

The competent authority in this instance is the Ministry of Urban and Rural Development. The application for an Environmental Clearance Certificate will be forwarded to the Office of the Environmental Commissioner in the Ministry of Environment, Forestry and Tourism for approval.

3|LOCALITY

The proposed development site is located to the southwest of Tsumeb, with the B1 passing between the town and the site. Adjacently east lies Portion 57 of Consolidated Farm Tsumore No. 761, Portion 39/761 to the south with Portions 38/761 and 34/761 respectively north and south. See **Figures 1 and 2** below for the locality maps of Tsumeb, and the site.



Figure 1: Locality map of Tsumeb

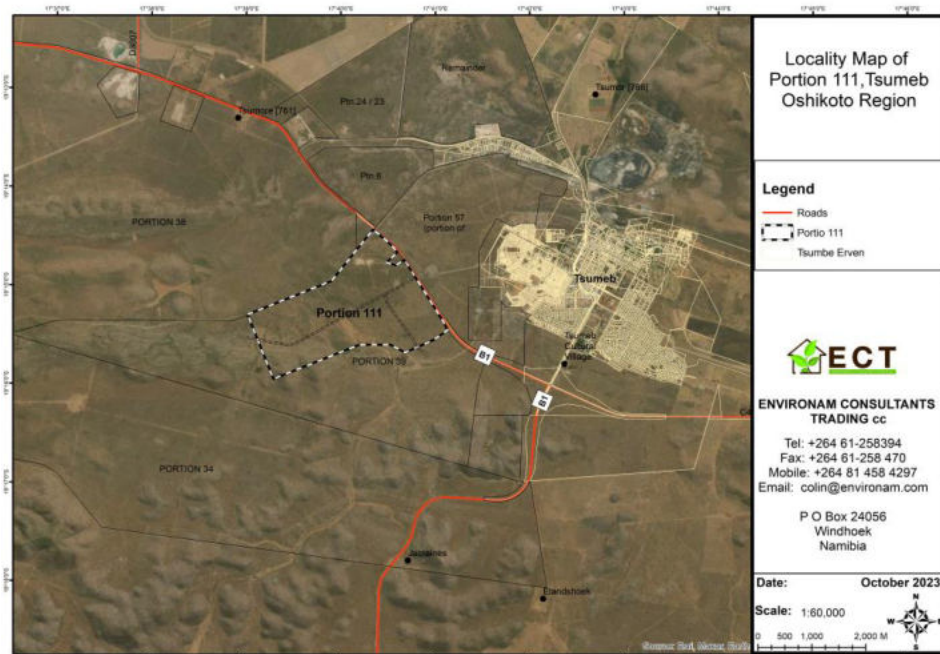


Figure 2: Locality map of the site

4| TOPOGRAPHY, GEOLOGY AND HYDROGEOLOGY

Tsumeb falls in the hydrogeological region known as the Otavi Mountain land which includes the northern Otjozondjupa, southern Oshikoto, and south-eastern Kunene Regions. This hydrogeological region starts from the Otavi-Grootfontein-Tsumeb triangle in the east following the southern rim of the Etosha basin and moves westwards to 70 km beyond Outjo. It is a dolomitic massif that rises up to 2,090 m above sea level that slopes gently towards Goblenz at 1,250 m above sea level and northwards to Oshivelo and Etosha at 2,800 3,000 m respectively (Christelis and Struckmeier, 2011).

This area receives relatively high rainfall with a mean annual rainfall double that of the country as a whole, hence forming an important commercial farming area for cattle and maize. Most of the region has been declared a “Groundwater Control Area”, emphasising the national importance placed on the groundwater potential. The water supply scheme of Tsumeb is independent waterworks. Until the early 1990s, the domestic water supply to Tsumeb Municipality was entirely reliant on the 2.5Mm³/a of groundwater supplied, and purified, from the mine.

As the ore body diminished with time, the municipality drilled more than 15 production wells and until the Tsumeb Mine closed in June 1996, groundwater from the mine was purified and mixed with groundwater from the wells. Since then, groundwater abstraction by wells increased to a high of 3.1 Mm³/a in 1997, but by 1999 had been reduced to 1.7 Mm³/a. (Christelis and Struckmeier, 2011).

5| PROJECT DESCRIPTION AND BENEFICIALS

The proposed development will comprise a mixed-land use as indicated earlier, that can be grouped in the following:

- 1) Wildlife/Nature Estate
- 2) Residential
- 3) Commercial/Business
- 4) Education (university, college, schools)
- 5) Agriculture
- 6) Industry – Agriculture
- 7) Hotels/Restaurants

The mixed-use neighbourhood has been found to be the best basis for any new development. This proposed development will have as its core objectives to:

- Establish an appropriate agriculture farming zone with the relevant processing and/or packaging facilities.
- Facilitate additional economic and small enterprise opportunities in the Tourism, Agri-Tourism, Agri-Processing and Public Transport Sectors.

- Establish an Integrated Urban-Rural Development for Human Settlement for all income groups
- Conservation, rehabilitation and expansion of natural habitats & indigenous vegetation.

For designing and planning the village the Transect Concept was used as a tool to “organize” the development. It is a concept that was established by the idea that there is a place for every element in the built environment. It is a progression through a sequence of human habitats - increasing in density and complexity.

The settlement hierarchy can be defined into six zones:

- The Urban Core
- Urban Centre
- General Urban
- Sub-urban
- Rural
- Natural

A possible 7th zone is the special district zone which applies to those elements of the built environment that do not fit into neighbourhoods. The nodes in the development proposal will be connected to one another with a series of roadways each finding its right place to create and work together as the greater whole of the development. Existing roadways will be traced to coincide and enhance the current movement over the landscape and reduce the impact of new road structure as far as possible.

During the construction phase it is envisaged that a significant number of people will be employed, of which the majority will be sourced locally.

6|INFRASTRUCTURE AND SERVICES

Major infrastructural developments and services to be provided are:

- **Bulk water supply** – the current water supply from Tsumeb Municipality will not be able to accommodate this development. Alternative supply sources will need to be looked at for servicing this site.
- **Bulk sewerage** – it will be possible to connect to the existing municipal infrastructure to accommodate effluent generated by the site, and thereby utilizing the existing STP of Tsumeb Municipality for treatment of the effluent. Alternatively, onsite sewage treatment facilities can be constructed.
- **Roads and site access** – there are two possible access intersections to the proposed project site, however both will need to be upgraded in order to comply with Roads Authority standards. The Tsumeb Municipality confirmed that either gravel or surfaced roads will suffice in terms of standard of service expectations.
- **Solid waste** – solid waste generated by the development will be able to be accommodated by the Tsumeb Municipality new landfill site, as the development area falls within Municipal Townlands. The developer will however need to

engage the Municipality in order for them to expand solid waste management services to the development site.

- **Bulk electrical** – The current supply line from CENORED traversing the site will not have sufficient capacity to fully serve the development. However, during the initial phases of the project, connecting to the existing CENORED supply will be a viable option. However, it is advised that an application for connection and/ or a supply upgrade is lodged with CENORED. The viability of constructing a Solar PV plant was also elaborated and considering the high electrical demand of the development, implementing a Solar PV plant is a viable option. This can also be done in phases, increasing the size of the plant as the development expands.
- **Stormwater** – A flood line study will be done for the development.

7| ENVIRONMENTAL ASSESSMENT PROCESS

The Environmental Assessment process will among others be involving the:

- Establishing environmental risks of the intended project
- Establishing mitigation protocol
- Preparing the Draft Environmental Scoping Report (DESR) and Environmental Management Plan (EMP)
- Allow for public reviewing of DESR and EMP
- Preparing the final DESR & EMP and submitting to MEFT
- Awaiting decision from relevant Authorities
- Communicating decision to Interested & Affected Parties
- Availing opportunities to Appeal (if the need arises).

Preliminary predictions of possible impacts that may occur and need to be managed as part of the Environmental Management Plan (EMP) include:

- Disturbance on biophysical environment (fauna and flora)
- Impact on groundwater resources
- Impact on soil
- Dust generation due to earth works, excavation and construction (construction vehicle movement etc)
- Noise generation during and after the construction phase (workers, vehicles, machinery, equipment)
- Improper waste and wastewater management during and after the construction phase
- Increased traffic flows during and after the construction phase of the project.

8|PUBLIC AND STAKEHOLDERS CONSULTATIONS

The Environmental Impact Assessment process involves interaction with people who are interested in, or who could be affected by the proposed development and/or its construction and operational activities. Site notices, newspaper adverts, and direct communication to adjacent property owners will be among the media used to raise awareness of the project. Communication will also be sent out to various potential Interested and Affected Parties (I&APs) and Line Ministries to obtain comments on the proposed developments.

These consultations and or participation process will encourage the public, I&APs and identified stakeholders the opportunity to:

- Obtain information about the proposed project, and
- Raise any environmental issues relating to the project.

Involvement and participation will be:

- By responding to the invitation advertised in two newspapers in conformation with the EMA.
- By registering as an I&AP and for your name to be added to the register list – note Annexure A.
- By submitting your comments or requests in writing accordingly

The public and I&APs are invited to participate by contributing issues and suggestions regarding the proposed project on or before **14 December 2023**. As part of this process a public meeting will be held at **Nomtsoub Community Hall, Leevi Muashekele Street, Nomtsoub Proper, Tsumeb** on **7 December 2023** at **11:00** to further obtain inputs into the developments to take place. Communication will also be sent out to various potential I&APs and Line Ministries to obtain comments on the proposed developments. For further information, or concerns, I&APs can complete the register below:

ANNEXURE A: REGISTRATION AND COMMENTS FORM

Participant Name:	Organization/Affiliations:
Position:	Telephone:
Fax:	E-Mail:
Postal Address:	
Comments/Suggestions and Questions:	

Please complete the form and return document to be registered as an Interested & Affected Party (I&AP) to:

Tel: **Colin**, +264 814 584 297 and or **David**, +264 81 122 0814

E-Mail: colin@environam.com **and or** daviduushona@yahoo.com