

ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED ACTIVITY IN NKURENKURU

Permanent Closure, Rezoning of Erf 682, Nkurenkuru Extension 1 from “Public Open Space” to “Office”.

List of triggered activities identified in the EIA Regulations which apply to the proposed project.

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.

BACKGROUND INFORMATION DOCUMENT

1 PURPOSE OF THIS DOCUMENT

The purpose of this Background Information Document (BID) is to brief Interested & Affected Parties (I&AP's) about the Environmental Impact Assessment (EIA) being undertaken for the proposed development activities in Nkurenkuru.

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

The Nkurenkuru Town Council, hereinafter referred to as the proponent intends to undertake the following activities:

- **Permanent Closure of Erf 682, Nkurenkuru Extension 1 as a “public Open Space”.**
- **Rezoning of Erf 682, Nkurenkuru Extension 1 from “Public Open Space” to “Office” for the Purpose of Medical Consulting Rooms.**

In terms of the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012), the listed activities indicated above were triggered by the proposed project.

The proponent commissioned this EIA and appointed Stubenrauch Planning Consultants (SPC) 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 2012). 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 activity.

3 DEVELOPMENT DESCRIPTION

3.1 Locality

Erf 682 is situated in the neighbourhood of Nkurenkuru Extension 1, as depicted in **Figure 1** below and it measures **10379m²** in extent.

3.2 Ownership and Status Quo

According to Certificate of Registered Title No. 421/2012, ownership of Erf 682, Nkurenkuru Extension 1 vests with the Nkurenkuru Town Council. Erf 682, Nkurenkuru Extension 1 which is to be rezoned from “Public Open Space” to “Office”, currently accommodates an existing building with a few trees and shrubs as depicted in **Figure 3**. The existing building is used for a private clinic. There are no conditions registered against Erf 682, Nkurenkuru Extension 1 that could possibly hinder or prohibit the proposed development. However, there was a Powerline with 22m Servitude, but it has been rerouted.

3.3 Zoning

According to the Township Establishment Conditions, Erf 682, Nkurenkuru Extension 1 is reserved for “Public Open Space” purposes. Erf 682, Nkurenkuru Extension 1 is located in an area with erven that are zoned for different mixed land uses such as “Public Open Space”, “Light Industrial”, “Local Authority” and “Business” purposes as shown in **Figure 5 and 6** below.

Table 1: Rezoning of Erf 682, Nkurenkuru Extension 1 from “Public Open Space” to “Office”.

Erf Number	± Size (m ²)	Current Zoning	Proposed Zoning
Erf 682	10379	Public Open Space	Office

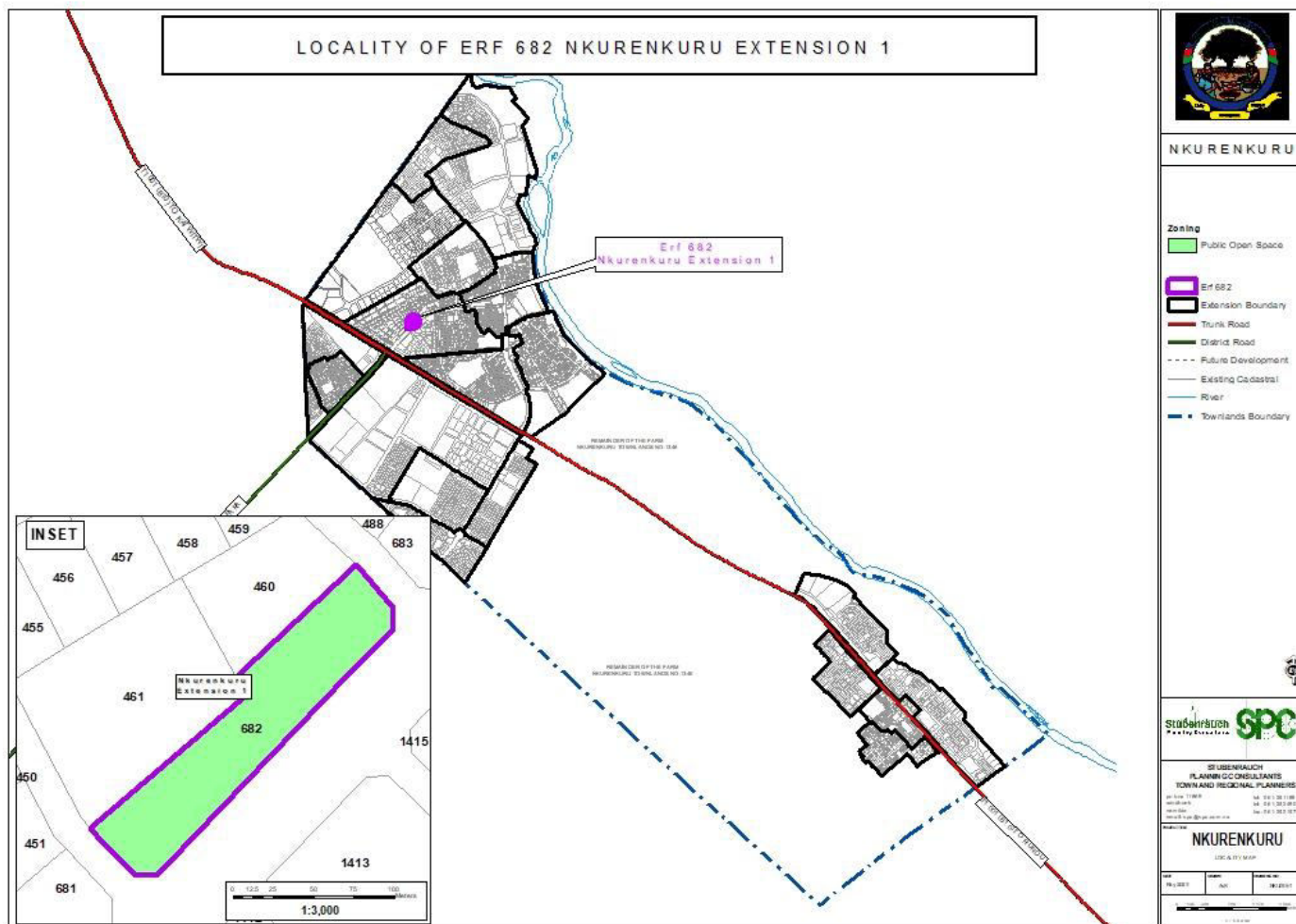


Figure 1: Locality map of Erf 682, Nkurenkuru Extension 1

3.1 Project Background

Erf 682, Nkurenkuru Extension 1 accommodates an existing building that was constructed before the proclamation of the town as well as a powerline that was running over the property but has now been moved. The removal of the powerline is what enabling the rezoning of the property from “Public Open Space” to “Office”.

The building is being utilized for medical consulting rooms. The owner requested the Council to sell her the erf where the building is located. A Deed of Sale was prepared and signed on the 26th of October 2022 to allow for the transfer of the property into the buyer’s name. It was only when the Deed of Sale was forwarded to the council’s conveyancer to transfer the property into the buyer’s name, was it realized that the erf is reserved for “Public Open Space” in the Township Establishment Conditions, although on the current Nkurenkuru Zoning Scheme, it is zoned as “Office”. The applicable procedures for the rezoning of this property were not followed, hence the contradiction between the Township Establishment Conditions and the Nkurenkuru Zoning Scheme. In order to rectify the zoning, applicable procedures for permanent closure and a rezoning are necessary.

3.2 Proposed Development

The Nkurenkuru Town Council intends to permanently close Erf 682, Nkurenkuru Extension 1 as a “Public Open Space” and rezone it to “Office” in order to rectify and properly zone the land on which the medical consulting rooms (depicted on **Figure 3** below) are accommodated. This re-planning exercise is only to formalize the existing situation on the ground since the property is currently zoned for “Public Open Space” purposes and is not appropriately zoned to be used for “Office” purposes, and as such, it is necessary to rectify the zoning to enable the owner of the existing building (Private Clinic) to continue operating a private clinic on the subject erf.

The proposed rezoning of Erf 682, Nkurenkuru Extension 1 from “Public Open Space” to “Office” will also enable the Nkurenkuru Town Council to generate additional revenue through rates and taxes. These funds can then be directed towards upgrading municipal service delivery and social facilities.

3.2.1 Permanent Closure of Erf 682, Nkurenkuru Extension 1 as a “Public Open Space”

As depicted in **Figure 2 and 3** below, Erf 682 Nkurenkuru (measuring 10379 m²) is to be closed as a “Public Open Space”.

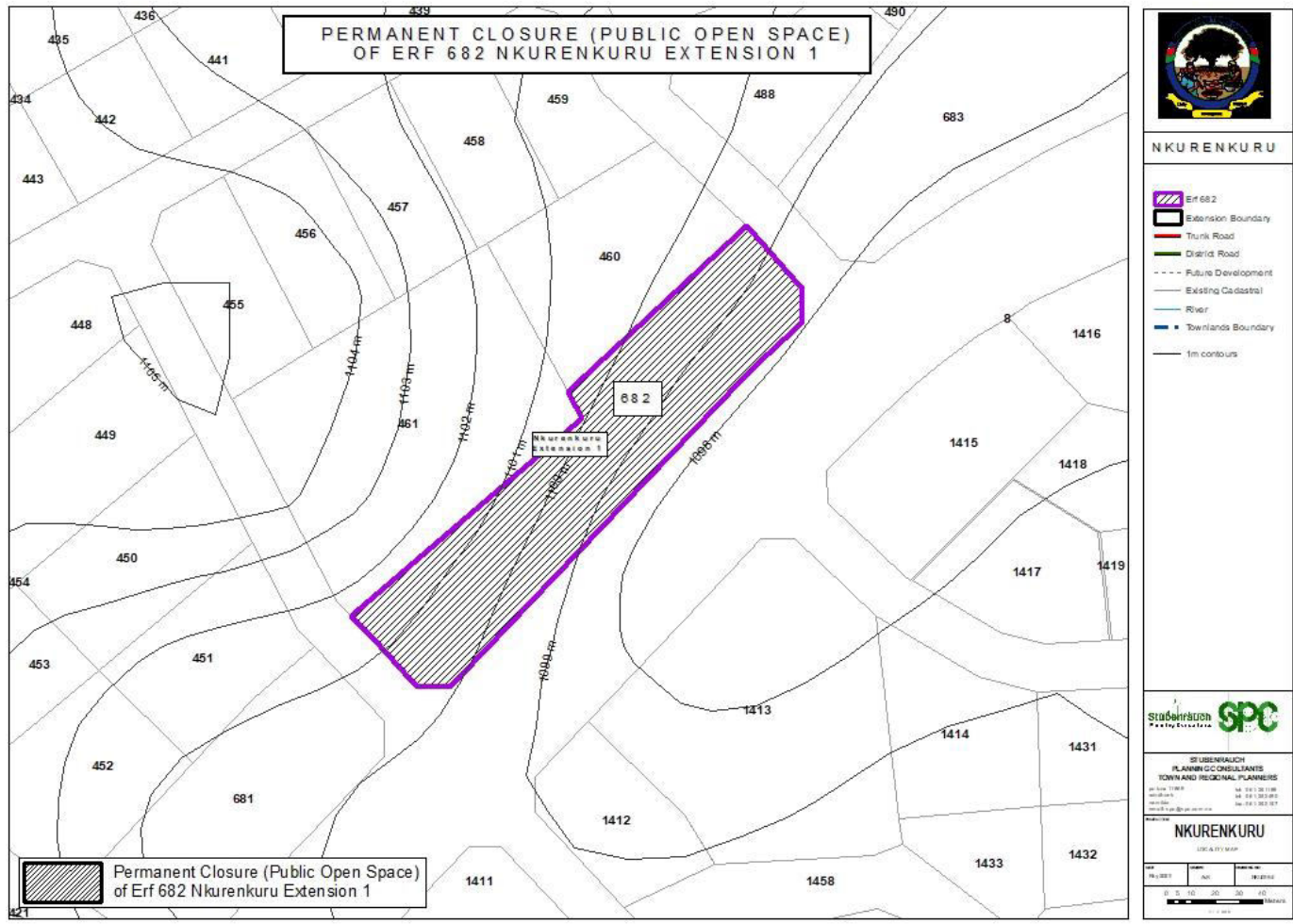


Figure 2: Permanent Closure of Erf 682, Nkurenkuru Extension 1 (Public Open Space)

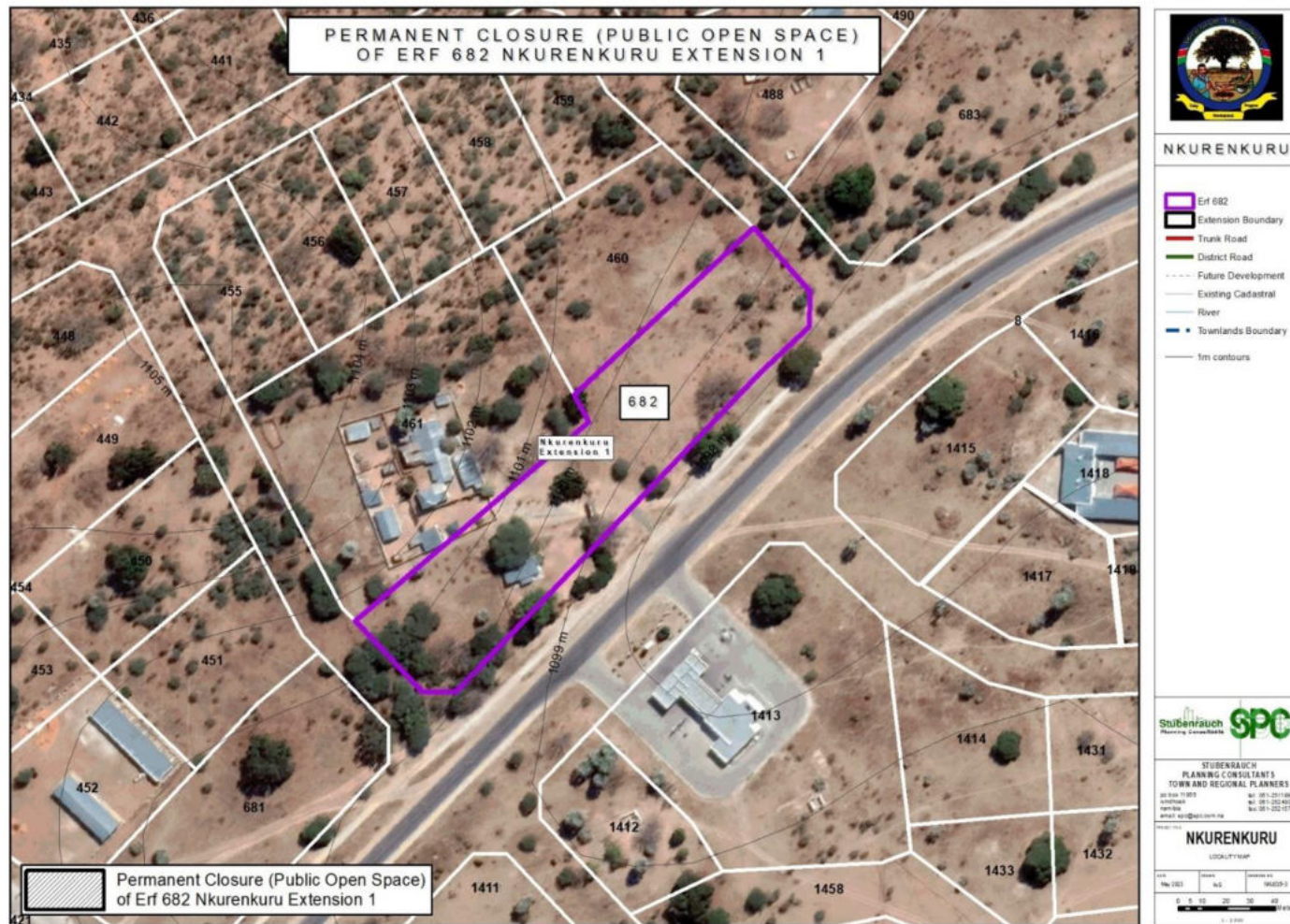


Figure 3: Areal map of Erf 682, Nkurenkuru Extension 1

3.2.2 Rezoning of Erf 682, Nkurenkuru Extension 1 from “Public Open Space” to “Office”

As depicted in Figure 4 below Erf 682, Nkurenkuru Extension 1 is to be rezoned from “Public Open Space” to “Office” in order to operate a Private Clinic.

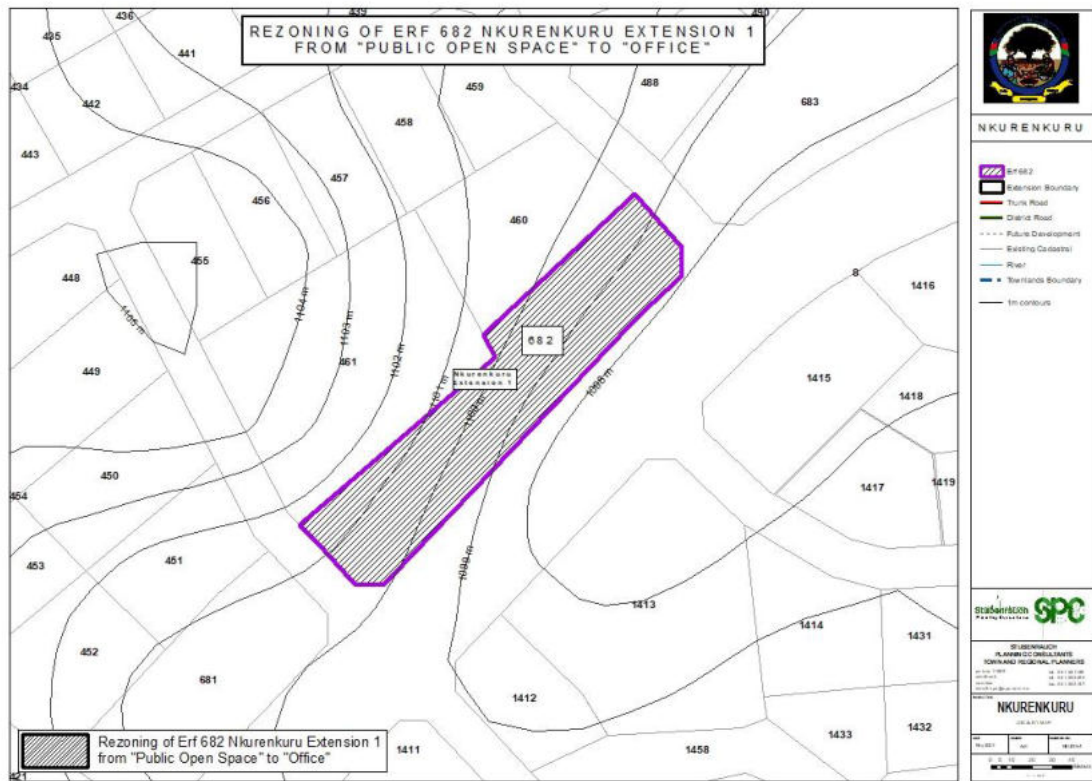


Figure 4: Rezoning of Erf 682, Nkurenkuru Extension 1 from “Public Open Space” to “Office”

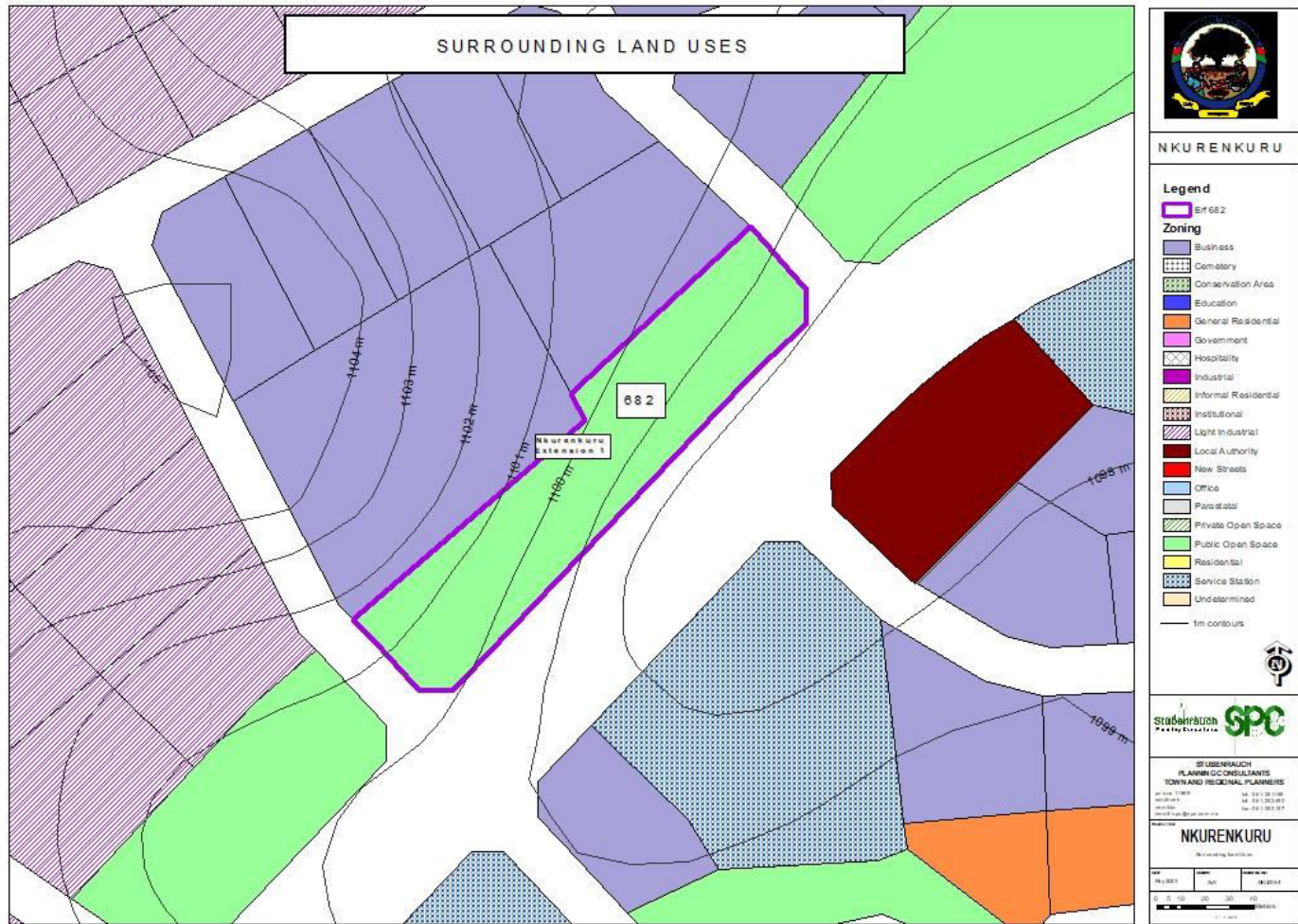


Figure 5: current land uses

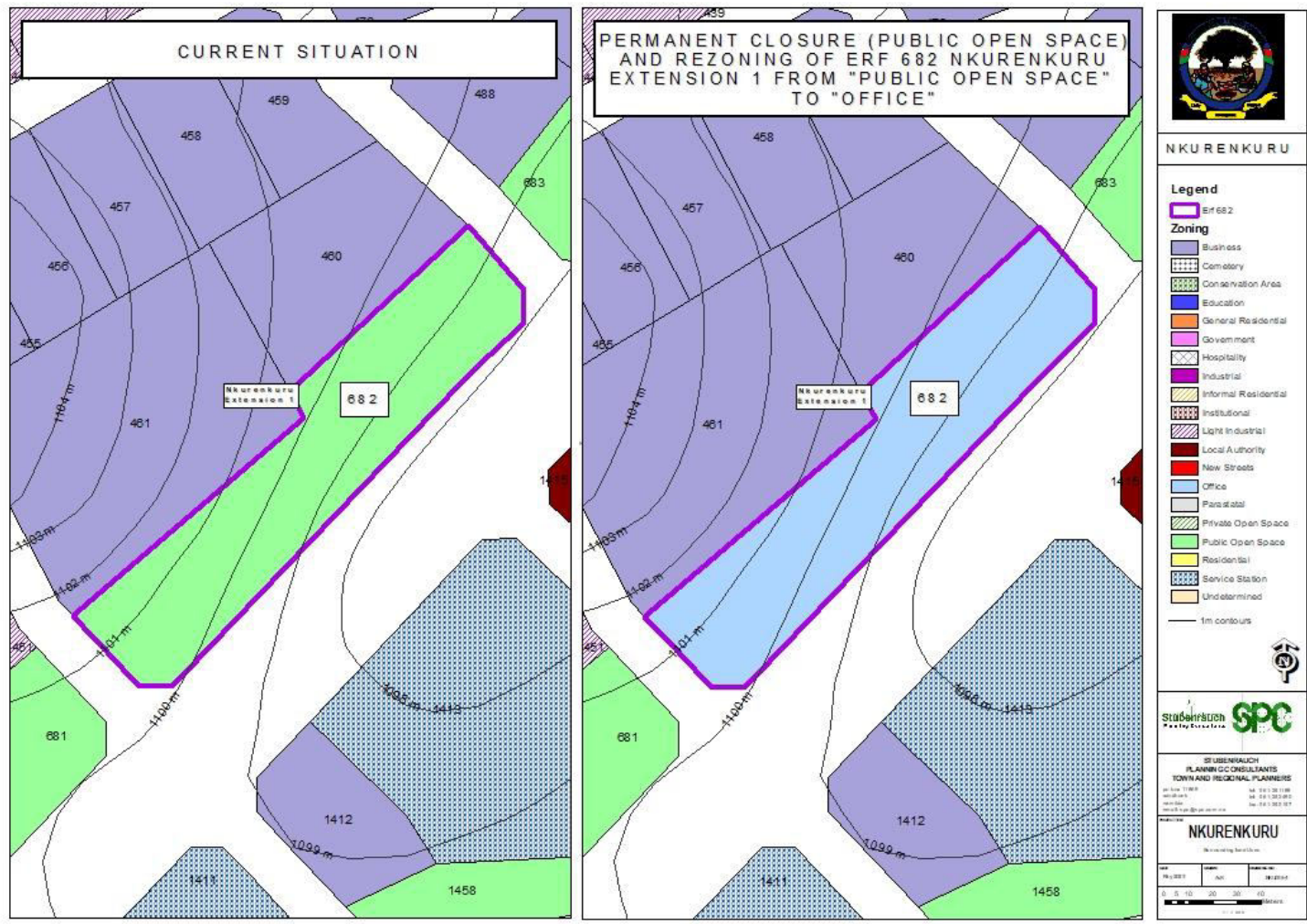


Figure 6: current and future land uses

4 ENVIRONMENTAL BASELINE

4.1 Overview

The environmental and social setting of the proposed project area is briefly described in this section. A detailed description of these environmental features will be fully presented in the environmental scoping report. Nkurenkuru is located approximately 845 km northeast of the capital city Windhoek in the Kavango West Region.

4.2 Biophysical Environment

4.2.1 Fauna and Flora

Most of the Kavango West is fairly homogenous Kalahari Woodland comprised of broad-leafed, deciduous woodlands. These vary in terms topography and the soils that support them. Trees commonly found within the region are kiaat (*Pterocarpus angolensis*), teak (*Baikaea plurijuga*), silver terminalia (*Terminalia sericea*), red seringa (*Burkea Africana*), false mopane (*Guibourtia coleosperma*), mangetti (*Schinziophyton rautanenii*) and monkey oranges (*Strychnos cocculoides*). Trees within the region are a valuable source of timber or food sources for rural livelihoods. Trees protected under the Forestry Act 12 of 2001 should be protected within the layout of the proposed townships. The trees located on the subject erf should be accommodated in the layout and proposed use for the erf.

Much of the wildlife that used to occur along the Kavango River has now disappeared because so much of the natural vegetation has been cleared (Mendelsohn 2009).

4.2.2 Geology and soils

The geology of the Kavango West Region falls within the Kalahari Group geological division. The rock type for the region is described as the Kalahari and Namib sands with sands being the dominant soils (Mendelsohn, Jarvis, Roberts & Roberston, 2002).

4.2.3 Hydrology and Hydrogeology

The most important feature in the region is the perennial Kavango river. The river is the major source of water for rural communities that are concentrated along it. Water is also abstracted to supply Rundu and smaller towns and agricultural schemes.

The subject area has previously been disturbed and can therefore not be classified as pristine. The intended development is located within the Nkurenkuru Townlands on land which has been earmarked for urban development town of Nkurenkuru. The site is thus suitable for urban development. A more detailed assessment will however be done during this EIA process.

4.3 Social Environment

The population of the Kavango West region is reported to be **86,529 people** (NSA, 2014).

4.4 Engineering Services

Electricity, Water, and sewer

Erf 682, Nkurenkuru is already connected to NORED's distribution grid which currently provides electrical power to Nkurenkuru. Any additional connection to be required will be done in accordance with the standards and requirements of NORED.

Erf 682, Nkurenkuru Extension 1 is already connected to the reticulation system of water and sewer of the Nkurenkuru Town Council. Therefore, the rezoned erf will retain these connections and any additional connection is to be made in accordance with the engineering standards and requirements of Nkurenkuru Town Council

Storm Water

The storm water on Erf 682, Nkurenkuru Extension 1 follows the natural drainage paths on site. Further measure necessary to manage the storm water within the area are to be employed in accordance with the Nkurenkuru Town Council's storm water drainage system.

4.5 Access Provision

Erf 682, Nkurenkuru Extension 1 currently obtains access from the internal street network of Nkurenkuru Extension 1 which is 20m wide. After the formalization and the rectification of zoning, access to Erf 682 will remain as before.

It should be noted that Portion 3 Rem 60m street will not be used as an access road. Therefore, no access approval from the Roads Authority will be required for this application.

ENVIRONMENTAL ASSESSMENT PROCESS

- Establishing environmental risks of the intended project
- Establishing mitigation protocol
- Preparing the draft Environmental Assessment Report (EAR) and Environmental Management Plan (EMP)
- Public reviewing of Draft EAR and EMP
- Preparing the final EAR & EMP and submitting to MEFT
- Awaiting decision from Authorities
- Communicating decision to Interested & Affected Parties
- Availing opportunities to Appeal.

5 POTENTIAL IMPACTS

The following potential impacts have been identified so far should the subject portion become developed:

- **Traffic Impacts:** During construction the movement of construction material to and from site may cause additional traffic. Traffic may also be increased in the area once the areas are fully developed.
- **Disturbance:** During construction the surrounding property owners and community members may be disturbed by the construction activities.
- **Waste:** During construction and operation, waste may be generated on site which would have to be disposed of at an approved landfill site.
- **Ground and surface water impacts:** may be experienced during construction due to the use of machinery and chemicals to construct the roads and services infrastructure as well as during operational activities.
- **Dust and noise** may be generated during construction activities.
- **Visual Impact:** The area is currently mostly undeveloped as such there may thus be a change in visual characteristics of the site once it becomes developed.
- **Employment Creation:** During construction temporary jobs may be created for the construction of the associated services.
- **During operation:** should the proponent expand their business activities this could increase the supply of the services that they offer in the area which could be useful to the market they are supplying their services to.

More potential impacts of the proposed activity will be identified upon consultations with the public and further research on the area.

6 PUBLIC CONSULTATION

The Environmental Impact Assessment process involves interaction with people who are interested in, or who could be affected by the proposed development and/or operational activities of the proposed Nkurenkuru development.

To further obtain inputs into the developments to take place. Communication will be sent out to various potential I&APs and Line Ministries in addition to the public notices to be placed in the newspapers, on the site and around the subject area to obtain comments on the proposed developments.

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

Public participation process gives you the opportunity to:

- 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 the newspapers
- By registering as an I&AP, for your name to be added to our register list.
- Submitting your comments or requests in writing.

We are inviting the public to participate by contributing issues and suggestions regarding the proposed projects on or before **Friday 23 February 2024**. For further information, or concerns, I&APs can complete the register below:

8 REGISTRATION AND COMMENTS

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

Postal Address:
Comments/Suggestions and Questions:

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

Stubenrauch Planning Consultants (SPC) Tel: 061 25 1189 E-Mail: bronwynn@spc.com.na
