

ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED ACTIVITY IN OUTAPI

Rezoning of Consolidated Erf 8377, Windhoek (comprising of Erven 8376 and 8031, Windhoek) from “Public Open Space” to “Institutional”

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.

8376 and 8031, Windhoek) from “Public Open Space” to “Institutional” into an Amendment Scheme for Windhoek.

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 Windhoek.

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 Deutsche Evangelisch-Lutherisch Gemeinde Windhoek hereinafter referred to as the proponent intends to undertake the following activities:

▪ **Rezoning of Consolidated Erf 8377, No. 33, Dr Külz Street Windhoek (comprising of Erven 8376 and 8031, Windhoek) from “Public Open Space” to “Institutional”.**

▪ **Inclusion of the rezoning of Consolidated Erf 8377, No. 33, Dr Külz Street, Windhoek (comprising of Erven**

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 8377 is located in the neighbourhood of Windhoek / Windhoek Blocks at No. 33, Dr W Kulz Street, As depicted in **Figure 1** below. Erf 8377, Windhoek measures 4072m² in extent.

3.2 Zoning

According to the Windhoek Zoning Scheme, Erf 8377, Windhoek is zoned for “Public Open Space” purposes.

3.3 Ownership

As per the Certificate of Consolidated Title No. T 3015/2008, ownership of Erf 8377, Windhoek vests with the Deutsche Evangelisch-Lutherisch Gemeinde Windhoek. There are neither conditions nor servitudes registered against the subject erf that may prohibit the proposed rezoning.

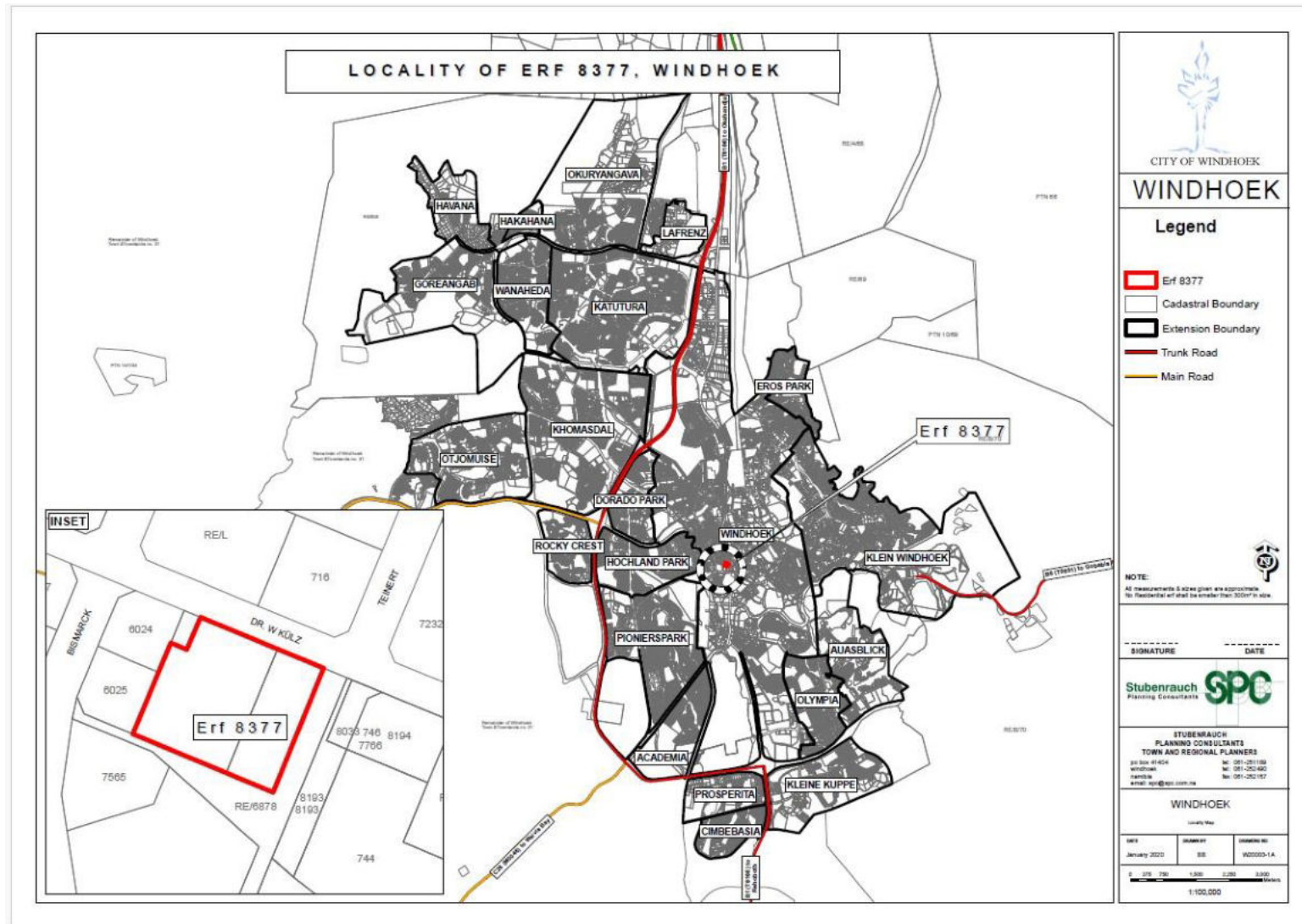


FIGURE 1: Locality Map of Erf 8377, Windhoek

3.4 Proposed Development

The proponent intends to rezone Erf 8377, Windhoek from “Public Open Space” to “Institutional”. The purpose of the rezoning is to formalise the rezoning of Erven 8376 and 8031, Windhoek, which were eventually consolidated into one property (Erf 8377, Windhoek). The separate rezonings of Erven 8376 and 8031, Windhoek were never included in an amendment scheme, and as such, the zoning of consolidated Erf 8377, Windhoek is still “Public Open Space”, which needs to be rectified.

The permanent closure of Erf 8376, Windhoek and subsequent consolidation with Erf 8031, Windhoek was approved by the Townships Board vide Item 143/2005, and the permanent closure of Erf 8031, Windhoek was approved by the Townships Board vide 151/2000.

The following steps are to be completed:

- **Rezoning of Consolidated Erf 8377, No. 33, Dr Külz Street Windhoek (comprising of Erven 8376 and 8031, Windhoek) from “Public Open Space” to “Institutional”.**
- **Inclusion of the rezoning of Consolidated Erf 8377, No. 33, Dr Külz Street, Windhoek (comprising of Erven 8376 and 8031, Windhoek) from “Public Open Space” to “Institutional” into an Amendment Scheme for Windhoek.**

3.4.1 The Rezoning of Consolidated Erf 8377 from “Public Open Space” to “Institutional”

The proponent intends to rezone Erf 8377 “Public Open Space” to “institutional” as shown in **Figure 2** below. This rezoning is the final step that will complete the formalisation of the existing activity on the subject erf. Erf 8377, Windhoek currently accommodates a parking lot which is used for parking purposes by the church located on Erf Re/L, Windhoek, which is also owned by the Deutsche Evangelisch-Lutherisch Gemeinde Windhoek.

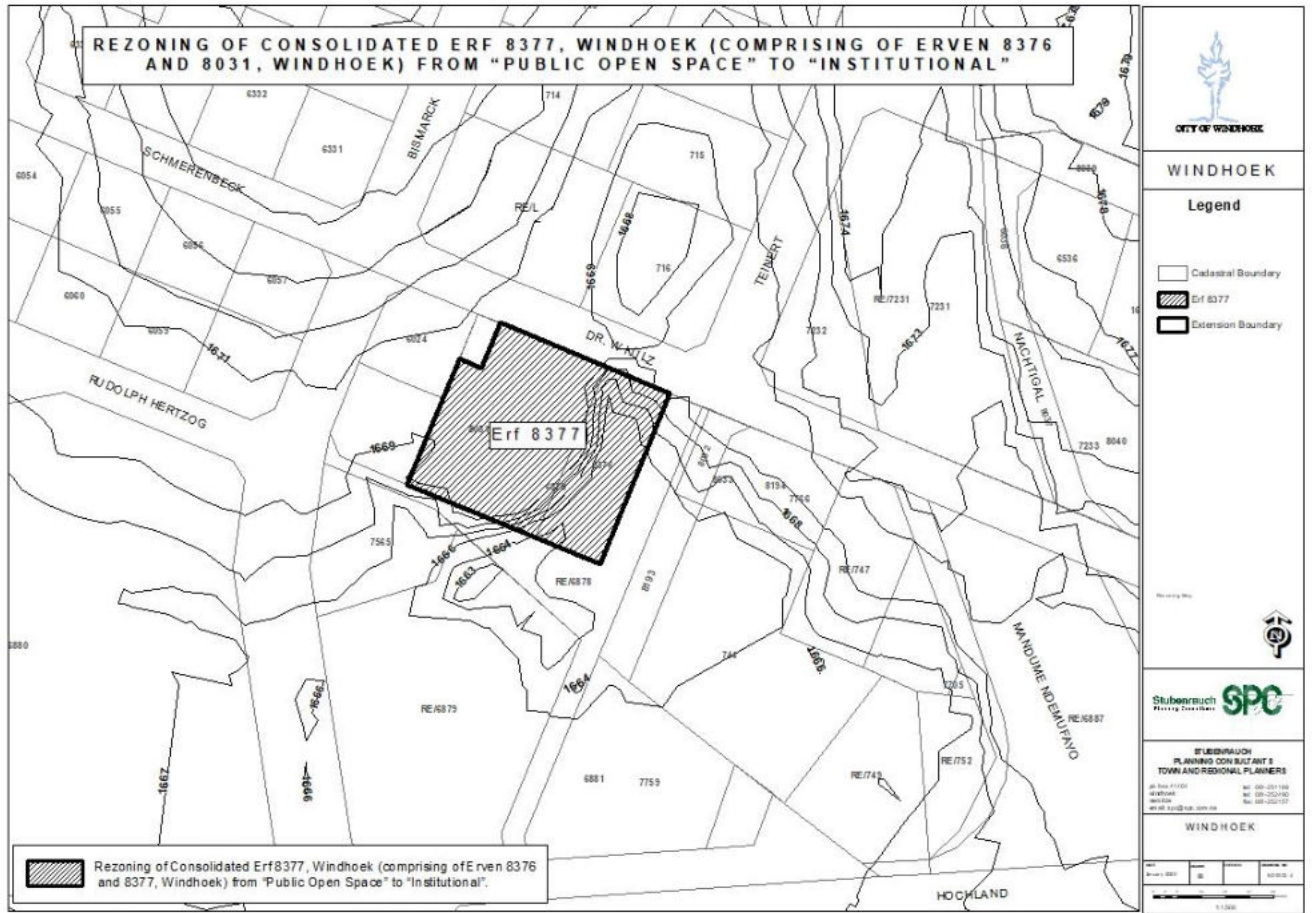


FIGURE 2: Rezoning map of Consolidated Erf 8377, Windhoek (comprising of Erven 8376 and 8031, Windhoek) from "Public Open Space" to "Institutional"

3.1 Engineering Services

3.1.1 Water, Electricity, and Sewer

Erf 8377, Windhoek is connected to the sewer reticulation system of the City of Windhoek.

3.1.2 Access Provision

Erf 8377, Windhoek currently obtains access from Dr W Kulz Street, which has 15m wide street reserve. This street is wide enough to continue catering for the rezoned property, as the rezoning is merely a formalisation of an existing situation.

4 ENVIRONMENTAL INFORMATION BASELINE

4.1 Overview

The environmental and social setting of the proposed project area is briefly described in this section. The detailed description of these environmental features will be fully presented in the environmental scoping report.

4.2 Biophysical Environment

4.2.1 Climate

The climate of the subject area can be described as semi-arid. Average annual temperatures are usually more than 22 °C, with average maximum temperatures between 34°C and 36 °C and average minimum temperatures between 6°C and 8 °C (Mendelsohn, Jarvis, Roberts & Roberston, 2002). The subject area generally experiences more rainfall than the south and west of the country with an average rainfall of 350 to 550 mm.

4.2.2 Topography, Soils and Geology

The Region is located in the central highlands of the country and is bordered by the Erongo region to the west and the northwest and by the Otjozondjupa region to the north and Omaheke region to the east and Hardap region to the south. The landscape in the Khomas Region is classified as being in the Khomas Hochland, high Plateau, which is characterized by rolling hills and many valleys.

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.

The Khomas Hochland is a deeply dissected mountain land of intermediate elevation, where the geomorphology is closely related to the underlying geology (Christelis and Struckmeier, 2001). The soil cover in the study area is the lithic leptosols referring to shallow soil cover overhard rocks. The main rock type is identified as biotite schist, but with minor strata of micaceous quartzite, feldspathic schist and amphibole schist (Labuschagne, 2004, and Mendelsohn, et al, 2002).

The subject area forms part of the Damara Supergroup and Gariep Complex geological division.

4.2.3 Hydrology and Hydrogeology

Namibia is grappling with a growing water scarcity issue due to severe changes in precipitation patterns and an arid climate — a condition only expected to worsen with climate change, making the country more susceptible to droughts.

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

The major share of the water supply for the city of Windhoek is stemming from three dam systems (Omatoko Dam, Swakoppoort Dam, and Von Bach Dam) that store and accumulate surface water during the rainy season when the rivers are carrying water. The water is then purified and distributed into the supply systems. Surplus water that is not required for the direct supply of the city is injected into the Quartzite Aquifer after its purification. Additionally, a water treatment plant purifies wastewater up to drinking water standards and enables its injection and usage.

Most of the water used in the city of Windhoek is sourced some 500 km away, in the Berg Aukas area of northwestern Namibia (right), while the Windhoek aquifer only supplies about 10% of the demand. The schists and amphibolites of the Kuiseb Formation underlying the city of Windhoek are poor aquifers but can be used as storage facilities in the dry and high evaporation environment of the central Namibian highlands (B.S. Mapania).

4.2.4 Fauna and Flora

Potential flora associated with the general area commonly referred to as the Thornbush Savannah – Tree and Shrub Savannah – (Giess 1971) or Thornbush Shrubland (Mendelsohn et al. 2002). This is the dominant vegetation type in Namibia and although varies the typical form is grassveld interspersed with trees and large shrubs (Giess 1971).

The natural vegetation in the Windhoek area is classified as Savanna and Thornbush. The savanna is characterized by scattered trees, shrubs, and grasses, while the thornbush is dominated by woody shrubs with thorns. Scattered short grass and shrubs are also present in the area. According to Lawrence (1971), the vegetation of the region is classified as highland savanna and comprises several Acacia species and numerous species of perennial thorn trees in the valleys and shrubs and grass on the steep slopes.

The subject area falls within the Acacia Tree and shrub Savanna biome. It is characterised by Highland Shrubland which is dominated by shrubs and low trees. The vegetation structure of the area is dense shrubland.

There is limited wildlife in the Windhoek area due to urbanization. Common bird species that can be spotted in Windhoek include the Namibian Crow, the Crimson-breasted Shrike, and the Black-chested Prinia. Reptiles that can be found in the area include the Black-headed Python and the Spotted Skaapsteker. Small mammals that can be found in the area include the Rock Dassie and the Striped Mouse.

The area has medium terrestrial diversity in terms of animal and plant life. Plant diversity is recorded to be between 300-399 species. The area has high plant endemism with between 26-35 endemic species believed to be found within the area.

In terms of animals the bird diversity is recorded to be between 171-200 species, mammal diversity between 61 -75 species and reptile diversity between 61- 70 species.

The subject site is currently developed and disturbed.

4.2.5 Social Environment

The population of the Khomas Region is reported to be **342, 141 people** (NSA, 2011).

5 POTENTIAL IMPACTS

The following potential impacts have been identified so far:

- **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.

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 Outapi development. As part of this process 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 **22 April 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 11 89 E-Mail: bronwynn@spc.com.na
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