

BACKGROUND INFORMATION DOCUMENT (BID)

ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED SUBDIVISION OF ERF 3571, PERMANENT CLOSURE AND REZONING OF PORTIONS A – C FROM PUBLIC OPEN SPACE TO SINGLE RESIDENTIAL, EXTENSION 16, ONDANGWA, OSHANA REGION

1. INTRODUCTION AND BACKGROUND

1.1 Introduction

The proponent, DA Esta Investment cc has purchased a property (a portion of Erf 3571), measuring 1,248 m² from the Ondangwa Town Council with the aim of a housing development project. The property (Erf 3571) is undeveloped and is currently zoned “Public Open Space” (POS). In terms of the Town Planning Ordinance (18 of 1954), certain town planning procedures needs to be applied for the subdivision of Erf 3571 into Portions A – C and Remainder and subsequent Rezoning of the purchased Portions (A – C) from “POS” to “Single Residential” with to enable the intended housing development.

In terms of the Environmental Management Act of 2007 (Schedule 5.1) and its regulations (GN No. 30 of 2012), the rezoning of land zoned “Public Open Space” to any other land use cannot be undertaken without an Environmental Impact Assessment (EIA) being conducted and Environmental Clearance Certificate (ECC) is 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) for the proposed Subdivision and Closure of the portions of Erf 3573 from POS to Single Residential.

1.2 Objectives of the EIA

The aim of the EIA study is to produce a Scoping report and an Environmental Management Plan (EMP) report, which will provide sufficient information to enable the MEFT: DEA to make an informed decision about the project. The information submitted should be sufficient to enable the DEA to issue ECC if no fatal flaw has been identified. Thus, 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.
- Consult potential I&APs and relevant stakeholders to solicit input.
- Apply for the ECC

1.3 Locality

Erf 3571 is situated in Ondangwa Extension 16 on the following coordinates -17.9124142” S; 15.9925102 “E.



Figure 1: Locality map

1.4 Site Overview

The proposed development site (Erf 3571) is currently vacant but highly disturbed due to the movement of people through the site. There are few makali palm trees on the site with local grass cover. The site topography is generally flat but is surrounded by low-lying area on its western side.



Figure 2: Site overview.

The site is surrounded by existing developments consisting mainly of residential properties and is bordered on the east by railway lines. The site is connected to existing street networks, and all major and bulk services such as water, sewerage and electricity are readily available in the area. Connections to the proposed development site will be extended by the developer.

2. THE PROPOSED ACTIVITIES

2.1 Subdivisions

The entire Erf 3571 measures 43,797m² and it will be subdivided into Portion A 471m², Portion B 388m² and Portion C 389 m² and Remainder with 42,549 m². To complete the purchase of the portion, the proponent needs to certain town planning procedures as follows.

- Subdivision of Erf 3571 into Portions A, B & C and the Remainder.
- Permanent Closure of Portions A, B & C as “Public Open Spaces “
- Rezoning of the Portions A, B & C from “Public Open Spaces “to “Single Residential”

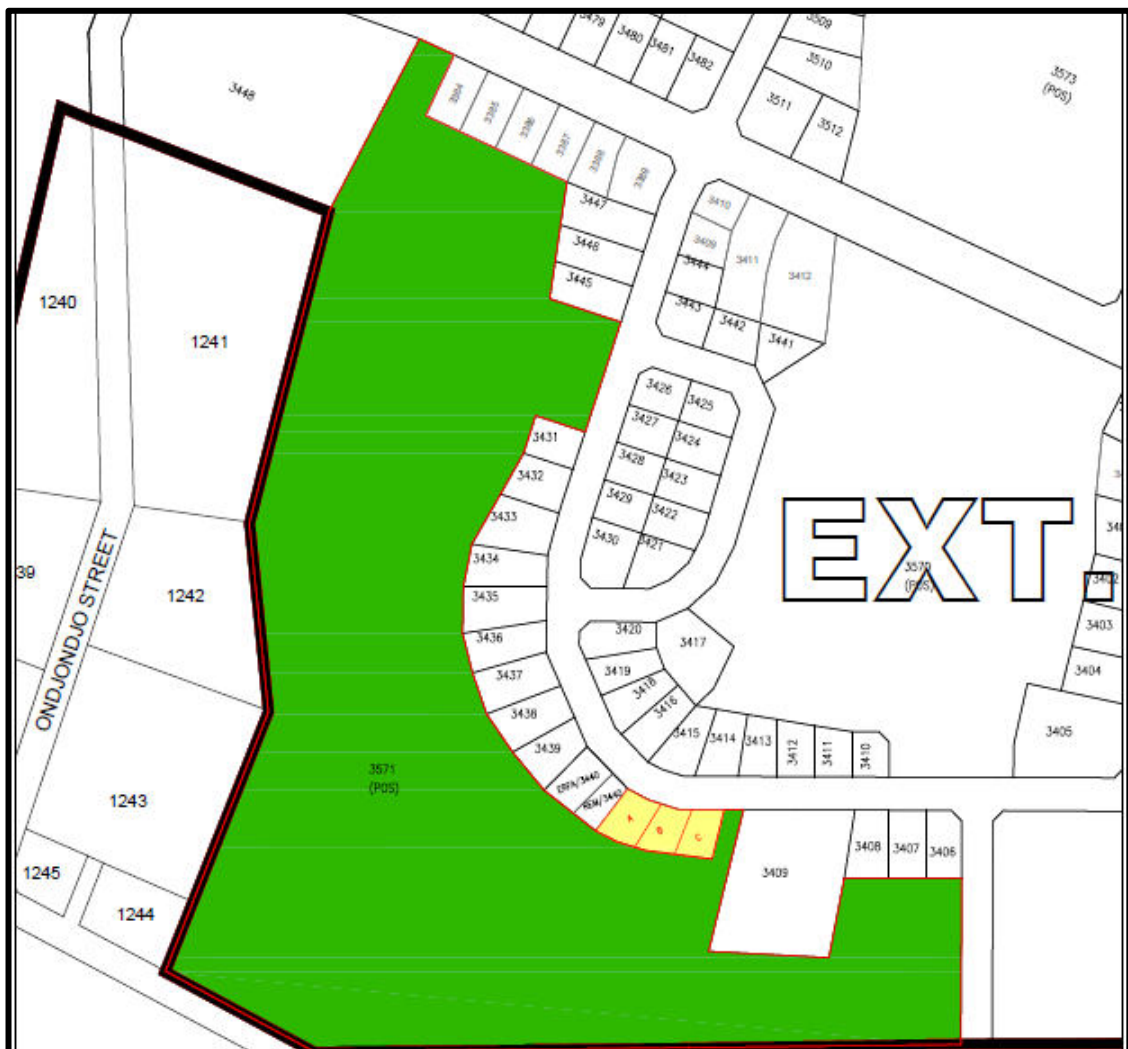


Figure 3: Proposed subdivision layout

2.2 Proposed housing development

The proponent intends to develop three houses on the resulting residential Erven. The intended houses will be similar to the conventional houses already existing in Extension 16 (See Figure 4). Access to the proposed houses will be sourced from existing streets and no new street or roads will be created for the new development.



Figure 4: Similar Single Residential Property on the vicinity

2.3 The need and desirability of the proposed development

The need and desirability of the proposed development is based on the following aspects.

The “**need**” for the project:

- The provision of low-income housing has become a national concern. With the growing demand for serviced land due to rapid urbanization, it is of high priority that the available and developable land surrounding the town area is developed to provide land, especially for housing and businesses.
- The project is planned at a time and place in a developing sector of the town and can be considered to be a natural opportunity associated with the growth of the town.

The “**desirability**” of the project:

- The proposed development site is located in the built-up area where Municipal services already exist.
- The location factors favor this land use (associated with the activity applied for) as it is located within a developing-orientated area with much potential for growth.
- The proposed development will ensure service delivery is provided while creating business opportunities for developers and creating of local employment.

3. PUBLIC PARTICIPATION

The study was 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 in accordance with section 21 (2) of the Environmental Regulations of (GG6 of February 2012). Public notices were advertised twice in two local newspapers namely the Windhoek Observer and the Confidante newspaper for 05th and 12th July 2024.

Public notices were also displayed at the Ondangwa Town Council notice board. These public notices provided brief information about the proposed project and the EIA process. The public notices provide brief information about the proposed project and the EIA and also 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 25 April 2024. I&APs were requested to identify the need for a public meeting and such details will be communicated to all I&APs.

4. 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 compatibility and suitability, effects on hydrology, vegetation clearance, impacts to soil, traffic impacts, etc.

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.

In addition, an Environmental Management Plan (EMP) will be prepared to indicate how the identified negative impacts will be mitigated, avoided, or minimized and how positive impacts will be enhanced. Certain monitoring and rehabilitation measures also be outlined and form part of the EMP.