

BACKGROUND INFORMATION DOCUMENT

➤ PROPOSED SUBDIVISION OF PORTION 34 OF REHOBOTH TOWN AND TOWNLANDS NO.302 INTO 42 PORTIONS AND THE REMAINDER AND CREATION OF 15m WIDE ROADS

PROPONENT: THE KAROO-OCHSE (CENTRAL) (PTY) LTD.

INTRODUCTION

The owners of Portion 34 of Rehoboth Town and Townlands intend to subdivide their property into 42 portions and the Remainder, incorporating small-scale agricultural and residential plots in accordance with the Rehoboth Town Council regulations. As per Section 5.1 of the Environmental Management Act, 2007 (Act No. 7 of 2007) regulations under Land Use and Development Activities, that any change from land designated for nature conservation or zoned open space to another land use must comply with the relevant legal requirements.

The need for an Environmental Clearance Certificate is to comply with Namibia's Environmental Assessment Policy, Environmental Management Act (No.7 of 2007) and Environmental Assessment Regulations of 2012.

In this respect, Harmonic Town Planning Consultants has been appointed to conduct an Environmental Impact Assessment (EIA) and develop an Environmental Management Plan (EMP) for the proposed subdivision.

This study will include biophysical and socio-economic baseline investigations related to the project.

PROJECT DESCRIPTION

Location

Portion 34 is located Northwest of Rehoboth and immediately South of the Oanob Road in the Hardap Region. Portion 34 measures ± 200 ha in extent and the land is traditionally used for auction and livestock husbandry.

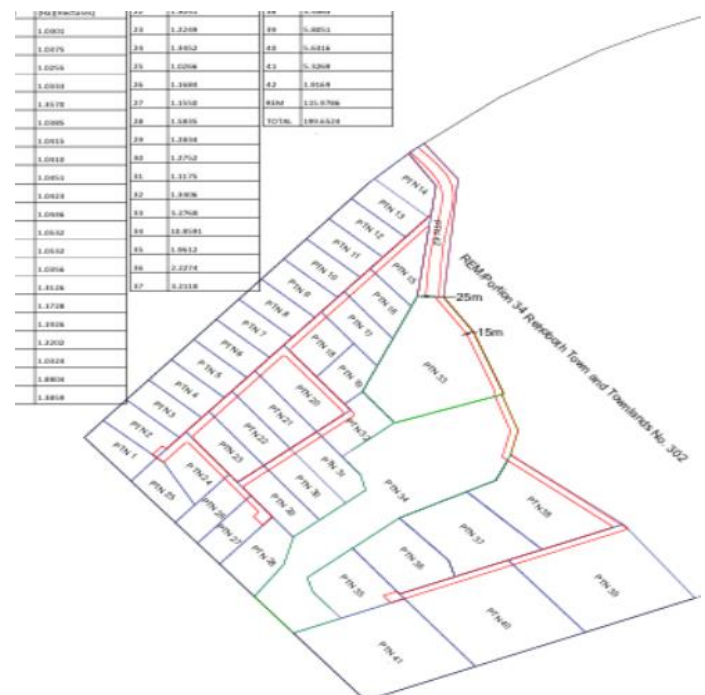




Figure 1: Portion 34 Locality Map

The Proposed Activities:

The client intends to subdivide Portion 34, which is currently vacant, into 42 portions of varying sizes, ranging from 1 to 10 hectares, along with a remainder. The subdivision will accommodate a mixer of small-scale agricultural and residential erven in accordance with Rehoboth Town Council regulations, promoting diverse development opportunities.

As the developer, the owner will be responsible for providing reticulation services to each erf, ensuring that all newly created erven are connected to the municipal bulk reticulation network for water, sewer, and electricity.

This approach enhances land use efficiency, promotes sustainable urban growth, and caters to a wide range of income groups by providing affordable plot options.

THE PUBLIC PARTICIPATION PROCESS

The Public Participation Process (PPP) is an integral part of the Environmental and Social Impact Assessment process by providing for a

platform to all Interested and Affected Parties (I&APs) to obtain information about the proposed project, to review project documentation, to provide input and voice any concerns concerning the project.

A public meeting will be conducted and this meeting will avail an opportunity to comment, ask questions and raise any concerns regarding the project implementation. All comments will be recorded and considered in the Environmental Assessment report that will be submitted to the Ministry of Environment for review. In addition, conditions for environmental compliance monitoring will also be derived from the public meeting and stakeholders' recommendations.

AIMS & OBJECTIVES OF THIS PROCESS

The Aim of the EIA:

- ❖ To comply with Namibia's Environmental Assessment Policy, Environmental Management Act (No. 7 of 2007) with its 2012 EIA Regulations and the;
- ❖ Consult all interested and affected parties such as local residents and local council/ municipality, to ensure that their inputs are taken into account;
- ❖ To set up a grievance redressal system.
- ❖ To identify and Environmental and Social safeguards and concerns prior to project implementation.
- ❖ To assess the significance of issues and concerns raised;
- ❖ Review the legal and policy framework and its relevance to this project;
- ❖ To determine the environmental and social impacts of the development and assess site suitability

- ❖ To identify all environmental and social sensitivities that may be affected by the proposed development.
- ❖ Compile an Environmental and Social Impact Assessment Report (ESR) and develop a clear and concise Environmental Management Plan (EMP) which includes recommendations and methods to minimize the identified negative environmental impacts of the proposed project.
- ❖ To institute processes for Environmental monitoring and management for compliance to the developed Environmental and Social Management Plan.

The listed activity that requires an Environmental Clearance Certificate in terms of Section 5.1(a) of the Regulations in Government Notice No. 30 of 6 February 2012, which reads as follows:

Agricultural activities

- (5.1) Land use and development activities*
- (5.1) Creation of public roads*

ANTICIPATED PROJECT IMPACTS

The potential impacts are anticipated to be of low significance, and in an event where impacts occur, they will be contained within the permitted area. The following table summarises the potential impacts associated with the proposed project.

Negative Impacts
Possible loss of biodiversity to the surrounding fauna and flora
Construction of the buildings will cause noise and air pollution
Impacts on surface and Surface and groundwater resources

Health and safety hazards
Positive Impacts
Enhance local businesses and entrepreneurship
Promote social development and community building
Improved access to essential services
Create employment
Promote affordable housing and mixed used development

How to get involved:

If you are interested or directly affected by this project, please register and forward your concerns and comments to the contact below on or before **04 April 2025**.

INFORMATION DETAILS

You can send all your comments and inquiries to the following:

Harmonic Town Planning Consultants

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