

TSINTSABIS

LAND USES

- SINGLE RESIDENTIAL
- GENERAL RESIDENTIAL
- BUSINESS
- OFFICE
- EDUCATIONAL
- INSTITUTIONAL
- LOCAL AUTHORITY
- LIGHT INDUSTRIAL
- AGRICULTURAL
- TRANSPORT
- ACCOMMODATION
- CEMETERY
- PUBLIC OPEN SPACE

RESERVATIONS

- GOVERNMENT
- STREETS

DSHKOTO REGIONAL COUNCIL

TOWNSHIP ESTABLISHMENT OF TSINTSABIS PROPER ON PORTION A OF PORTION 1 OF FARM TSINTSABIS NO. 881 COMPRISING OF 298 ERVEN & REMAINDER

LEGEND

PORTION 1 - 881	PORTION 1 - 881	PORTION 1 - 881	PORTION 1 - 881
PORTION 1 - 881	PORTION 1 - 881	PORTION 1 - 881	PORTION 1 - 881
PORTION 1 - 881	PORTION 1 - 881	PORTION 1 - 881	PORTION 1 - 881

CONSULTANT BPC
DESIGNER BPC
CLIENT DSHKOTO RC
DRAWING NO. 11/10-03-19-2024

DATE: OCTOBER 2024

SCALE: 1:10,000



ENVIRONMENTAL PRACTITIONERS

PURPOSE OF THIS DOCUMENT

An Environmental Impact Assessment (EIA) process has commenced to assist in determining the extent and significance of the environmental consequences associated with the proposed Township Establishment of Tsintsabis Proper on Portion 1 of Farm Tsintsabis No. 881, comprising of 298 Erven and Remainder. Notice of an Environmental Impact Assessment Process is given in terms of the Environmental Management Act (Act 7 of 2007) and its regulations, of intent to carry out the proposed activity. Issues of concern and potential environmental and social impacts will be evaluated during the Environmental Impact Assessment process.

The purpose of this Background Information Document (BID) is to provide a brief description of the project and EIA process that will be followed, and to obtain initial comments and contributions from Interested and Affected Parties (IAPs) on the issues relating to the proposed development. Findings of the EIA, including concerns raised by I&APs, will be submitted to the Department of Environmental Affairs (DA) for consideration. I&APs are hereby invited to comment on the environmental, social and economic issues relating to the proposed township establishment.

Your comments will ensure that relevant issues are evaluated and will form part of the Assessment. Kindly complete the registration form at the end of this document and send (either via email or post) to Nghivelwashisho Ndakunda, Nghivelwa Planning Consultants, to register your interest in the proposed activity and provide your input.

Your comment on this document must reach Nghivelwa Planning Consultants by 17:00 on 8th November 2024.

Nghivelwashisho Ndakunda, Nghivelwa Planning Consultants
Postal address: P O Box 40900, Ausspannplatz
E-mail: planning@nghivelwa.com.na

DESCRIPTION OF THE DEVELOPMENT

The Oshikoto Regional Council has resolved to formalize the residential area located on Portion 1 of Farm Tsintsabis No. 881 in the Tsintsabis Settlement Area. In order for the formalization to take effect, the statutory process for the Township Establishment of Tsintsabis Proper should be carried out. The proposed Erven are currently used for residential, business, government and educational purposes and there is a wide range of flora and fauna that are located on site. The area is currently located in an already developed area of Tsintsabis Settlement and it is the intention of the Regional Council to formalize the area and construct municipal services when the planning and land surveying process is formalized.

The proposed development will entail the Subdivision of Portion 1 of Farm Tsintsabis No, 881 into Portion A and Remainder and the subsequent Township Establishment of Tsintsabis Proper on the proposed Portion A of Portion 1 of Farm Tsintsabis No. 881.

The proposed Township of Tsintsabis Proper will comprise of 298 Erven of different land uses that includes, residential, business, government, educational, local authority, public open spaces. etc and Remainder (Streets). The Township is located on a portion within Tsintsabis Townlands, Guinas Constituency, Oshikoto Region as per the attached locality plan. The geographic coordinates for the proposed township are: -18.772658°Latitude and 17.962666°Longitude.

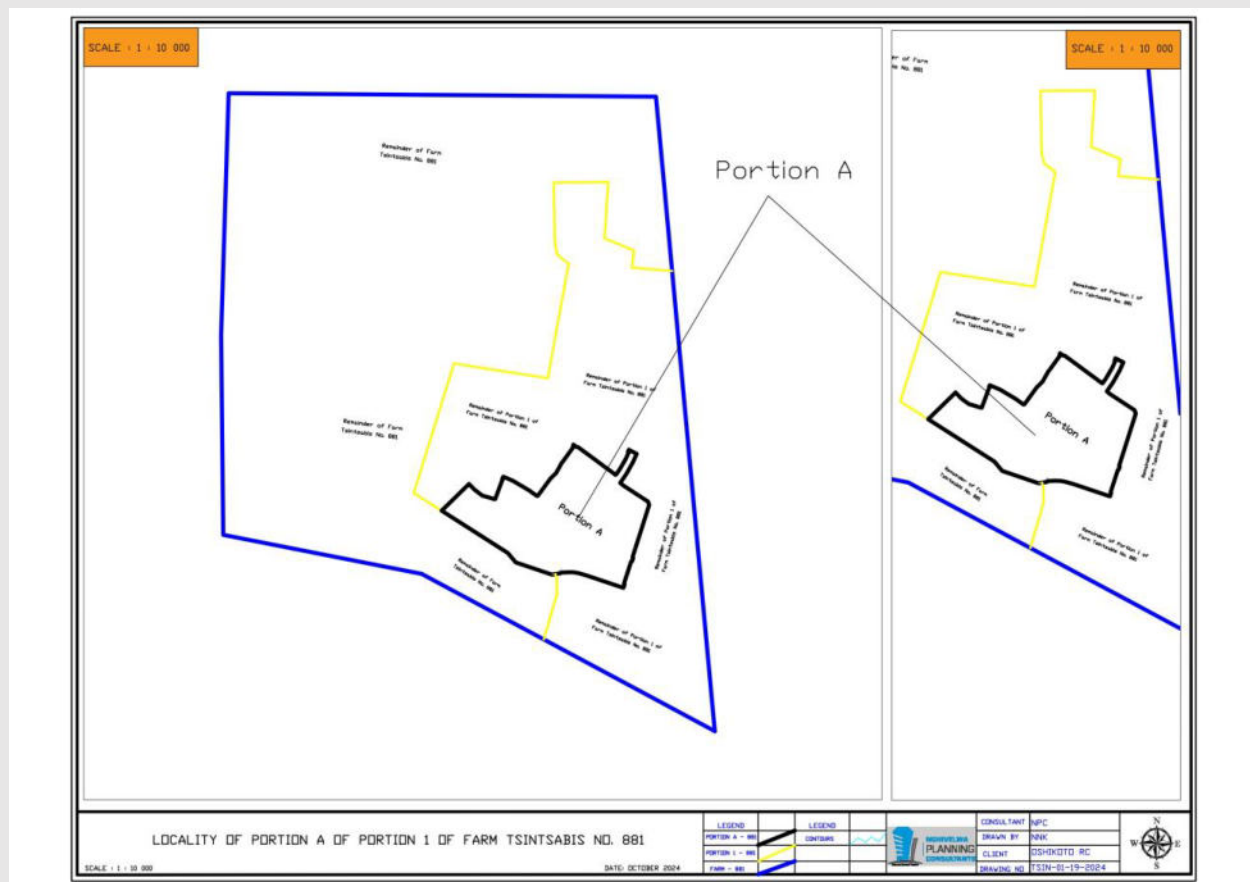


Figure 1: Locality Plan of Tsintsabis Proper

LEGAL REQUIREMENTS

The EIA process for this assessment will be conducted in accordance with Environmental Management Act (Act 7 of 2007) and Environmental Impact Assessment regulations. The Environmental Impact Assessment regulations list of activities that may have a significant impact on the environment, and which consequently require authorization from the relevant environmental authority. The regulations further specify the assessment process, and the information, that is required to enable DEA to make a decision regarding the activity.

This project entail the Subdivision of Portion 1 of Farm Tsintsabis No, 881 into Portion A and Remainder and the subsequent Township Establishment of Tsintsabis Proper on the proposed Portion A of Portion 1 of Farm Tsintsabis No. 881. There are existing residential, business and school buildings currently constructed on portion and this project is an attempt to formalize the land uses in the area to offer security of land tenure to the inhabitants.

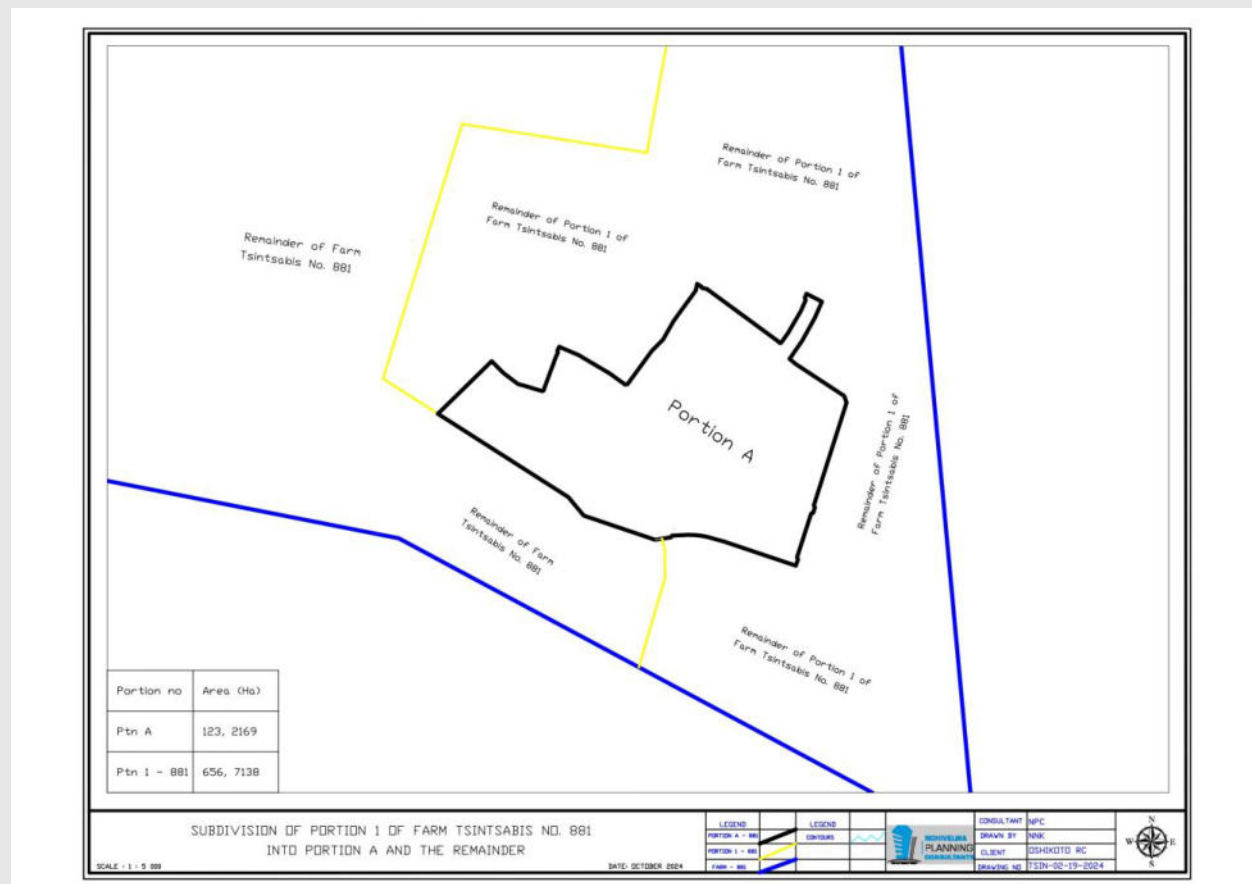


Figure 2: Subdivision plan for the portions.

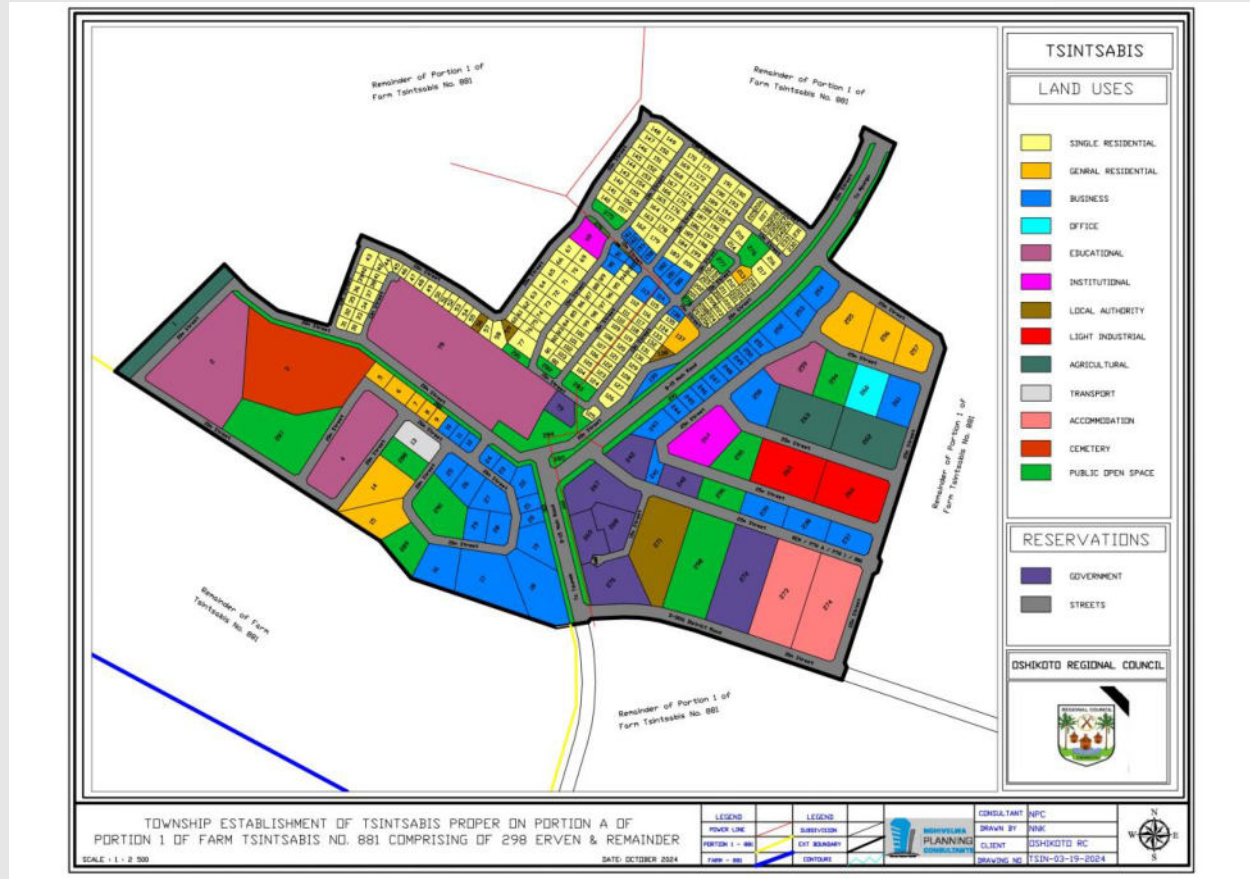


Figure 3: Land use plan for Tsintsabis Proper

WHAT IS AN ENVIRONMENTAL IMPACT ASSESSMENT?

An EIA is a planning and decision making tool that is used to identify the environmental consequences of a proposed project before the development takes place. The purpose of the EIA is to demonstrate to the authorities and the proponent what the potential consequences of their choices will be in environmental, economic and social terms. Public issues and concerns must therefore be identified timeously so that these can be evaluated and incorporated into the final design if necessary. The EIA consists of two phases. The first phase is a Scoping Study, which identifies potential issues which need more detailed investigation. The second phase is the EIA phase, where detailed investigations of the issues identified during scoping, are undertaken.

PUBLIC PARTICIPATION

Public participation is the cornerstone of the Environmental Impact Assessment process. The principles of the Environmental Management Act govern most aspects of EIAs, including public participation. These include the ongoing provision of sufficient information (in a transparent manner) to Interested and Affected Parties (I&APs).

During the Public Participation Process, input from the proponent, technical experts, government authorities and the general public will be gathered to result in a better understanding of the project for all involved, and more informed decision-making throughout the process. During the Scoping phase of this project, the key objective of public participation is to provide IAPs with an opportunity to provide comment and input in the planning phase of the project.

Issues of concern and suggestions raised by IAPs will be addressed and responded to as required in the Scoping Report, and IAPs will also be given the opportunity to comment on the findings of both the Scoping and EIA Reports and findings of the Specialist studies during the specified comment periods IAPs will be provided with a 14-day comment period in which to raise issues and / or concerns in response to the Background Information Document.

Please note that communications regarding the process and the availability of reports will only be sent to the registered I&APs. To register for the process, and thus receive further communications regarding this development, please register by sending the signed registration sheet at the back of this document, together with your contact details and nature of interest, to Nghivelwa Planning Consultants.

ENVIRONMENTAL IMPACT ASSESSMENT PROCESS

Who is doing the EIA?

In terms of the Environmental Impact Assessment (EIA) regulations, an independent Environmental Assessment Practitioner must be appointed to conduct the EIA. Nghivelwa Planning Consultants has been appointed to conduct the EIA. NPC will identify and assess the potential environmental impacts associated with the proposed activity by conducting an objective and independent EIA in which all the relevant information and opinions of Interested and Affected Parties (IAPs) will be collected and passed on to the Department of Environmental Affairs (DEA) In this way an informed decision-making process can take place.

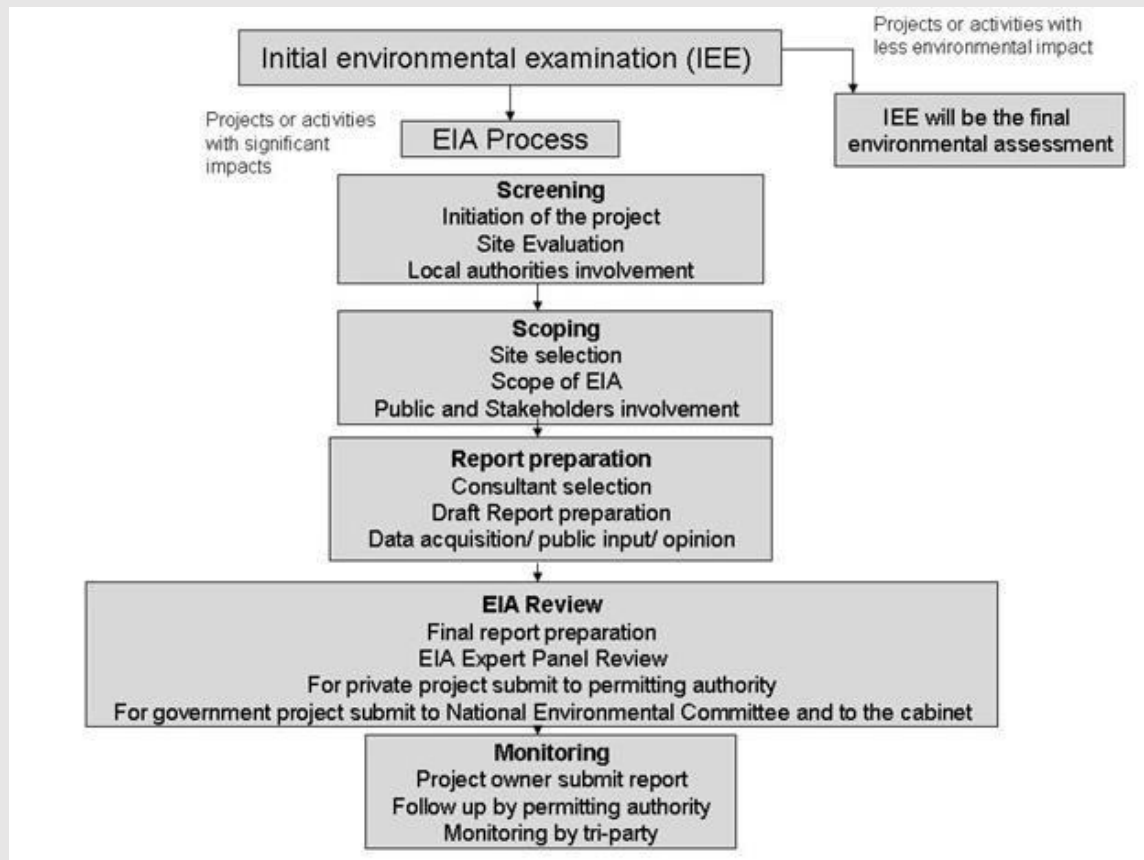


Figure 4: The EIA Process.



TOWNSHIP ESTABLISHMENT OF TSITNSABIS PROPER ON PORTION 1 OF FARM TSINTSABIS NO. 881.

I wish to register as an Interested and Affected Party and/or bring to the attention of Nghivelwa Planning Consultants the following comments (please use additional sheets of paper if required).

Attention: N Ndakunda

Email: planning@nghivelwa.com.na

Name of Respondent:	Title:
Organization/Company:	
Nature of interest:	
Postal Address:	
Postal Code:	
Telephone no:	
Mobile no:	
Email:	

Comments: _____

Signature: _____

Date: _____

