


Project Name:	<b>BACKGROUND INFORMATION DOCUMENT TO OBTAIN AN ENVIRONMENTAL CLEARANCE TO CREATE 'PUBLIC ROADS' IN THE FORM OF RIGHT OF WAY SERVITUDES OVER PORTION 149 (A PORTION OF PORTION 21) OF THE FARM OUTJO TOWNLANDS NO. 193 TO EXTEND THE EXISTING RIGHT OF WAY ACCESS TO PROVIDE ACCESS TO PORTION 187 (A PORTION OF PORTION 21) OF THE FARM OUTJO TOWNLANDS NO. 193 (KUNENE REGION)</b>
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**THE FOLLOWING IS A BACKGROUND INFORMATION DOCUMENT FOR THE ENVIRONMENTAL IMPACT ASSESSMENT AND ENVIRONMENTAL MANAGEMENT PLAN TO CREATE 'PUBLIC ROADS' IN THE FORM OF RIGHT OF WAY SERVITUDES OVER PORTION 149 (A PORTION OF PORTION 21) OF THE FARM OUTJO TOWNLANDS NO. 193 TO EXTEND THE EXISTING RIGHT OF WAY ACCESS TO PROVIDE ACCESS TO PORTION 187 (A PORTION OF PORTION 21) OF THE FARM OUTJO TOWNLANDS NO. 193 (KUNENE REGION)**

## **1. Introduction**

**Green Earth Environmental Consultants** have been appointed by the proponent, Mrs. Maryna Louw, to attend to and complete an Environmental Impact Assessment (EIA) and Environmental Management Plan (EMP) in order to obtain an Environmental Clearance to create 'public roads' in the form of right of way servitudes over Portion 149 (a portion of Portion 21) of the Farm Outjo Townlands No. 193 to extend the existing Right of Way Access to Portion 187 (a portion of Portion 21) of the Farm Outjo Townlands No. 193 (Kunene Region) as per the requirements of the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 in GG 4878 of 6 February 2012).

The Background Information Document (BID) serves to convey information regarding the proposed project to Interested and Affected Parties (I&APs) to allow them the opportunity to comment on the proposed project.

This document contains the following information:

- A brief background on the proposed project.
- The approach to the environmental assessment process.
- Environmental and planning issues identified.
- How to become involved.

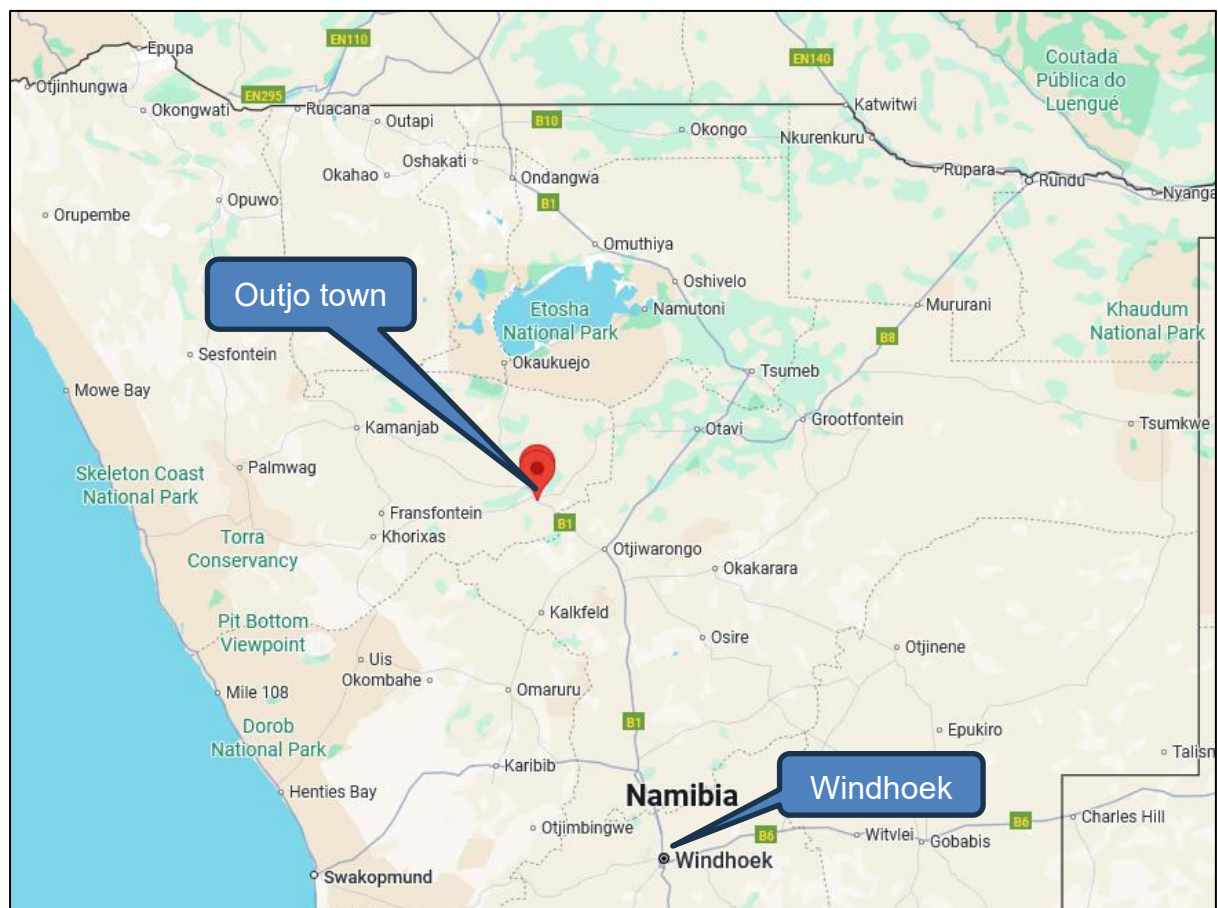
## **2. Background Information on Project**

### **2.1 Site details (locality, size, zoning and current use)**

The Remaining Extent of Portion 21 of Farm Outjo Townlands No. 193 is in the Outjo Municipal Area (Townlands), directly southwest of the intersection of Roads C38 (to Okaukuejo) and C40 (to Kamanjab), northwest of the Outjo Town. It is the intension to subdivide Re/Portion 21 into Portion 187 (±65 hectares) and the Remainder of Portion 21 of Farm Outjo Townlands No. 193 (± 850,49 hectares). To provide access to newly created Portion 187, the existing right of way servitude of 15m wide, linking neighbouring Portion 149 (a portion of Portion 21) of Farm Outjo Townlands No. 193 with Road C 38, must be extended over the eastern boundary of Portion 149. To be able to register the right of way access of ± 159,08m long over Portion 149, an environmental clearance must be obtained.

The Remainder of Portion 21 (Randte) of Farm Outjo Townlands No.193 is **915,4933ha** in extent and currently do not have a zoning assigned to it as the Outjo Zoning Scheme Area has not been extended to include the portions that was later included in the Municipal area.

See maps below showing the locality of the Project Site:



*Figure 1: The Town of Outjo*

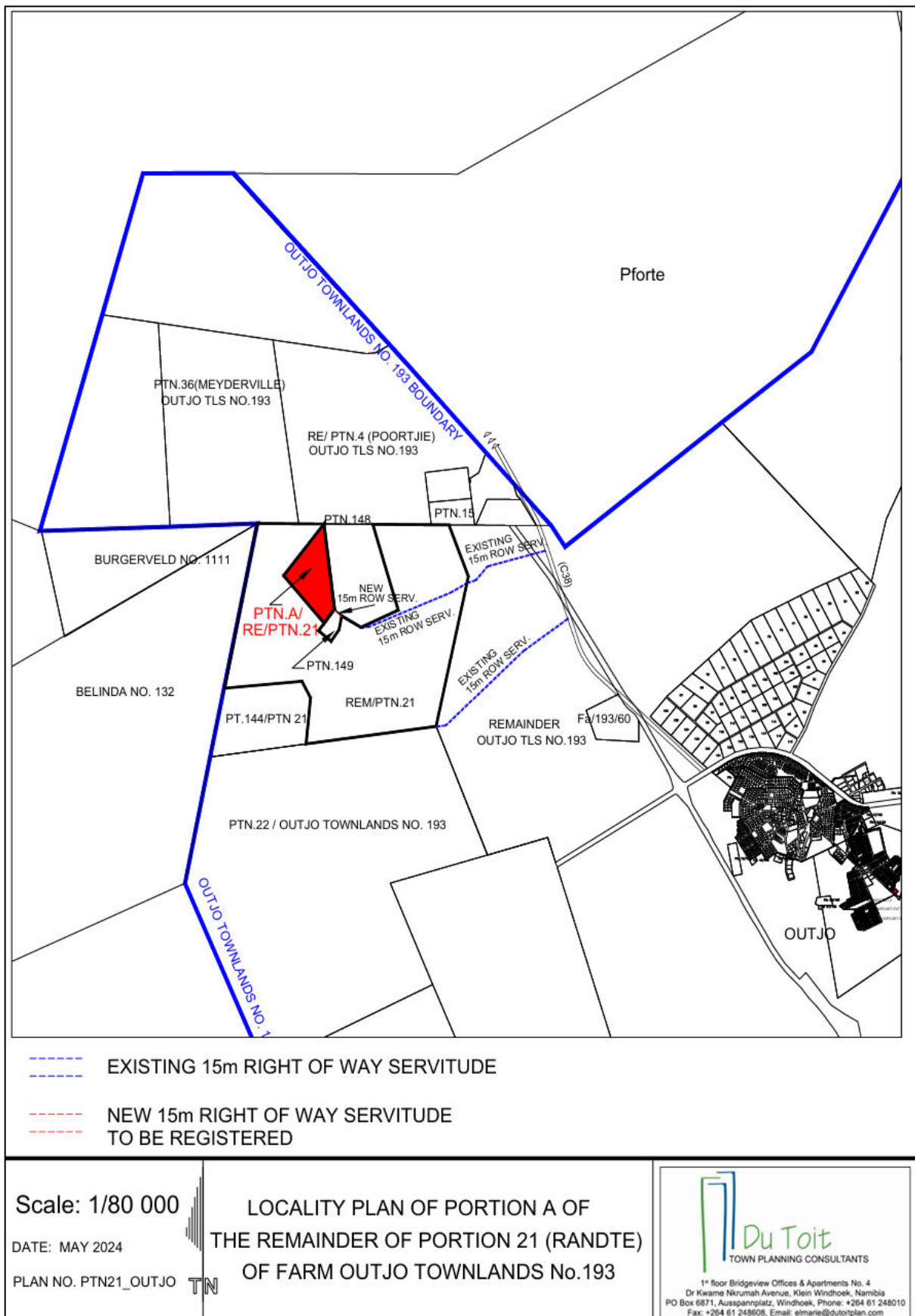


Figure 2: Locality Plan with right of way servitudes and town boundary

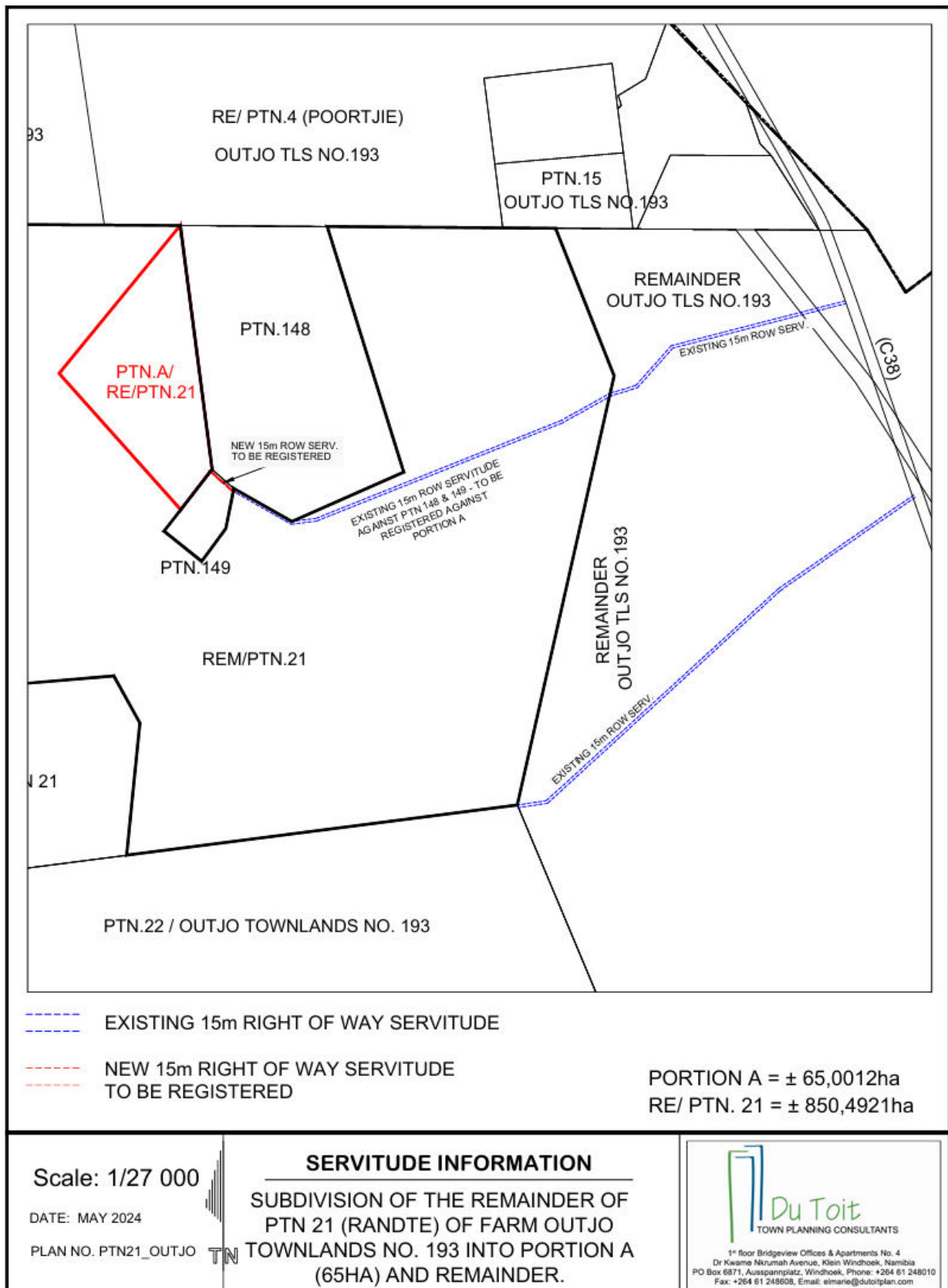


Figure 3: Locality with servitudes



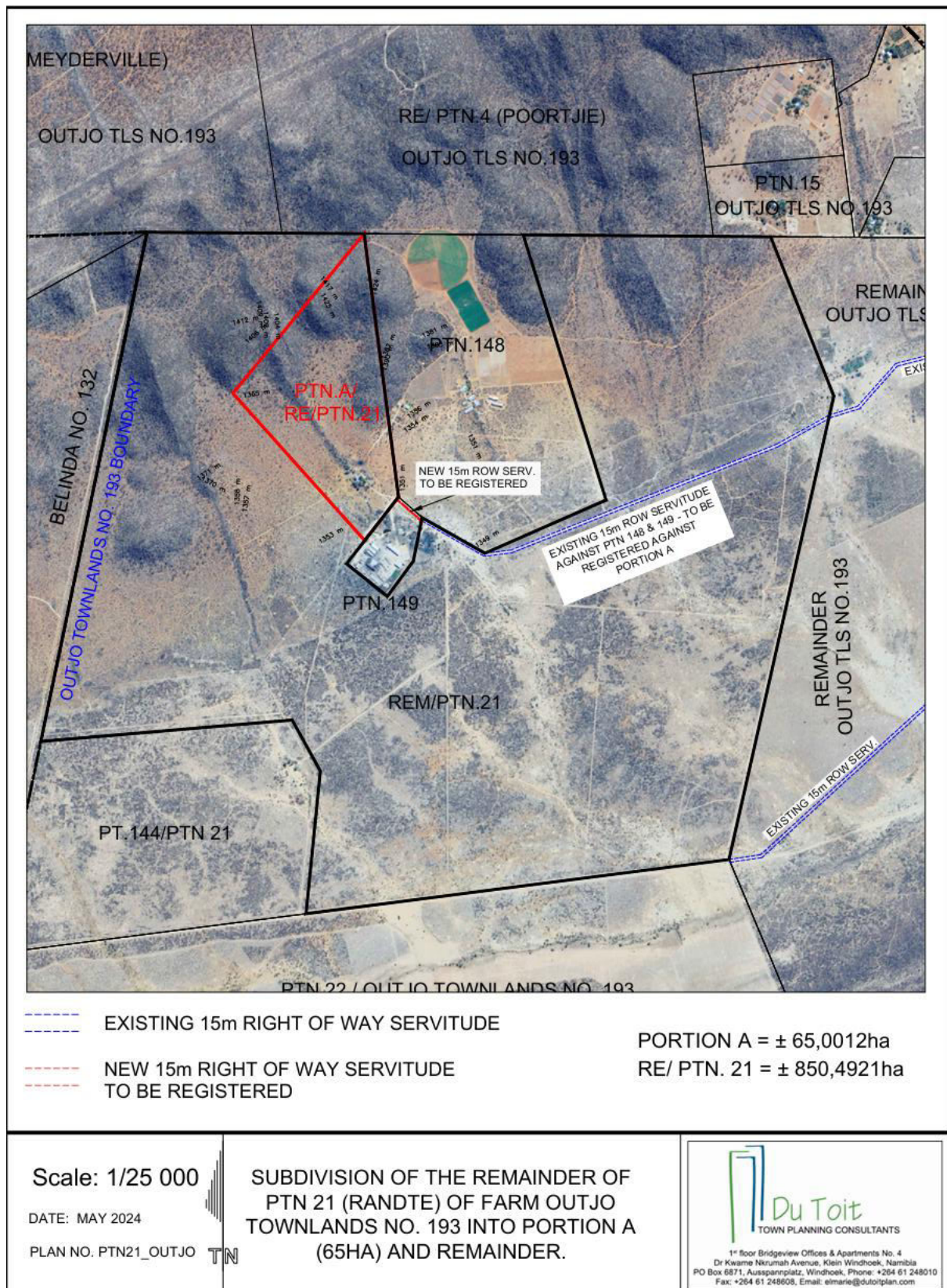


Figure 4: Locality Map on image of area

## 2.2. Current Use and Topography

The larger farm is currently used for farming and agricultural purposes such as crops under irrigation and charcoal manufacturing but the subdivided Portion A mainly consist of natural veld and the original farmhouse.

In terms of terrain, the northern portion of the site features a pronounced slope, gradually increasing in steepness as it extends northward. Conversely, the southern part of the site maintains a relatively gentle slope. The range of contours across the site varies between 1353 meters and 1425 meters above sea level.

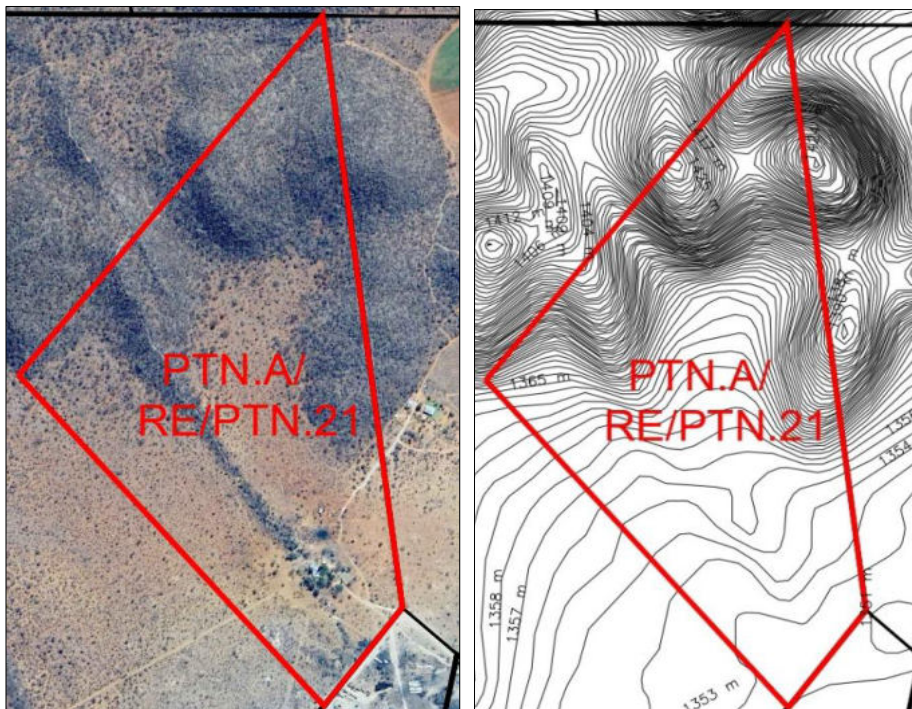


Figure 5: Current development

The proposed subdivision aims solely for transfer purposes and will not introduce any new activities beyond those currently established on the portion.

## 3. Supporting Bulk Services and Infrastructure Provision

All necessary services are already available on the proposed Portion A as the original farmhouse is located on the Portion.

Services will not be transferred to the Municipality of Outjo, the services will be maintained by the residents through their Association until such time as the Municipality can take over the services.

Infrastructural services will be provided by the developer according to municipal standards and the following are envisaged:



### 3.1. Access / roads infrastructure / internal roads

Access to the proposed Portion A will be from the existing 15m-wide Right of Way servitude as indicated on the subdivision plan with an extension of  $\pm 159,08\text{m}$  along the eastern boundary of Portion 149 (a portion of Portion 21) of the Farm Outjo Townlands No. 193.

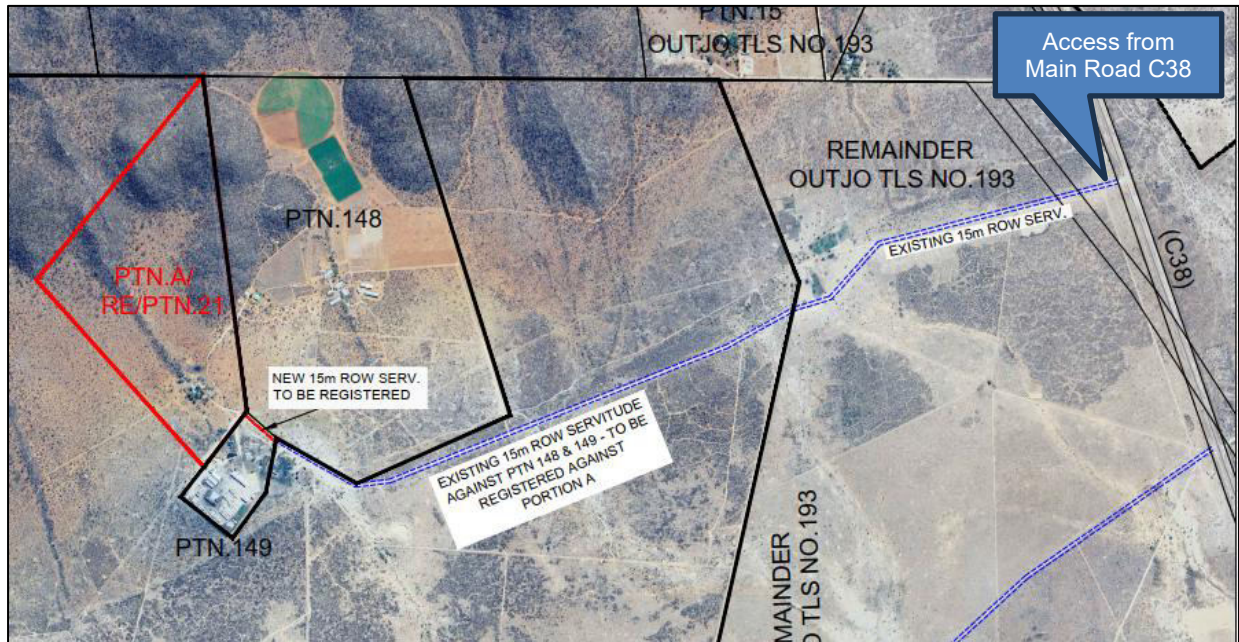


Figure 6: Access Road map

The Remainder of Portion 21 (Randte) is entitled to a 15m praedial Right of Way Servitude over the Remainder of Farm Outjo Townlands No. 193. The northern boundary is indicated by the figure K L M N on Diagram A166/2017 - see extract below:

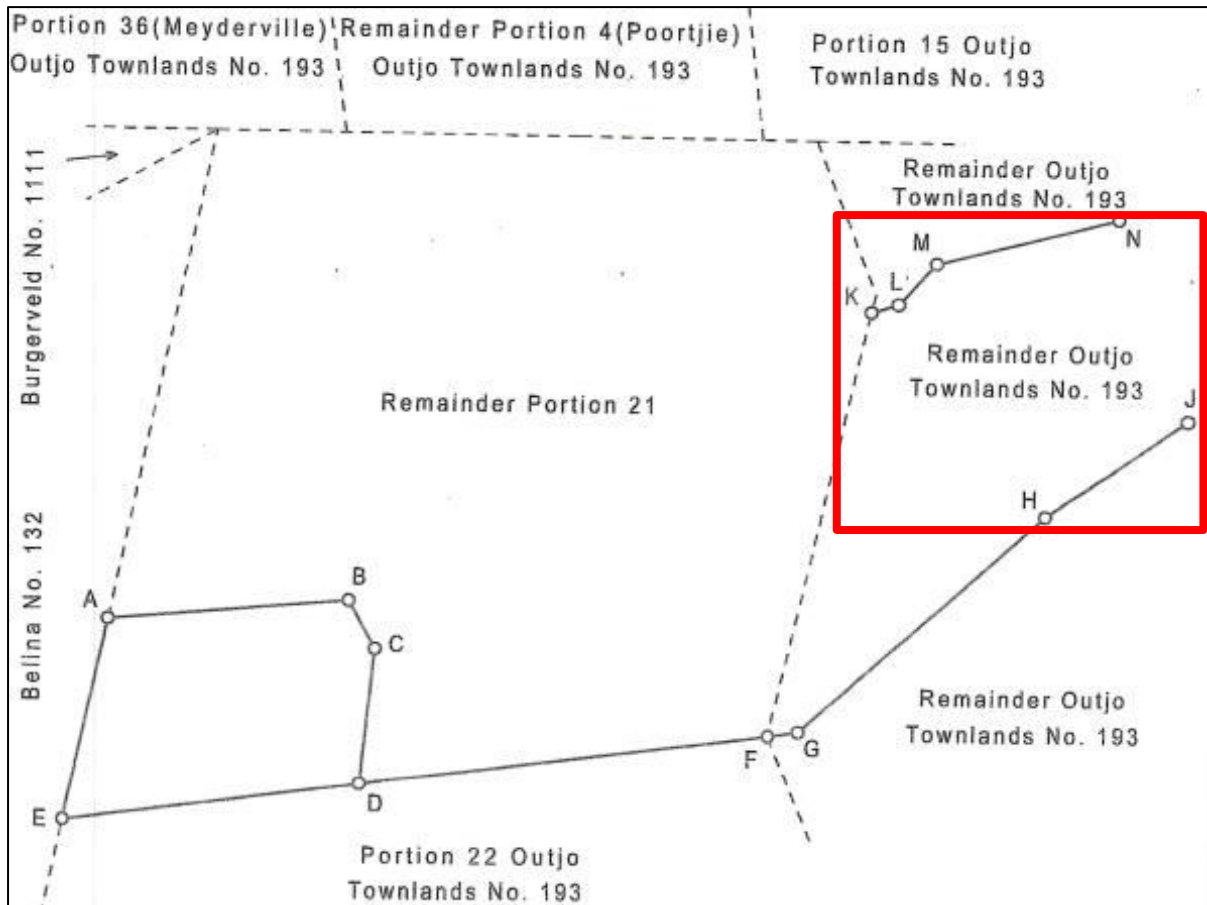


Figure 7: Diagram for Project Site (1)

The Remainder of Portion 21 (Randte) is subject to the 15m Right of Way Servitude in favour of Portion 148 and 149 which is adjacent to the new proposed Portion A. This is indicated by line E D G H J on Diagram A664/2018 below:

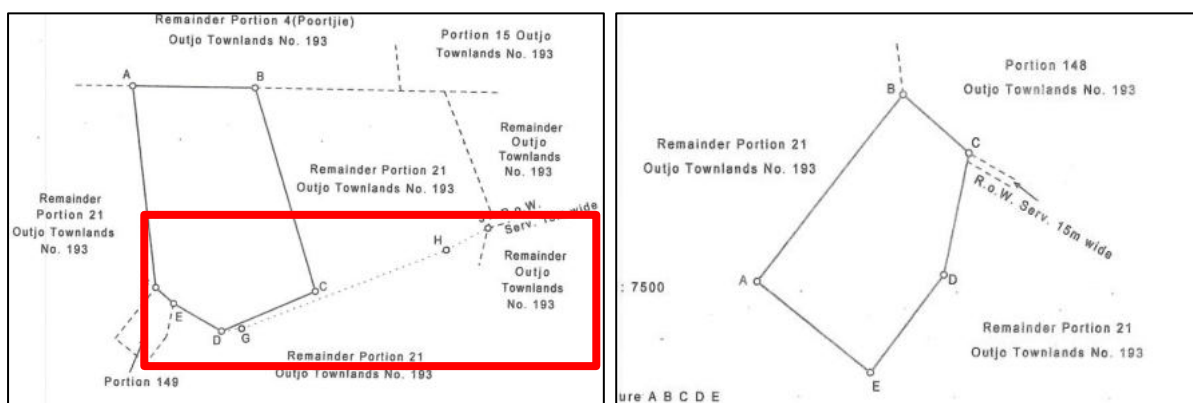


Figure 8: Diagram for Project Site (2)

In order to provide access to Portion A, it is proposed that both servitudes be registered against the new Portion A as well as an extension along the eastern boundary of Portion 149 in favour of Portion A.

This extension follows the existing gravel road that was established as access for the main farmhouse many years ago.

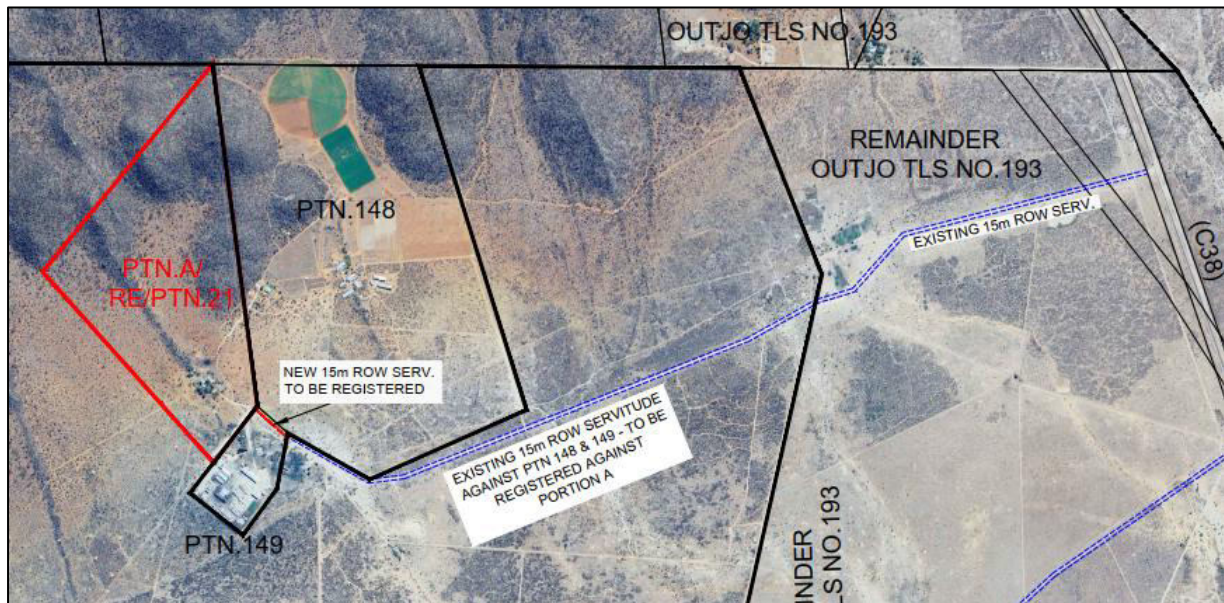


Figure 9: Existing RoW Servitude and extension to be registered against Portion A

### 3.2. Water supply / requirements / reticulation

As it will be impossible for the Municipality of Outjo to supply water to the development at this point in time, water will be provided by boreholes. The existing boreholes have sufficient capacity to supply households, however owners will be supported to drill additional boreholes.

### 3.3. Electricity supply

Electricity can be supplied by the current Cenored / NamPower bulk supply line. Additional infrastructure might be required. Where possible, solar energy will be utilised.

### 3.4. Sewage disposal / management / infrastructure

There is an existing farmhouse with an outbuilding on the portion which is supported by a “French Drain” and percolation ditch.

### 3.5. Storm water and drainage

As it is a low density development, the natural flow of storm water and drainage will be minimally disturbed and the natural flow accommodated where possible.

### 3.6. Solid waste / refuse removal

Solid waste is temporarily stored on site and taken to the Outjo Landfill site for disposal.

### **3.7. Fire protection**

The owner takes responsibility to clear their border lines as per the normal farm regulations.

## **4. Listed activities triggered by the proposed project**

In terms of the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 in GG 4878 of 6 February 2012) an environmental impact assessment (EIA) report and management plan is required as the following listed activities are involved:

### ***LAND USE AND DEVELOPMENT ACTIVITIES***

#### ***5.2 The establishment of land resettlement schemes.***

### ***INFRASTRUCTURE***

#### ***10.1 The construction of-***

##### ***(b) public roads;***

#### ***10.2 The route determination of roads and design of associated physical infrastructure where -***

##### ***(a) It is a public road***

##### ***(b) the road reserve is more than 30m wide, or***

##### ***(c) the road caters for more than one lane of traffic in both directions***

The proposed project is thus subject to obtaining an Environmental Clearance.

## **5. Approach to the Environmental Assessment of the Project**

The purpose of the Environmental Impact Assessment is to consider social, ecological, legal and institutional issues related to the intended use of the land, guided by the principles and stipulations of the Namibian Environmental Assessment Policy (1995) and Namibia's Environmental Management Act (2007), to determine the desirability of the proposed activities on the suggested area and to develop an Environmental Management Plan (EMP) to mitigate and manage environmental issues identified in the process.

To accomplish the above, the impact study will be undertaken and based on the outcome of the findings; further specialists' investigation might be required to fully assess all impacts.

### **5.1. Aims of the Assessment Process**

- To ascertain existing environmental conditions on the site to determine its environmental sensitivity.
- To inform I&APs and relevant authorities of the details of the proposed activities and to provide them with an opportunity to raise issues and concerns.
- To assess the significance of issues and concerns raised.
- To compile an impact report detailing all identified issues and possible impacts, stipulating the way forward and identify specialist investigations required.
- To outline management guidelines in an Environmental Management Plan (EMP) to minimize and/or mitigate potentially negative impacts.



- To comply with Namibia's Environmental Management Act (2007) and its regulations (2012).

## **5.2. Methodology**

### **a) Desktop sensitivity assessment**

Literature available on the area will be reviewed to determine potential environmental issues and concerns.

### **b) Site assessment (site visit)**

This involves investigating the environmental parameters on site in order to enable further understanding of the potential impacts on site.

### **c) Involvement of Interested and Affected Parties**

Stakeholders will be given the opportunity to comment on the proposed activities and engage in the planning process. The findings of the assessment process will be incorporated in the environmental impact assessment report.

## **6. Expected Impacts on receiving environment**

From previous experience with developments of this nature and comments received from Affected Parties, the following key impacts on the receiving environment can be expected:

### **6.1. Socio-economic environment**

- Community health issues - transmission of diseases from the construction team and support staff to the local community.
- Increase in criminal activities during construction.
- Cultural/heritage impacts.
- Employment will be created during construction and operation.

### **6.2. Bio-physical environment**

- Effect on natural and general ambiance of the area and surroundings.
- The clearing of some vegetation for the construction of structures.
- Animals and birds habituating on the site will be disturbed.
- The use of water during construction and operations.
- The generation of dust during construction and operations.
- Material wastage (packing, building waste) polluting the site and neighbouring environment.
- Health and safety of construction and operational staff if not attended to satisfactorily.
- Impact on surface and groundwater.
- Noise during construction of bulk services as well as from the operations once constructed and in operation.
- Surface drainage systems (flow of surface draining systems).

These impacts and others which will be identified during the environmental scoping procedures and the engagement of the interested and affected parties will be evaluated to determine the significance of impact and if and how these impacts can be mitigated.

The above-named aspects will be covered in the Environmental Management Plan to be mitigated.

## **7. Public Involvement Program**

During the public consultation process, Green Earth Environmental Consultants do the following:

- Identify and inform key stakeholders, authorities, the local authority (municipality), and interested or affected members of the public (I&APs).
- Give notice of the proposed activity as per the requirement of the Regulations through national newspapers, site notices and letters.
- Provide I&APs with additional information on the proposed activity by sending them this Background Information Document (BID).
- Schedule a public meeting if there is enough public interest to which all registered and identified I&APs will be invited, facilitate stakeholder participation and engagement and provide details of issues raised during the public involvement program and scoping exercise.
- Record all comments of I&APs, supported by responses provided by Green Earth, in a report to be included in the EIA.
- Inform the Proponent of comments relevant to the project's planning, implementation and operations and for inclusion in the EMP and consideration.

As an important part of the Environmental Impact Assessment process, you as stakeholder or interested member of the public are invited to find out more about what is being proposed, the implications thereof on the environment and/or to raise any issues or concerns.

Should you have any questions regarding the project, please contact **GREEN EARTH Environmental Consultants** at the contact details (*Charlie du Toit: 081 127 3145 or carien@greenearthnamibia.com*) provided on *Page 1* of this document. **The closing date for any questions, comments, inputs or information is 10 October 2025.**

## COMMENTS FROM INTERESTED AND AFFECTED PARTIES

<b>PERSONAL PARTICULARS</b>			
Name and Surname:			
Organization:			
Postal Address:			
Telephone Number:		Email Address:	
Fax Number:		Cellphone Number.:	
<b>INTEREST IN PROJECT</b>			
<b>COMMENTS ON PROJECT</b>			
Signature:		Date:	

**Kindly take note that comments should reach our office by 10 October 2025.**