

EXECUTIVE SUMMARY

Introduction

Mr Petrus Ngulondo hereinafter referred to as the proponent intends to undertake the following activities:

- **Subdivision of Erf 1508, Otjiwarongo Extension 5 into Erf A and Remainder;**
- **Permanent Closure of newly created Erf A as “Public Open Space”; and**
- **Rezoning of newly created Erf A from “Public Open Space” to “Residential 1” with a density of 1:700**

The above development triggers listed activities in terms of the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012).

As such the proponent appointed Stubenrauch Planning Consultants (SPC) to undertake an independent Environmental Assessment (EA) in order to obtain an Environmental Clearance Certificate (ECC) for the above activities. The competent authority is the Ministry of Environment, Forestry and Tourism: Department of Environmental Affairs and Forestry (MEFT: DEAF).

Project Description

Erf 1508 in Otjiwarongo Extension 5 has remained vacant for an extended period and currently detracts from the visual cohesion of the surrounding fully developed residential neighbourhood. The proposed development involves the construction of a single residential dwelling, which will transform the underutilised erf into a functional property and enhance the overall streetscape.

Vacant land within established residential areas can create safety and security concerns due to limited visibility and potential unauthorised access. Development of the erf will improve natural surveillance and contribute to improved safety for neighbouring residents.

The proposal is fully compatible with the existing residential land use of the area. With an erf size of approximately 1,093 m² and a density of 1:700, only one dwelling unit is permitted, ensuring minimal impact on traffic and municipal infrastructure. A portion of the erf will remain as public open space, preserving opportunities for future recreational use by the local authority.

Public Participation

Communication with Interested and Affected Parties (I&APs) about the proposed development was facilitated through the following means and in this order:

- A Background Information Document (BID) containing descriptive information about the proposed activities was compiled and sent out to all identified and registered I&APs via email on **22 January 2026**;

- Notices were placed in the New Era and The Namibian newspapers dated **22 & 29 January 2026**, briefly explaining the activity and its locality, inviting members of the public to register as I&APs (**Appendix B**); and
- A notice was fixed at the project site (see **Appendix A**);

Public consultation was carried out according to the Environmental Management Act's EIA Regulations. After the initial notification, the I&APs were given two weeks to submit their comments on the project (until **24 February 2026**). The comment period will remain open until the final scoping report is submitted to MEFT.

The Draft Scoping Report will be circulated from the **26 March 2026 until the 14 April 2026** so that the public could review and comment on it. The overall commentary received from the public on the draft report will be documented in the comments and responses report document of this report.

Conclusions and Recommendations

None of the negative construction phase impacts were deemed to have a high significant impact on the environment. The construction impacts were assessed to a **Medium to Low (negative)** significance, without mitigation measures. With the implementation of the recommended mitigation measures in Chapter 7 as well as in the EMP, the significance of the construction phase impacts is likely to be reduced to a **Low (negative)**.

With reference to **Table 7**, none of the negative operational phase impacts were deemed to have a high significance impact on the environment. The operational impacts were assessed to a **Medium (negative)** significance, without mitigation measures. With the implementation of the recommended mitigation measures in Chapter 7 as well as in the EMP, the significance of the construction phase impacts is likely to be reduced to a **Low (negative)**.

It is recommended that this project be authorised as the proposed development represents the appropriate and intended use of the vacant erf within an established residential area of Otjiwarongo Extension 5. Should the development not proceed, the erf would remain underutilised and continue to detract from the visual cohesion and functional character of the surrounding neighbourhood.

The erf has remained vacant for an extended period, contributing little to the built environment and potentially presenting minor safety and security concerns associated with undeveloped land. The proposed construction of a single dwelling will formalise the residential use in accordance with the existing zoning and planning framework, ensuring alignment with municipal land use objectives.

The development is not expected to result in negative socio-economic or environmental impacts. Instead, it will enhance the streetscape, improve natural surveillance, and contribute positively to the orderly development of Otjiwarongo.

The local community is expected to benefit from the development as a result of the potential job opportunities during construction as well as the increased development within the area. The significance of the social impact was therefore deemed to be **Medium (positive)**. The “no go” alternative was thus deemed to have a High (negative) impact, as all the benefits resulting from the development would not be realised.

The significance of negative impacts can be reduced with effective and appropriate mitigation provided in this report and the EMP. If authorised, the implementation of the EMP should be included as a condition of approval.