

PERMANENT CLOSURE OF ERF 7856, ONGWEDIVA EXTENSION 18 AS “PUBLIC OPEN SPACE” AND SUBSEQUENT REZONING TO “INSTITUTIONAL”.



BACKGROUND INFORMATION DOCUMENT(BID)

PREPARED BY:



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 Permanent Closure of Erf 7856, Ongwediva Extension 18 as “Public Open Space” and subsequent rezoning to “Institutional”.

Notice of an Environmental Impact Assessment Process is given in terms of the Environmental Management Act (Act 7 of 2007) and its regulations, with an intent to carry out the proposed activities. 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 permanent closure of a public open space.

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 2nd April 2026.

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

DESCRIPTION OF THE DEVELOPMENT

The Ongwediva Town Council, the owner of Erf 7856, Ongwediva Extension 18, intends to permanently close Erf 7856, Ongwediva Extension 18 as a “Public Open Space” and subsequently rezone Erf 7856, Ongwediva Extension 18 from “Public Open Space” to “Institutional” to allow for the owner to construct a hostel for students on the subject property.

Erf 7856, Ongwediva Extension 18, will be rezoned to institutional use to accommodate the construction of a hostel for students attending Oshana Gymnasium School. The rezoning responds to the growing demand for student accommodation in Ongwediva, ensuring that learners have access to safe, affordable, and proximate housing facilities.

The immediate area is dominated by residential land use activities. Thus, the new development will be able to complement the residential setting in the area. The Erf will be used for accommodation purposes; therefore, it will not have any effect on the surrounding area.

The proposed development will entail the Permanent closure of Erf 7856, Ongwediva Extension 18 as a “Public Open Space” and subsequent rezoning to “Institutional”. The subject property is in Ongwediva Extension 18, Ongwediva, Oshana Region in Northern Namibia, the GPS coordinates for the proposed site are Latitude: -17.754784°, Longitude: 15.764445°.

LEGAL REQUIREMENTS

The EIA process for this assessment will be conducted in accordance with the Environmental Management Act (Act 7 of 2007) and the 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 decide regarding the activity.

The proposed development entails the permanent closure of Erf 7856, Ongwediva Extension 18, which is currently designated as “Public Open Space,” and its subsequent rezoning to “Institutional”. The land is currently vacant, and it is the intention of the developer to repurpose the land for institutional use to accommodate the construction of a student hostel in support of Oshana Gymnasium School.

Therefore, the EIA will seek approval from the Environmental Commissioner for the Environmental Clearance Certificate for the Permanent closure of Erf 7856, Ongwediva Extension 18 as a “Public Open Space” and subsequent rezoning to “Institutional”.

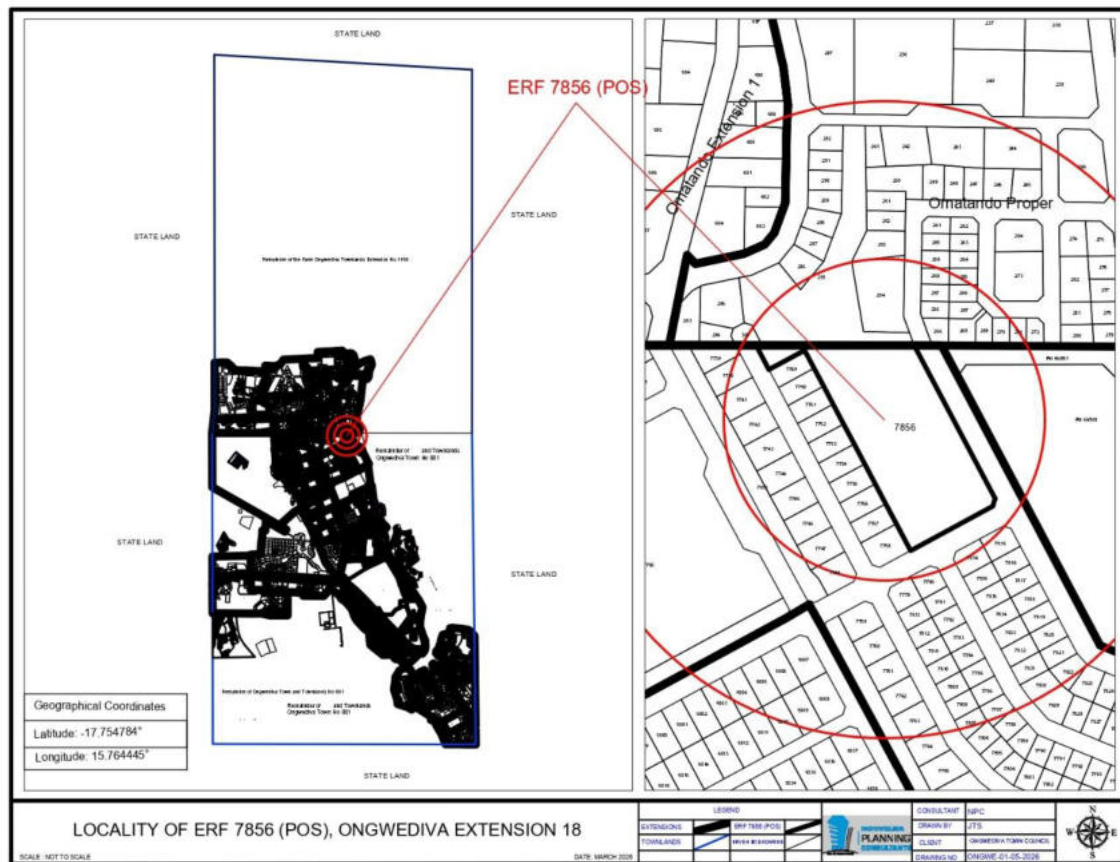


Figure 1: Locality of Erf 7856 (POS), Ongwediva Extension 18



Figure 2: Permanent closure of Erf 7856, Ongwediva Extension 18 as a "Public Open Space" and subsequent rezoning to "Institutional".

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 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 comments 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.

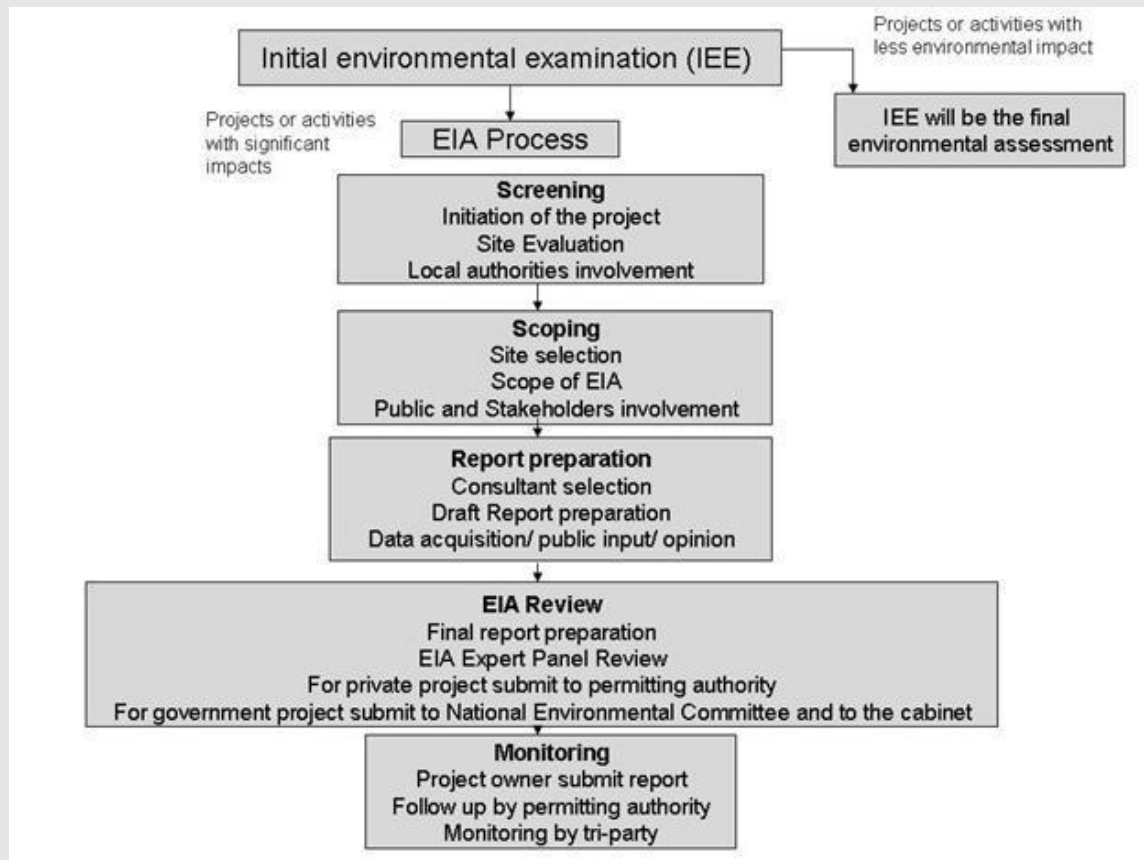


Figure 3: The EIA Process.



PERMANENT CLOSURE OF ERF 7856, ONGWEDIVA EXTENSION 18 AS “PUBLIC OPEN SPACE” AND SUBSEQUENT REZONING TO “INSTITUTIONAL”.

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: _____