

EXECUTIVE SUMMARY

Introduction

The Omuthiya Town Council, hereinafter referred to as the proponent intends to undertake the following activities:

- **Rezoning of Erf 1001, Omuthiya Extension 5 from "General Residential" with a density of 1:250 to "Residential" with a density of 1:300;**
- **Subdivision of the Erf 1001, Omuthiya Extension 5 into 78 erven & Remainder;**
- **Rezoning of the Remainder of Erf 1001, Omuthiya Extension 5 from "Residential" with a Density of 1:300 to "Street";**
- **Reservation of the remainder of Erf 1001, Omuthiya Extension 5 as "Street";**
- **Rezoning of the newly created Erf 77/1001 and Erf 78/1001 from "Residential" with a density of 1:300 to "Public Open Space".**

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 and Tourism: Department of Environmental Affairs and Forestry (MEFT: DEAF).

Project Description

The proposed project involves the rezoning and subdivision of Erf 1001, Omuthiya Extension 5, measuring approximately 3.8399 hectares, from "General Residential" to "Residential". The vacant erf will be subdivided into 76 residential erven, 2 public open spaces, and the remainder (streets), with erf sizes ranging from 300 m² to 508 m².

The development forms part of the Omuthiya Town Council's mandate to provide affordable residential land and will create formally surveyed and serviced erven for ultra-low income households. The project will increase access to secure land tenure, support orderly urban development, and address the growing demand for affordable housing while remaining compatible with the predominantly residential character of the surrounding area.

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 **08 June 2026**;

- Notices were placed in The New Era and The Namibian newspapers dated **08 & 15 June 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, I&APs were given two weeks to submit their comments on the project (until **07 July 2026**).

The Draft Scoping Report will be circulated from **31 July 2026 until 14 August 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 a comments and responses report document to be included in the final report. The comment period will remain open until the final scoping report is submitted to MEFT.

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)**.

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 because should the development not proceed the area will remain undeveloped. None of the positive or negative impacts from the proposed development would be realized.

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.