

# PROPOSED TOWNSHIP ESTABLISHMENT ON PORTION 17 AND PORTION 18 OF THE FARM OKAKARARA TOWNLANDS NO. 517

## ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

### BACKGROUND INFORMATION DOCUMENT (BID)

#### 1. INTRODUCTION

Development Workshop of Namibia (DWN) is currently assisting the Okakarara Town Council with the provision of low-cost land for housing via a high-density residential township that caters for ultra-low-income residents of Okakarara.

As a result, Urban Dynamics Africa was appointed to plan and obtain environmental clearance for the proposed township establishments on Portion 17 and Portion 18 in the Farm Okakarara Townlands No. 517.

This Background Information Document (BID) was prepared to provide interested and affected stakeholders with the proposed project's background information and basic detail. It is further aimed at enabling the participation of all stakeholders who may feel that they have an interest or a stake in the impacts of the proposed intervention and explaining how such involvement can be achieved.

#### 2. PROJECT DESCRIPTION

##### PROJECT RATIONALE

The project site is located within the Okakarara Townlands in the Otjozondjupa Region. Okakarara is about 293 km from Windhoek via the B1 and approximately 106 km from Otjiwarongo. Okakarara is located 50 km southeast of Waterberg National Park.

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**Figure 1:** Locality of Okakarara in the Otjozondjupa Region



Okakarara is the district capital for the Okakarara electoral constituency and serves farms and surrounding settlements.

The farming sector, with its industries, drives the town's economy. The demand for employment exceeds that of the provision thereof, depending on the type of employment sought. This increases the town's unemployment rate and its ultra-low-income residents. This results in informal settlements being created without formal services and, therefore, not conducive to the residence.

When townships are planned, not enough consideration is given to the ultra-low-income residents of the town. For this reason, DWN intends to provide an opportunity for ultra-low-income residents to obtain security of tenure.

The proposed development intends to facilitate an adequate supply of residential properties, serve the town's ultra-low-income residents, and have service infrastructure installed. This creates a conducive environment for the residents to live in.

### LAY OF THE LAND

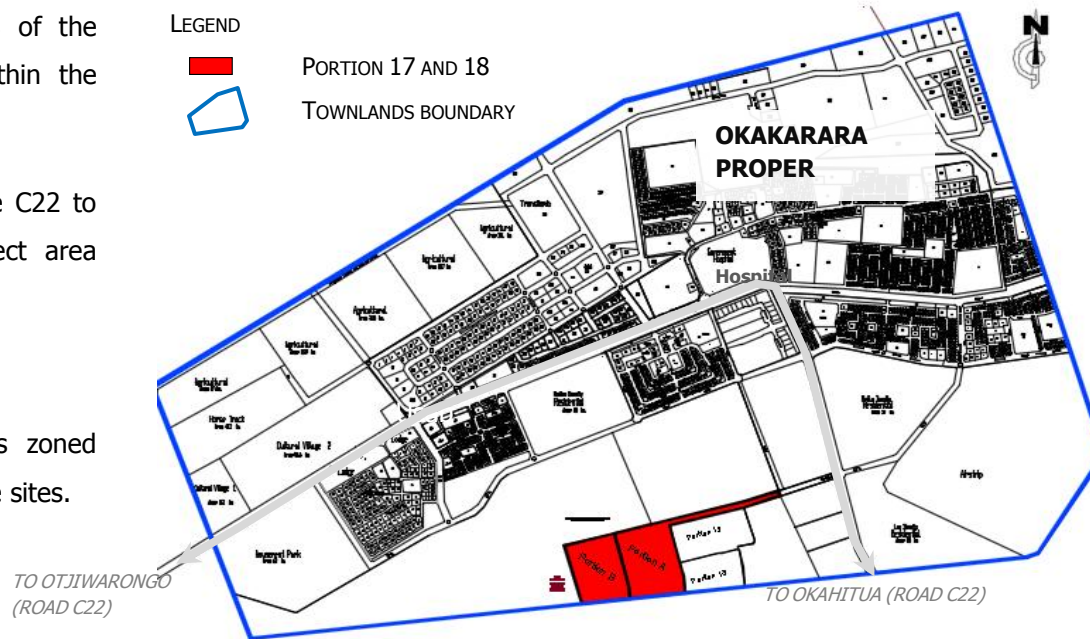
The developments are located on Portions 17 and 18 of the Remainder of Farm Okakarara Townlands No. 517 within the Otjozondjupa Region under Registration Division D.

The portions are south of Okakarara Proper, west of the C22 to Okahitua, at - 20°36'39.0"S, 17°26'26.9"E. The project area measures 402 750 sqm / 40.27 ha.

### CURRENT LAND USE

According to the Okakarara Town Council, the site is zoned "undetermined". There are no land activities at both of the sites.

**Figure 2:** Locality of Portion 17 and 18 in Okakarara



### What are the Planning Objectives?

- ❖ To establish two new townships on Portion 17 and Portion 18 of Farm Okakarara Townlands No. 517;
- ❖ To provide low-cost housing within Okakarara;
- ❖ To ensure dignity through planning; and
- ❖ To preserve and conserve the natural environment as much as we can.

### PORTION 17 PROPOSED LAYOUT

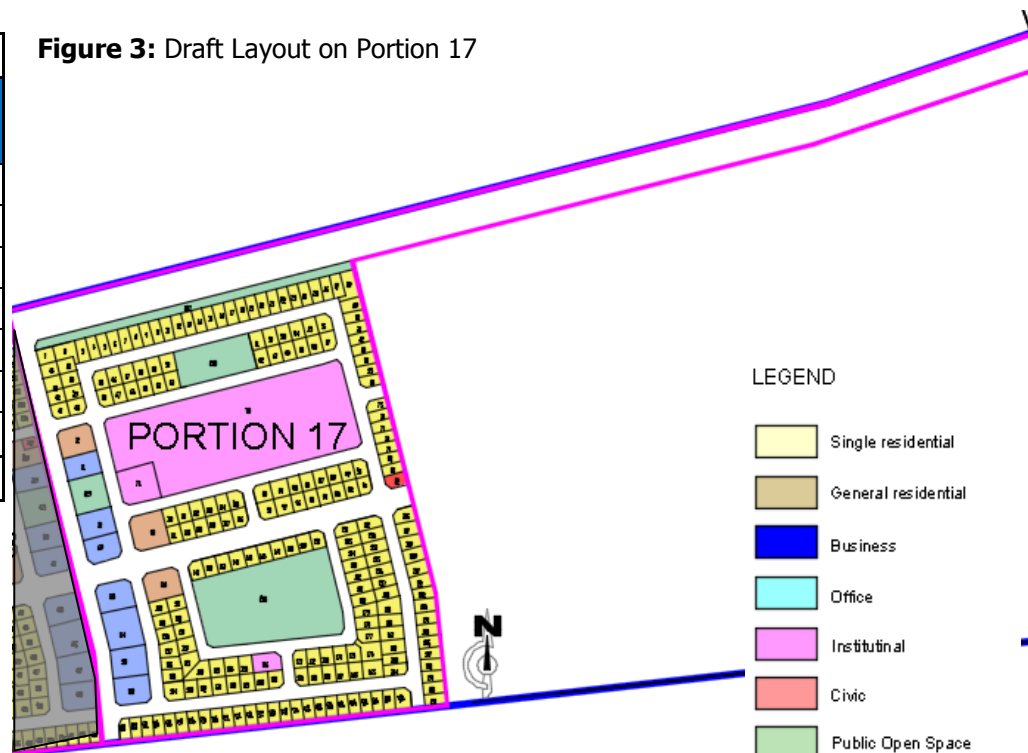
#### NEW LAND USE

The draft layout for Portion 17 makes provision for 230 new erven. The layout will alter the current zoning from Undetermined to Residential-, General Residential-, Business-, Civic-, Office-, Institutional land use, and Public Open Spaces. The erven shapes are illustrated in Figure 3 below. Table 1 provides a summary of the detailed land-use allocation for Portion 17's layout.

**Table 1:** Portion 17 Land Use Table

PORTION 17			
Land use	Area sqm	Number of Erven	%
Residential	69 500	212	30
General Residential	4 014	3	2
Business	8 774	7	4
Institutional	28 184	3	12
Civic	350	1	0
Public Open Space	22 555	4	10
Street	101 854		43
<b>TOTAL</b>	<b>235 231</b>	<b>230</b>	

**Figure 3:** Draft Layout on Portion 17



### PORTION 18 PROPOSED LAYOUTS

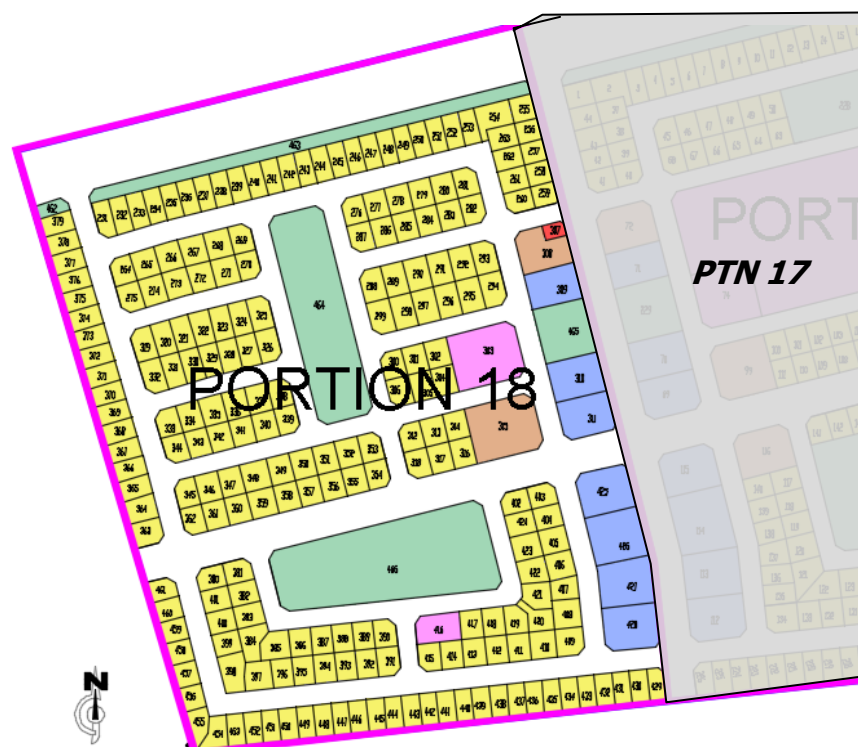
**NEW LAND USE**

The draft layout for Portion 18 makes provision for 236 new erven. The layout will alter the current zoning from Undetermined to Residential-, General Residential-, Business-, Civic-, Office-, Institutional land use, and Public Open Spaces. The erven shapes are illustrated in Figure 4 below. Table 2 provides a summary of the detailed land-use allocation for the portion.

LEGEND

- Single residential
- General residential
- Business
- Office
- Institutional
- Civic
- Public Open Space

**Figure 4:** Draft Layout on Portion 18



**Table 2:** Portion 18 Land Use Table

PORTION 18			
Land use	Area sqm	Number of Erven	%
Residential	72 236	219	43
General Residential	2 942	2	2
Business	8 445	7	5
Institutional	2 563	2	2
Civic	199	1	0
Public Open Space	19 612	5	12
Street	61 522		37
<b>TOTAL</b>	<b>167 519</b>	<b>236</b>	

## EXISTING INFRASTRUCTURE

No sewerage system, electricity or water supply is currently available for the development. Hence, a new infrastructure service will be required.

### 3. THE EIA PROCESS

In terms of the provision of the Environmental Management Act (Act No. 7 of 2007) of Namibia, the environmental practitioner must manage the assessment of the potential social and environmental impacts, conclude the application process and ensure that the general public and Interested and Affected Parties (I&APs) are afforded the opportunity to comment on the proposed activities.

In order to fulfil these requirements, this EIA process includes the preparation of a database of possible I&APs, keeping an issue and response register, and circulating all draft and final documents to registered stakeholders.

### YOUR ROLE

Public involvement is an essential part of the EIA process:

You have been identified as an I&AP who may want to know about the proposed project and provide input into the EIA process.

**In accordance with the Environmental Management Act (Act 7 of 2007) and the Environmental Impact Assessment Regulations (2012) the following relevant activities may not be undertaken without environmental clearance:**

#### Section 10: Infrastructure

- 10.1 The construction of
  - (b) public roads
- 10.2 Route determination of roads and design of associate physical infrastructure
  - (a) public roads

Through this document, we aim to start engagement with stakeholders about the project and provide the opportunity to I&APs to share their comments, issues and concerns with the EIA team.

This BID is also an invitation to all potential I&AP's to register as stakeholders. By doing so, you will receive the draft and final Environmental Social Impact Assessment and EMP. You will also be able to share comments, issues, and concerns about the assessment and the management plan and comment on the EIA reports and findings.

#### 4. ANTICIPATED BENEFITS AND IMPACTS

Some of the most important benefits of the project are the following:

- ⊙ **A layout that is functional and in line with the developments on the ground;**
- ⊙ **Providing formal erven to the households and businesses currently settled on public open spaces and streets;**
- ⊙ **Stimulation of economic development and creation of new development opportunities; and**
- ⊙ **Employment creation during both the construction and operation phases of the project.**

Environmental and social impacts can also occur and should be considered and evaluated.

These include:

- ⊙ **Impact on traffic flow during construction;**
- ⊙ **Impact of potential construction dust;**
- ⊙ **Impact of construction noise on the surrounding communities;**
- ⊙ **Impact on the health and safety of workers;**
- ⊙ **Potential removal of protected trees; and**
- ⊙ **Potential solid waste pollution in the area during the construction and operations phases.**

#### 5. HOW TO BECOME INVOLVED

Should you have any comments, please contact Heidri Nel or Collin Shapaka at Urban Dynamics (Pty) Ltd

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