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SCOPING AND ENVIRONMENTAL MANAGEMENT PLAN

FOR THE CLOSURE AND SUBDIVISION OF ERVEN 1204 AND 1205 AT

EXTENSION 4 OKAHAO, OMUSATI REGION



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PROJECT CONSULTANT	Mr. Ipeinge Mundjulu
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ACRONYMS

DEA	Department of Environmental Affairs
DEAT	Department of Environmental Affairs and Tourism
EA	Environmental Assessment
EAP	Environmental Assessment Practitioner
ECC	Environmental Clearance Certificate
ECO	Environmental Compliance Officer
EIA	Environmental Impact Assessment
EMA	Environmental Management Act (No. 7 of 2007)
EMP	Environmental Management Plan
ESPM	Environmental Social Management Plan
MEFT	Ministry of Environment Forestry and Tourism
NAMPAB	Namibian Planning Authority Board
OTC	Okahao Town Council
PPE	Personal Protective Equipment
RD	Red-Dune Consulting CC
SM	Site Manager
TC	Town Council

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EXECUTIVE SUMMARY

Human settlements, especially towns are integrated systems zoned for many uses. Zoning regulates development patterns and use of land. It determines whether the land will be used for Commercial, Industrial, Residential, Recreational or Open space purposes. Public open space are areas that are open for use by the public. Some public open space are referred to as the lungs of towns as they serve for ecological processes, some are used for recreation purposes.

Erven 1204 and 1205 at Okahao Extension 4 were initially zoned public open space. Okahao Town Council (OTC) has successfully applied for the permanent closure of the two Ervens to develop them into mix use as provided for by Section 50(1)(c) of the Local Authority Act 1992 (Act No. 23 of 1992).

The Environmental Management Act 2007 (Act No 7 of 2007) (EMA) and The Environmental Impact Assessment Regulation No. 4878 of 6 February 2012 has listed rezoning of land from open space to any other land use as activities that may not be undertaken without an Environmental Clearance Certificate (ECC).

The environmental scoping has concluded that the approved zoning of the Ervens from public open space to residential areas is in conformity with existing land use which will enhance existing property value and does not have negative impacts on the social and environment. Earth moving activities during land servicing are expected to create short-term impacts of noise and dust which will be adequately mitigated, while trenches will be filled after installation of bulk services.

This scoping study therefore recommends to the approving authority issuance of the Environmental Clearance Certificate to allow for permanent closure and rezoning of the Ervens into mix use development.

1. Introduction and Background

Okahao Town is a district capital of Okahao electoral Constituency in Omusati Region, North-Central Namibia. It is located about 70km west of Oshakati, 25km east of Tsandi and 55km Southeast of Outapi on a C41 main road. According to the 2011 population census, Okahao constituency had a population of over 17,000 people (Figure 1).

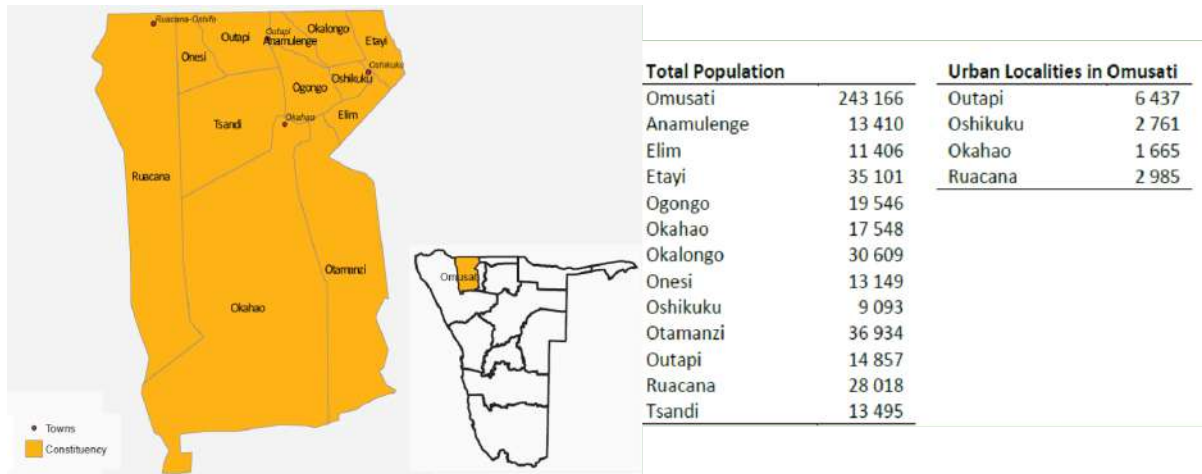


Figure 1. Constituency population of Omusati Region

In responding to the towns’ growth, Okahao Town Council (OTC) aims to provide serviced erven for investors and to address housing needs. With many of its Ervens zoned as public open spaces, the Town Council (TC) has successfully applied to the then Namibian Planning Authority Board (NAMPAB), which is currently replaced the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) to rezone of ERF 1204 and 1204 at Extension 4 to be developed into mixed use. In this regard, the TC appointed PLANTEK Town & Regional Planners to develop the two Ervens.

2. Statutory Requirement

The protection of the environment is enshrined in article 95 of the Namibian Constitution and the Environmental Management Act 2007 (Act No. 7 of 2007) (EMA). Section 27 (2) of EMA and the annexure of the Environmental Impact Assessment Regulation has listed activities that may not be undertaken without an Environmental Clearance Certificate (ECC)

Erven 1204 and 1205 at Okahao Extension 4 were initially zoned public open space with no specific use. Okahao Town Council (OTC) has successfully applied for the permanent closure of the two Ervens to develop them into mis use as provided for by the Section 50(1)(c) of the Local Authority Act 1992 (Act No. 23 of 1992).

The Environmental Management Act 2007 (Act No 7 of 2007) (EMA) and The Environmental Impact Assessment Regulation No. 4878 of 6 February 2012 has listed rezoning of land from open space to any other land use as activities that may not be undertaken without an Environmental Clearance Certificate (ECC).

3. Project Description

3.1. Location

Erf 1204 (-17.888811S, 15.074444E) and 1205 (17.890556S, 15.073333E) are located on the eastern and side of the D3626 Districts Road leading to Etilyasa and measures 865,555m² and 55,192M² in size respectively. The suburb is called Okahao Extension 4 (fig 2).



Figure 2. Erf 1204 and 1205

3.2. ERF 1204

The Erf will be permanently closed as “Public Open Space and be subdivided into 53 erven and the remainder to be used as streets. The 53 erven will consist of 47 residential erven with the sizes varying between 435m² to 1,020m², one (1) business erven measuring 1330m², two (2) general residential for higher density housing measuring between 1760 and 2530m², three (3) Public Open Space for storm water management and landscaping measuring between 2,170m² to 30,790m². The remainder of the erf will be used as streets which will be 15m wide (fig3).



Figure 3. Proposed subdivision of ERF 1204

3.3. ERF 1205

The Erf will be permanently closed as “Public Open Space and be subdivided into 48 erven and the remainder to be used as streets. The 48 erven will consist of 44 residential erven with the sizes varying between 380m² to 833m², three (3) Institutional erven for education and health care measuring 1,570m² to 3205m² and one (1) Public Open Space for storm water management and landscaping measuring 20,705m². The remainder of the erf will be used as streets which will be 15m wide (fig 4). The two Ervens are connected to the TC bulk services supply.

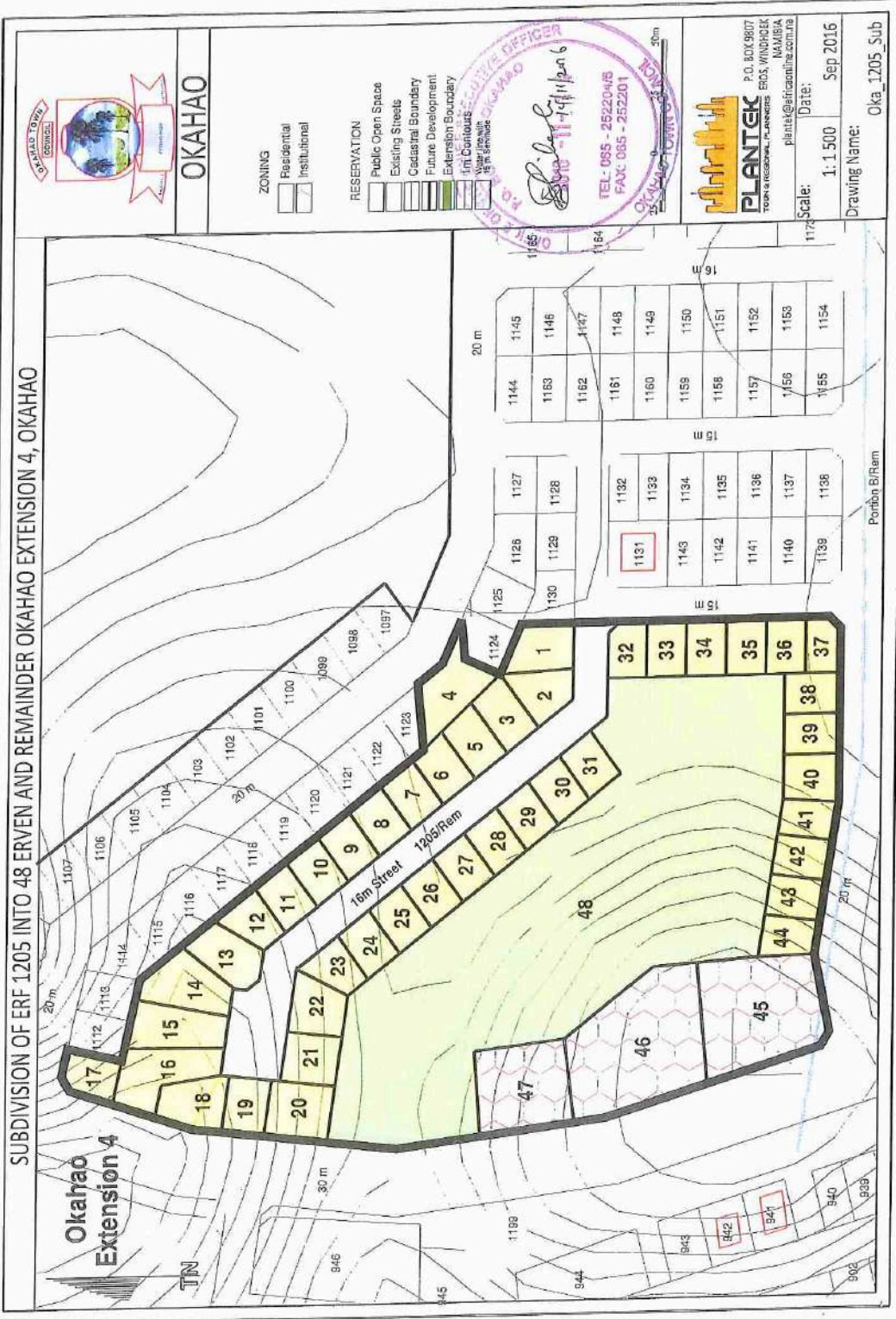


Figure 4. Proposed subdivision of ERF 1204

4. Project Scope

The scope of this project is to develop a Social Environmental Management Plan (SEMP) for the proposed development of erven 1204 and 1205. The (SEMP) is guided by the Environmental Regulations 2012, which aims at identifying possible impacts, assessing the impact and formulate the optimum, practical mitigation measure to minimize the impacts. This SEMP addressed all potential social and environmental impacts that the proposed project activities may cause in ensuring environmental sustainability.

5. Description of the Affected Environmental

5.1. Bio-Physical Environment

5.1.1. Topography and Drainage

Generally, the Omusati region has a flat topography with drainage systems influenced by the Cuvelai Basin. The drainages is made up of networks of shallow watercourses locally known as "*Iishanas*". These *Iishanas* are recharged by floodwater from Angola during times of high rainfall or filled by rain that occur in the region. Drainage is mainly from North to West and South to East towards Etosha pan. Unlike river channels which are narrow and deeper, the *Iishanas* channels are broad and shallow whereby elevation between the bottom and high ridges (*Omitunda*) are less than 10m. The high ground slopes from west to east which defines the flow/drainage of the Cuvelai basin.

At project site, the two Ervens are located on an elevated flat area which is ideal as it is not prone to severe flooding fig 5.

ERF 1204



ERF 1205



Figure 5. Site Picture of ERF 1204 & 1205

5.1.2. Ecology

The area has been cleared for urban development however, there are scattered trees of makalani palms trees *Hyphaene petersiana* which are protected. These trees are highly abundant in the northern region and in Okahao area hence cutting them down will not affect specie diversity. In addition the area is covered with glass and there were no animal observed during site inspection however, cattle and donkey dungs were observed which indicate domestic animal do frequent the area. Furthermore, there could be crawling animals which will run away as soon as the area is being occupied.



Figure 6. Trees of makalani palms trees *Hyphaene petersiana* observed on site

6. Stakeholder Consultation

Before the Urban and Regional Planning Act 2018 (Act No 5 of 2018), the TC submitted their application (Annex 1) in terms of Section 2, 19 and 30 of the Townships and Division of Land Ordinance No 11 of 1963 to the Townships Board for recommendation to the Minister of Regional and Local Government and Housing to rezone the two erven for approval of which the application was approved Annex 2.

Furthermore, in terms of Section 50(1)(c) of the Local Authority Act 1992 (Act no. 23 of 1992), the public was notified through newspaper advert on the proposed permanent closure of ERF 1204 and 1204 as public open space and were given a chance to raise their objections (Annex 3).

7. Policy, Legal and Administrative Framework

Table 1. Regulatory framework applicable to the project

REGULATORY FRAMEWORK	SUMMARY	APPLICABILITY
The Namibian Constitution	The State shall actively promote and maintain the welfare of the people by adopting policies aimed at ... The maintenance of ecosystems, essential ecological processes and biological diversity of Namibia and utilization of living natural resources on a sustainable basis for the benefit of all Namibians, both present and future	Protection of the environment and biodiversity
Environmental Management Act No. 7 of 2007	This act aims to promote the sustainable management of the environment and the use of natural resources and to provides for a process of assessment and control of activities which may have significant effects on the environment; and to provide for incidental matters	The acts provide a list of activities that may not be undertake without an environmental clearance certificate to prevent environmental damages
Draft Pollution Control and Waste Management Bill	This Bill serves to regulate and prevent the discharge of pollutants to air and water as well as providing for general waste management	To protect the Environment from possible pollution

REGULATORY FRAMEWORK	SUMMARY	APPLICABILITY
Environmental Policy framework (1995)	This policy subjects all developments and project to environmental assessment and provides guideline for the Environmental Assessment.	Consideration of all possible impacts and incorporate them in the development stages
National Solid Waste Strategy	The strategy to control and manage solid waste in Namibia	Solids from screening may require handling as per the provision of this strategy
Regulations Related to the Health and Safety of Employees at Work. Reg No. 156	Promotes the Safety and Health of employees at the work place	Employees working at the facility are prone to water borne disease, especially during cleaning and maintenance.
Public Health Act No. 1 of 2015	To Protect the public from nuisance and states that no person shall cause a nuisance or shall suffer to exist on any land or premises owned or occupied by him or of which he is in charge any nuisance or other condition liable to be injurious or dangerous to health.	Application of proper mitigation measure to prevent water pollution

REGULATORY FRAMEWORK	SUMMARY	APPLICABILITY
Labour Act No. 11 of 2007	This Act outlines the labour laws which encompass protection and safety of employees at work.	Ensure that employees at workplace are protected
Water Resource Management Act No.11 of 2011	Provide for the management, protection, development, use and conservation of water resources; to provide for the regulation and monitoring of water services and to provide for incidental matters.	Possibility of surface and groundwater contamination.
National Heritage Act No.27 of 2004 Government Notices No.287 of 2004	The Act gives provision of the protection and conservation of places and objects with heritage significance.	To ensure protection of Heritage Resources
Local Authority Act No. 23 of 1992 Government Notice of No.116 of 1992.	This Act underlines the duties and functions of the local authorities	All stakeholders affected by the operations of the project have been informed of the developments including that of undertaking the EIA.
Urban and Regional Planning Act, 2018 (Act 5 of 2018)	To provide for a legal framework for spatial planning in Namibia; to provide for principles and standards of spatial planning; to establish the urban and regional planning board; to decentralise certain matters relating to spatial	Rezoning of areas and establishment of townships

REGULATORY FRAMEWORK	SUMMARY	APPLICABILITY
	<p>planning; to provide for the preparation, approval and review of the national spatial development framework, regional structure plans and urban structure plans; to provide for the preparation, approval, review and amendment of zoning schemes; to provide for the establishment of townships; to provide for the alteration of boundaries of approved townships, to provide for the disestablishment of approved townships; to provide for the change of name of approved townships; to provide for the subdivision and consolidation of land; to provide for the alteration, suspension and deletion of conditions relating to land; and to provide for incidental matters.</p>	

8. Impact Assessment

8.1. Impact Identification

During literature review and site assessment, possible impacts were listed. The criteria used to assess the impacts and the method of determining their significance is outlined in Table 2 below. This process conforms with the Environmental Impact Assessment Regulations of Environmental Management Act, 2007 (Government Gazette No. 4878) EIA regulations. The approach for determining and analysing impacts is undertaken into two steps.

- **Impact Determination**; during this step, the impact is assessed based on severity, spatial scale and its duration.
- **Impact Significance**; various rating exists to determine the overall rating of the impact

Impact significance is determined under two mitigation scenarios: **without mitigation** and **with mitigation**. The confidence of impact mitigation depends on the level of certainty based on available information to assess the impact. Impacts whose level of uncertainties are high, a specialist study maybe commissioned to understand and develop the mitigation measures. If after a specialist study there are still further uncertainties pertaining the impact, a precaution measure is applied to allow for more studies to be undertaken. The proposed development did not have an impact that required a specialist study. All impacts were assessed with a high degree of certainty and the developed mitigation measure will minimise the impact to low levels.

Table 2. Criteria for Impact Evaluation

Risk Event	Rating	Description of the risk that may lead to an Impact
Impact type	0	No Impact
	+VE	Positive
	-VE	Negative
Probability	The probability that an impact may occur under the following analysis	
	1	Improbable (Low likelihood)

	2	Low probability
	3	Probable (Likely to occur)
	4	Highly Probable (Most likely)
	5	Definite (Impact will occur irrespective of the applied mitigation measure)
Confidence level	The confidence level of occurrence in the prediction, based on available knowledge	
	L	Low
	M	Medium
	H	High
Significance (Without Mitigation)	0	None (Based on the available information, the potential impact is found to not have a significant impact)
	L	Low (The presence of the impact's magnitude is expected to be temporal or localized, that may not require alteration to the operation of the project)
	M	Medium (This is when the impact is expected to be of short term moderate and normally regionally. In most cases, such impacts require that the projects is altered to mitigate the impact or alternative method of mitigation is implemented)
	H	High (The impact is definite, can be regional or national and in long term. The impact could have a no go implication unless the project is re-designed or proper mitigation can practically be applied)
Mitigation	The applied measure / alternative to reduce / avoid an impact	
Significance (With Mitigation)	0	None (Based on the available information, the potential impact is found to not have a significant impact)
	L	Low (The presence of the impact's magnitude is expected to be temporal or localised, that may not require alteration to the operation of the project)
	M	Medium (This is when the impact is expected to be of short term moderate and normally regionally. In most cases, such impacts require that the projects is altered to mitigate the impact or alternative method of mitigation is implemented)

	H	High (The impact is definite, can be regional or national and in long term. The impact could have a no go implication unless the project is re-designed or proper mitigation can practically be applied)
Duration	Time duration of the impacts	
	1	Immediate
	2	Short-term (0-5 years)
	3	Medium-term (5-15 years)
	4	Long-term (more than 15 years)
	5	Permanent
Scale	The geographical scale of the impact	
	1	Site specific
	2	Local
	3	Regional
	4	National
	5	International

According to Department of Environmental Affairs and Tourism (DEAT), 2006, the objectives of the mitigation are to

- Find environmental ways of doing thing
- Promote environmental benefits of the project
- Avoid, minimise, or remedy negative impacts and
- Ensure that residual negative impacts are within acceptable levels,

Furthermore, during consideration of the mitigation measure, the following hierarchy must be followed;

- Avoid the negative impact through preventative means
- Minimise the negative impacts to acceptable low levels
- If the above two are not possible, remedy or compensate the impact

9. The Environmental Management Plan

9.1. Purpose of the EMP

This Environmental Management Plan (EMP) is a risk strategy that contains logical framework, monitoring programme, mitigation measures, and management control strategies to minimize environmental impacts. It further stipulates the roles and responsibility of persons involved in the project. These strategies are developed to reduce the levels of impacts for the projects

9.2. Compliance to the EMP

This EMP is a legally binding document as given under the provisions of the Environmental Management Act, 2007 (Act No. 7 of 2007). Okahao Town Council and its contractors should adhere to the framework of this document

9.3. Roles and Responsibility

9.3.1. Proponent

The proponent, Okahao Town Council will take overall responsibility for proper implementation of the EMP. It remains the responsibility of the proponent to appoint key personnel for the implementation of the EMP such as Site Manager and ensure that all employees and contractors are conversant with the EMP.

9.3.2. Site Manager

The Site Manager (SM) represents the proponent on site. He/she shall be responsible for daily activities in ensuring environmental protection. All communication about the implementation of EMP must be channelled through the SM

9.3.3. Employees

It is the responsibility of employees to adhere to the provision of EMP at all times when on site

9.3.4. Environmental Compliance Officer

Compliance to EMP is enforced by the environmental inspector as provided for under Environmental Management Act (No. 7 of 2007) (EMA)

9.4. Disciplinary Action

This EMP is a legally binding document, non-compliance to the EMP is punishable in accordance to the provision of EMA

10. The SEMP table

The SEMP is divided into three components; Physical Environment, Biological Environment, and Human Environment in accordance with the project phases. This is to ensure for easy implementation.

10.1. Construction Phase

10.1.1. Human Environment

Environmental / Social Impact	Objectives	Proposed Mitigation Measures	Monitoring Indicator	Party Responsible
Employment	To ensure that locals benefit from the employment opportunities to be created during construction and operation of the project.	<ol style="list-style-type: none"> 1. Ensure that all general work is reserved for local people unless in circumstances where specialized skills are required. 2. Fair compensation and labour practises as per Namibian Labour Laws must be followed 3. Ensure skill transfer to the locals 4. Use local suppliers for goods and services where possible 	<ul style="list-style-type: none"> • Employees record Labour unrest over unfair compensation • Induction minutes, reports and attendance registers 	Site Manager

Environmental / Social Impact	Objectives	Proposed Mitigation Measures	Monitoring Indicator	Party Responsible
		5. All employees must go through an induction course for the provision of the EMP		
Staff induction	To ensure that all staff / employees are familiar with the requirements of the SEMP	<ol style="list-style-type: none"> 1. All employees must go through an induction course for the provision of the SEMP. 2. Ensure that a copy of the SEMP is kept on site and accessible 3. Staff operating specialised equipment and heavy vehicle must be properly trained and informed of the potential risks associated with their tasks 	Induction Minutes and Attendance Register, Signed by each and every staff member, Physical verification of the SEMP on site	Management or Site Manager
HIV/AIDS, Alcohol and Drug Abuse	To sensitise employees about the dangers of alcohol, drugs and HIV/AIDS	<ol style="list-style-type: none"> 1. Ban the employees against the use of alcohol and drug at construction site 2. Provide awareness to the employees on dangers of HIV/AIDS, alcohol and drug abuse 3. Provide condoms on site 	Awareness meeting minutes	Site Manager
Employees and Public Health and Safety	To ensure good health and safety of the employees and public	<ol style="list-style-type: none"> 1. Maintain low vehicle speed (30-40km/h) on site and at surrounding areas 2. All heavy vehicles must have a rotating flushing light installed for visibility 	<ul style="list-style-type: none"> • Training minutes • Complaints of health issues by employees • Employees fitness certificates 	Site Manager

Environmental / Social Impact	Objectives	Proposed Mitigation Measures	Monitoring Indicator	Party Responsible
		<ol style="list-style-type: none"> 3. All drivers must be in possession of appropriated driver's licenses 4. Ensure construction / operation starts from 6am-5pm only and no night operation / construction / movement of heavy vehicles is allowed 5. Adequate safety signs must be put at designated places. 6. Provide protective eyeglasses, dust masks and ear muffs to all employees 7. Employees must not stand for long hours near the crushing plant to protect their hearing 8. Ensure adequate, hygienic (clean) and user-friendly ablution facilities for all staff 9. Segregate Male and female toilets 10. Inspect ablution facilities regularly 11. Employees must be properly trained in using machine to avoids fatalities 12. Abide to the Occupational Health and Safety and Labour Act of Namibia and other statutory 	<ul style="list-style-type: none"> • First aid kit available 	

Environmental / Social Impact	Objectives	Proposed Mitigation Measures	Monitoring Indicator	Party Responsible
		<p>requirements such as International Labour Practise (Organization?) (ILO)</p> <p>13. Ensure adequate first aid kit</p> <p>14. Supervisors must undergo an occupational health and first aid course</p> <p>15. Train employees on the possible health hazards to avoid potential risks</p> <p>16. Provide appropriate Personal Protective Equipment (PPE)</p> <p>17. Employees must NOT be exposed to noise levels above the required -85dB (A) limit over a period of 8 hours</p> <p>18. Adhere to the Labour Act which stipulates that non-toxic human dust exposure levels may not exceed 5mg/m³ for respiratory dust and 15mg/m³ for total dust.</p>		
Visual Impact	To prevent litter/waste scattered all over and preserve aesthetic value	<ol style="list-style-type: none"> 1. Maintain good house keeping 2. Excavated heaps and construction material must be stored well 	<ul style="list-style-type: none"> • Scattered litter, visual inspection 	Site Manager

Environmental / Social Impact	Objectives	Proposed Mitigation Measures	Monitoring Indicator	Party Responsible
		3. Trenches must be rehabilitated (backfilled and compacted)	<ul style="list-style-type: none"> • Construction site levelled and compacted 	
Archaeology/ Heritage Resources/ Artefacts	Preserve Heritage	<p>1. Employees must be trained on the possible finding of archaeological material in the area</p> <p>2. Implement a chance find and steps to be taken when archaeological material findings e.g. heritage rocks, paintings and drawings, human remains or artefacts are unearthed</p> <p>Stopping the activity immediately:</p> <ul style="list-style-type: none"> i. Informing the operational manager/supervisor ii. Cordoned off the area with danger tape and manager to take appropriate pictures iii. Manager/supervisor must report the finding to the National Museum (+ 264 61 276 800) or the National Forensic Laboratory (+ 264 61 240 461). 	Heritage resources/artefacts	Management or Site Manager

Environmental / Social Impact	Objectives	Proposed Mitigation Measures	Monitoring Indicator	Party Responsible
Traffic	To ensure coordinated movement of heavy vehicles	<ol style="list-style-type: none"> 1. Trucks must be installed with a rotating headlight beam light 2. Trucks must maintain a low speed to prevent excessive dust and accidents 3. Install warning signs where necessary 	Records of public complaints	Site Manager

10.1.2. Bio-Physical Environment

Environmental / Social Impact	Objectives	Proposed Mitigation Measures	Monitoring Indicator	Party Responsible
Impact on Biodiversity	To ensure sustainable conservation of the biodiversity	<ol style="list-style-type: none"> 1. Where possible, matured makalani trees that could be avoided must not be cut down 2. Do not plant alien trees on site 3. Crawling animals such as lizards may be spotted on site and they must not be killed 	Visual inspection	Site Manager
Land Degradation from earth moving equipment	To avoid soil erosion	<ol style="list-style-type: none"> 1. Movement of heavy vehicles must be coordinated and restricted to be within the site and on designated access roads when delivering sand and other materials. 	Physical Observation	Management or Site Manager

10.1.3. Pollution Control and Waste Management

Environmental / Social Impact	Objectives	Proposed Mitigation Measures	Monitoring Indicator	Party Responsible
Land Pollution / Surface and Ground Water Pollution	To prevent water pollution	<ol style="list-style-type: none"> 1. Fuelling of heavy vehicles on site must be well coordinated at designated places 2. Stationary vehicles must be provided with drip tray to capture oil, lubricants and hydraulic fluid leakages 3. All vehicles and machinery must be well serviced to avoid leakages 4. Provide and train on oil spill emergency response 5. Servicing of vehicles and machinery must take place at designated sites 	Physical inspections	Site Manager
Vehicle emissions	Reduce greenhouse gas (GHG) emissions from broken equipment vehicles / machinery	<ol style="list-style-type: none"> 1. All vehicles and equipment must be kept in good working condition and serviced frequently to prevent leakage and emission of poisonous smoke etc. 6. Switch off engines when vehicle is not operations 	Vehicle servicing records Reports of smoke emissions from machinery	Management or Site Manager

Environmental / Social Impact	Objectives	Proposed Mitigation Measures	Monitoring Indicator	Party Responsible
Oil Leakages	Manage fuels, oils and lubricants leakages from vehicles and machinery to prevent pollution	<ol style="list-style-type: none"> 1. Ensure all vehicle are well service and leak inspection are done 2. Provide drip trays to stationary vehicle 3. Servicing of vehicle must be done at an approve site 4. Re-fuelling, oil replacement must be done on concrete bund 5. Storage of fuel, oil and lubricants must be kept on banded structure 6. Bund and concrete slabs should be installed at each point where oils and lubricant are likely leak. 7. If an oil leak occur, collect the contaminated soil, store in appropriate container and dispose of at the Town council disposal site 	Physical verification and routine monitoring	Management or Site Manager
Waste Generation	To manage solid waste To prevent littering, pollution, contamination of water and general environmental	<ol style="list-style-type: none"> 1. Operations generate garbage, refuse and building rubbles. Waste generated from the construction and operation should be classified into different categories, e.g. Material Waste (Wood, steel, corrugated iron, etc.), Building Rubble (concrete, bricks etc.), Garden Waste (tree stumps, branches, 	Waste bins on site Physical inspection	Site Manager

Environmental / Social Impact	Objectives	Proposed Mitigation Measures	Monitoring Indicator	Party Responsible
		<p>etc.), Domestic Waste (Litter – cans, plastics, tissue, plastics etc.)</p> <ol style="list-style-type: none"> 2. Each category should be collected separated and disposed of, in the most suitable and environmentally acceptable manner 3. There must be sufficient skip containers for domestic waste collection. 4. There must be sufficient ablution facility at the site for designated for males and female. 5. No onsite burying, dumping or burning of waste material shall be permitted. 6. Used oil, grease and lubricants cans must be collected in appropriate drums and disposed of at an approved site. 		
Air Pollution	To prevent / minimize all source of air pollution	<ol style="list-style-type: none"> 1. Movement of heavy vehicles must strictly be restricted within the site; 2. Adhere to the minimum speed limit of 30 or 40km/hour; 3. Do not excavate and/or offload sand during heavy 	Complain from members of public	

Environmental / Social Impact	Objectives	Proposed Mitigation Measures	Monitoring Indicator	Party Responsible
		<p>winds;</p> <ol style="list-style-type: none"> 4. Trucks carrying sand must be covered, 5. Sand stock piles must be covered or regularly water sprayed with water; 6. On site where soil is loosened by vehicle movement, apply dust a suppression method such as water spraying, 7. Cement and concrete must be mixed with concrete mixers and not manually in the open, 8. Cement bags must be stored and disposed of properly and may not be shaken in the open 		
Noise Impacts	To prevent noise pollution from flying aircraft	<ol style="list-style-type: none"> 1. Heavy vehicles must be well serviced 2. Switch off engine off vehicles when not in use 3. Drive at 30 km/h while on site 	Complaints from members of public	Site Manager

10.2. Operational Phase

The operational phase of developing property will be guided by the building regulation of the TC. Investors must have their building plans approved by the Town Council and their building must be in accordance with applicable laws of the TC. The Town Council must ensure adequate provision of bulk service to the residents. Sewer reticulation system should be well functioning. During construction of individual properties, the Town Council should ensure close inspection to ensure that that contractors are not creating nuisance to other residents.

11. Decommissioning Plan

Decommissioning is normally the reverse of construction, and all installed materials must be removed. The development of urban properties will not be followed by decommissioning. During maintenance of bulk services that would require excavation, the mitigation pertaining to construction should be used.

12. Conclusion and Recommendations

12.1. Conclusions

The Environmental Management Plan must be the logical framework for the project to always mitigate environmental threats. With adequate implementation of this EMP, the proposed development of the two Ervens will be achieved in an environmentally friendly manner.

12.2. Recommendations

It is recommended to the approving authority for the issuance of the Environmental Clearance Certificate to the project to commerce.

13. References

1. DEAT (2006) Guideline 4: Public Participation in support of the Environmental Impact Assessment Regulations, 2006. Integrated Environmental Management Guideline Series, Department of Environmental Affairs and Tourism (DEAT), Pretoria
2. Environmental Management Act 2007 (Act No 7 of 2007)
3. Townships and Division of Land Ordinance, 1963 Ordinance 11 of 1963
4. Urban and Regional Planning Act, (2018 Act No. 5 of 2018)

14. Appendixes

Appendix 1(a). Application for Rezoning ERF 1204



P.O Box 30410
Windhoek
Namibia
+264 61243 701
+264 81350 9810
plantek@afriiconline.com.na

C

Reference: Erf 1204, Okahao Extension 4

14 March 2017

The Secretary
NAMPAB
Private Bag 13289
Windhoek

Attention: Ms. Kamati

PERMANENT CLOSURE OF ERF 1204 OKAHAO EXTENSION 4 AS PUBLIC OPEN SPACE:

PLANTEK was appointed by the Okahao Town Council for the development of Erf 1204 Okahao Extension 4. Plantek here with formally apply for the following planning process in Okahao:

- PERMANENT CLOSURE OF ERF 1204 OKAHAO EXTENSION 4 AS PUBLIC OPEN SPACES
- NEED AND DESIRABILITY TO SUBDIVIDE ERF 1204 OKAHAO EXTENSION 4 INTO MORE THAN 11 UNDEVELOPED ERVEN

1) Background:

Okahao is enumerated as the district capital of the Okahao electoral Constituency, forming part of the Omusati Region in North-central Namibia. The town is situated approximately 70 km west from Oshakati, 25km from Tsandi and 55km from Outapi and is ideally located on one of the transport corridors, the C41 (MR111) main road, linking the towns of Oshakati-Okahao-Tsandi-Outapi.

Okahao is situated in the Omusati Region and can be classified as a major growth point in the region. The Local Authority has provided sufficient platforms for growth in the area in terms of development.

Okahao has become an attractive investment hub for investors and developers. The demand has grown in such a way that the Town Council is in need to provide additional serviced erven for proposed investors.

Therefore Plantek was tasked to assist Council with the planning to develop Erf 1204 Okahao Extension 4. The proposed development will be discussed below:

2) Location and Zoning:

Erf 1204 Okahao Extension 4 is located on the eastern side of the D3626 Districts Road leading to Etilyasa. Erf 1204 is currently zoned for "Public Open Space" purposes and measures 865 555m² in size.

Erf 1204 is situated at very strategic points within the layout and structure of Okahao.

3) Proposed Development:

The proposed development of Erf 1204 includes the following - Erf 1204 will be permanently closed as a "Public Open Space". The erf will then be subdivided into 53 erven and the remainder is to be used as streets within the newly proposed development.

The proposed development will consist of the following:

47 Residential erven will be created in this layout. The sizes of the Residential erven vary between 425m² to 1 020m².

1 Business erf will be created along the D3626 Districts Road towards Etilyasa. These erf is located at a strategic point and will compliment the rest of the Business areas of the Town of Okahao. The erf measures 1 330m² in size.

2 General Residential erven has been provided to be used for higher density housing developments. The erven currently measures 1 760 and 2 530m² in size respectively.

3 Public Open Space erven has been provided for storm water management and the beautification of the area. The erven varies in size from 2 170m² to 30 790m².

The remainder of Erf 1204 will be used as streets in the area. All streets are 15m and wider.

4) Topography:

The subject area is predominantly flat and is not prone to severe flooding however runoff water from the rainy seasons tends to occupy a certain area of this erf. The soil conditions in the area are suitable for a development of this nature.

The subject area has been cleared for urban development and thus does not host any significant vegetation. The subject area has been largely influenced by human activities.

5) Engineering Services:

The subject erf is already connected to the existing reticulation system of the town consisting of water, electricity and sewage.

6) Application and Conclusion:

With the above mentioned Plantek is hereby applying to the NAMPAB for the following:

- PERMANENT CLOSURE OF ERF 1204 OKAHAO EXTENSION 4 AS PUBLIC OPEN SPACES
- NEED AND DESIRABILITY TO SUBDIVIDE ERF 1204 OKAHAO EXTENSION 4 INTO MORE THAN 11 UNDEVELOPED ERVEN

Please do not hesitate to contact us should you require any information or if you would like to further discuss this matter with us.

Yours faithfully



.....
J.H Brits (For Plantek)

Annexure:

Annexure A: Application Form
Annexure B: Town Council Approval
Annexure C: Relevant Maps
Annexure D: Erf Lists
Annexure E: Closure Certificate and Adverts
Annexure F: Conditions to be registered
Annexure G: Title Deed

APPLICATION FOR SUBDIVISION

In terms of Sections 2, 19 and 30 of the Townships and Division of Land Ordinance No 11 of 1963, all proposed subdivisions or consolidations within a proclaimed town of erven must be submitted to the Townships Board for recommendation to the Minister of Regional and Local Government and Housing for approval before any survey diagrams may be approved by the Surveyor General and registered at the Deeds Office. Application for subdivisions of farm portions smaller than 25 ha and portions of Townlands are referred to the Namibia Planning Advisory Board (NAMPAB) for recommendation to the Minister. In the case where eleven or more undeveloped erven within a proclaimed township are involved, the application must first be made to NAMPAB for the Need and Desirability thereof, after which the subdivision must be submitted to the Townships Board for approval.

The comments of the local authority, where applicable, must accompany all applications.

Applications must be submitted to:

<p>The Secretary NAMPAB/Townships Board Ministry of Regional and Local Government & Housing Private Bag 13289 Windhoek</p>
--

The final date for submission of applications to the NAMPAB is the last working day of the previous month.

1. Name and address of applicant:

PLANTEK, P.O. Box 9807, EROS

2. State on whose behalf the application is made. Attach a Power of Attorney if the owner of the ground is not applying personally.

OKAHAO TOWN COUNCIL

3. Provide the registered name/names of the ground on which the proposed subdivision and / consolidation will be made.

ERF 1204 OKAHAO EXTENSION 4

4. Give the approximate sizes of the new portions.

SEE REPORT

5. State whether the proposed subdivision and/or consolidation is situated within the proclaimed township, or outside.

INSIDE PROCLAIMED TOWNSHIP AND UNDER THE JURISDICTION OF THE OKAHAO TOWN COUNCIL

All subdivisions situated outside a proclaimed township, will be referred to the Namibia Planning Advisory Board. Those within the township will be handled by the Township Board.

6. State briefly the reasons, which led to the proposed subdivision.

SEE COVERING DOCUMENT

7. If buildings are to be erected, for what purpose will they be used?

MIX USED DEVELOPMENT

8. In what manner and by who will water, power and sewerage be supplied to the relevant portions:

SEE COVERING LETTER

- 9.(i) For what purpose is the ground zoned if it is situated within the area where a Town Planning Scheme is applicable?

PUBLIC OPEN SPACE

- (ii) What is the proposed minimum building value of the main building, excluding the outbuildings on each new portion?

4 X THE MUNICIPAL VALUATION

10. If access is to be taken from a main road, has permission been given by the Department of Transport?

SEE ATTACHED LETTER

11. Is a portion of the subdivision situated within 100 metres from the median of a building restriction road?

YES

12. Is the consolidation with other portions intended?

NO

13. Motivation must be supplied for the proposed new boundaries, and, in particular unusual boundaries must be explained.
14. Motivation must be supplied if the size of the new erven or portions differs significantly from those in the surroundings.
15. Where existing buildings lie within 3 metres of a proposed new boundary, the comments of the local authority on proposals for firewall and fire prevention methods should be supplied.



OKAHAO TOWN COUNCIL

P.O. BOX 699
OKAHAO
OMUSATI REGION

OFFICE OF THE CHIEF EXECUTIVE OFFICER

TEL: +264-65-252204/5
FAX: +264-65-252201
Website: www.okahaotc.com.na
E-mail: info@okahaotc.com.na

Ref: 9/13
Enquiry: S. Shinguto

14 November 2016

Plantek Town and Regional Planners
P.O. Box 30410
Windhoek

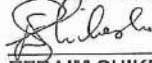
Dear Mr. Brits

RE: PERMANENT CLOSURE OF ERVEN 1204 AND 1205 OKAHAO EXTENSION 4 AS PUBLIC OPEN SPACES AND SUBSEQUENT SUBDIVISION

1. Council at its Ordinary Council Meeting held on the 31 November 2016 approved under Resolution No.739 CM 10/10/2016 the followings:
 - a) *Permanent Closure of erven 1204 and 1205 Okahao Extension 4 as Public Open Spaces.*
 - b) *Need and desirability to subdivide erven 1204 and 1205 Okahao Extension 4 into more than 11 undeveloped erven.*
 - c) *Subdivision of erf 1204 Okahao Extension 4 into more than 11 undeveloped erven and reminder*
 - d) *Subdivision of erf 1205 Okahao Extension 4 into more than 11 undeveloped erven and reminder*
2. Attached, please find the Power of Attorney, extract from the council minutes, closure certificate, date stamped maps and proceed with the statutory application in respect of the said erven.

Trust you will find above in order.

Yours sincerely,


14/11/2016
EFRAIM SHIKESHO
ACTING CHIEF EXECUTIVE OFFICER



All official correspondence must be addressed to the Chief Executive Officer



OKAHAO TOWN COUNCIL

P.O. BOX 699
OKAHAO
OMUSATI REGION

OFFICE OF THE CHIEF EXECUTIVE OFFICER

Tel: +264-65-252204

FAX: +264-65-252201

Website: www.okahaotc.com.na

E-mail: info@okahaotc.com.na

AGENDA

Ordinary Council Meeting

On

MONDAY

31 OCTOBER 2016

At

15:00

The Mayor and Councillors
Okahao Town Council


NOTICE: ORDINARY COUNCIL MEETING

Notice is hereby given of an **ORDINARY COUNCIL MEETING** to be held in the Council Boardroom, Town Council Office Building, and Okahao on

MONDAY, 31 OCTOBER 2016 at

15:00

Shikesho 12/12/2016
EFRAIM T. SHIKESHO
ACTING CHIEF EXECUTIVE OFFICER



(a) That Councillor Cornelia N Iiyambula, Councillor Hilka Metumo Igonda, Hisworship, the Mayor Immanuel Egumbo Amutenya, Councillor Salomon David Uutoni should visit the affected homestead to negotiate.

(b) That Office should provide items to be discussed during the visit.

(c) That report for visiting should be reported on the next Council meeting which scheduled on the 29 November 2016.

11.12 PERMANENT CLOSURE OF ERVEN 1204 & 1205 OKAHAO EXTENSION 4 AS PUBLIC OPEN SPACES AND SUBSEQUENT SUBDIVISION.

Council has received report from the department of Technical Infrastructure and Services that an effort made to create residential erven in the shortest way due to the increasing housing demand, the department of technical approached Platek Town & Regional Planners to provide the Council with the design proposals and to undertake all required constitutional town planning steps for the permanent closure of erven 1204 & 1205 located in Extension 4 as public open spaces and following subdivide them into more than 11 erven.

5.2 Discussion

The layout design of the two erven was discussed at a special meeting held on the 12 October 2016 by the members of the executive Administrative meeting. Comments which were identified needed amendments were correctly been effected by the consultant. A budget provision of N\$ 1000, 000.00 is made available in this current financial year (2016/17) on vote 11 sub vote 1222 (capital outlay) for establishment of townships. The cost of this project can be paid from this vote.

The management committee find it necessary and recommend to the Council to approve Platek Town & Regional Planners mandated to carry out the followings:

Resolution No.740 CM 10/10/2016

It was Resolved:

(a) *That the Council has approved the appointment of 78 permanent closure of erven 1204 and 1205 Okahao Extension 4.*

(b) *That the Council approved the desirability to subdivide erven 1204 and 1205 Okahao Extension 4 into more than 11 undeveloped erven.*



(c) The Council has approved subdivision erf 1204 Okahao Extension 4 into more than 11 undeveloped erven and remainder.

(d) The Council has approved Subdivision erf 1205 Okahao Extension 4 into more than 11 undeveloped erven and remainder.

11.13 TRANSFER OF PAID PROPERTIES PREVIOUSLY OCCUPIED THROUGH PTO

The Council received the report from the technical infrastructure and services department that said some holder of the PTO have managed to pay off their properties. Therefore those plots need to be transferred from Council to owner's name. The ministerial consent should be obtained in terms of section 31 (t) of the Local Authorities Act, (Act 23 of 1922) as amended. Prior to obtaining the ministerial consent erven need to be advertised as per section 63 of the act.

Table below indicated the list of PTO Properties paid off

NO	ERF NO	ERF SIZE	ZONING	TOWNSHIP	NAME OF APPLICANT	PURCHASE PRICE
1	69	452	Residential	Okahao proper	Josef Ingo	N\$ 19 080.00
2	240	1141	Residential	Extension 1	Vaino Taapopi Shivute	N\$ 26 154.00
3	727	896	Business	Extension 3	Namutuwa Tomas Embula	N\$ 57 822.00
4	962	1800	Business	Extension 4	Erf Eight Three Eight Omuthiya Cc	N\$ 177 100.00
5	963	1765	Business	Extension 4	Erf Eight Three Eight Omuthiya Cc	N\$ 173 678.75
6	964	4299	Business	Extension 4	Erf Eight Three Eight Omuthiya Cc	N\$ 421 377.25
7	281	438	Residential	Extension 1	Petrus Andreas liyambo	N\$ 18 636.90
8	282	591	Residential	Extension 1	Petrus Andreas liyambo	N\$ 25 147.05
9	268	472	Business	Extension 1	Petrus Andreas liyambo	N\$ 20 083.60
10	869	1580	Business	Extension 3	Samuel Munkundi	N\$ 137 080.00

Resolution No.741 CM 10/10/2016


(c) That land should be given Peace Centre learning institution with the conditions attached.

14. IMPLEMENTATION OF URGENT COUNCIL RESOLUTIONS BY ADMINISTRATION.

ITEM No.	SUBJECT
14.1	
14.2	

15. CLOSURE

The meeting officially adjourned 19H55.



EFRAIM T. SHIKESHO

ACTING CHIEF EXECUTIVE OFFICER



IMMANUEL E AMUTENYA

CHAIRPERSON AND MAYOR



DATE

09/12/2016

DATE

SUBDIVISION OF ERF 1204 INTO 53 ERVEN AND REMAINDER OKAHAO EXTENSION 4, OKAHAO



OKAHAO

- ZONING**
- Residential
 - General Residential
 - Business

- RESERVATION**
- Public Open Space
 - Existing Streets
 - Cadastral Boundary
 - Future Development
 - Extension Boundary
 - In-Corridor
 - Watercourse

OFFICE OF THE TOWN ENGINEER
 OKAHAO
 14/11/2016
 2016-11-14
 TEL: 085 2522045
 33 FAX: 085 252201
 33

PLANTEK
 TOWN & REGIONAL PLANNERS
 MAMBA
 plantek@africanonline.com.na
 P.O. BOX 3807
 EROS, WINDHOEK
 Scale: 1:2 000
 Date: Sep 2016

Drawing Name: Oka_1204_Sub



Erf	Size	Zoning	Erf	Size	Zoning
1	1330	Business	47	450	Single Residential
2	850	Single Residential	48	450	Single Residential
3	825	Single Residential	49	450	Single Residential
4	455	Single Residential	50	1760	General Residential
5	450	Single Residential	51	30790	Public Open Space
6	450	Single Residential	52	2170	Public Open Space
7	450	Single Residential	53	8415	Public Open Space
8	450	Single Residential	120 0 Rem	15770	Street
9	425	Single Residential		86560	
10	500	Single Residential			
11	485	Single Residential			
12	495	Single Residential			
13	2380	General Residential			
14	590	Single Residential			
15	460	Single Residential			
16	450	Single Residential			
17	450	Single Residential			
18	440	Single Residential			
19	575	Single Residential			
20	470	Single Residential			
21	450	Single Residential			
22	450	Single Residential			
23	450	Single Residential			
24	450	Single Residential			
25	450	Single Residential			
26	565	Single Residential			
27	555	Single Residential			
28	450	Single Residential			
29	450	Single Residential			
30	450	Single Residential			
31	450	Single Residential			
32	450	Single Residential			
33	450	Single Residential			
34	450	Single Residential			
35	770	Single Residential			
36	1020	Single Residential			
37	765	Single Residential			
38	650	Single Residential			
39	450	Single Residential			
40	450	Single Residential			
41	450	Single Residential			
42	450	Single Residential			
43	450	Single Residential			
44	450	Single Residential			
45	450	Single Residential			
46	450	Single Residential			



Appendix 1(b). Application for Rezoning ERF 1205



P.O Box 30410
Windhoek
Namibia
+264 61243 701
+264 81350 9810
plantek@afriiconline.com

Reference: Erf 1205, Okahao Extension 4

14 March 2017

The Secretary
NAMPAB
Private Bag 13289
Windhoek

Attention: Ms. Kamati

PERMANENT CLOSURE OF ERF 1205 OKAHAO EXTENSION 4 AS PUBLIC OPEN SPACE:

PLANTEK was appointed by the Okahao Town Council for the development of Erf 1205 Okahao Extension 4. Plantek here with formally apply for the following planning process in Okahao:

- PERMANENT CLOSURE OF ERF 1205 OKAHAO EXTENSION 4 AS PUBLIC OPEN SPACE
- NEED AND DESIRABILITY TO SUBDIVIDE ERF 1205 OKAHAO EXTENSION 4 INTO MORE THAN 11 UNDEVELOPED ERVEN

1) Background:

Okahao is enumerated as the district capital of the Okahao electoral Constituency, forming part of the Omusati Region in North-central Namibia. The town is situated approximately 70 km west from Oshakati, 25km from Tsandi and 55km from Outapi and is ideally located on one of the transport corridors, the C41 (MR111) main road, linking the towns of Oshakati-Okahao-Tsandi-Outapi.

Okahao is situated in the Omusati Region and can be classified as a major growth point in the region. The Local Authority has provided sufficient platforms for growth in the area in terms of development.

Okahao has become an attractive investment hub for investors and developers. The demand has grown in such a way that the Town Council is in need to provide additional serviced erven for proposed investors.

Therefore Plantek was tasked to assist Council with the planning to develop Erf 1205 Okahao Extension 4. The proposed development will be discussed below:

2) Location and Zoning:

Erf 1205 Okahao Extension 4 is located on the eastern side of the D3626 Districts Road leading to Etilyasa. Erf 1205 is currently zoned for "Public Open Space" purposes and measures 55 192m² in size respectively.

Erf 1205 are situated at very strategic points within the layout and structure of Okahao.

3) Proposed Development:

The proposed development of Erf 1205 includes the following - Erf 1205 will be permanently closed as a "Public Open Space". The erf will then be subdivided into 48 erven and the remainder is to be used as streets within the newly proposed development.

The proposed development will consist of the following:

44 Residential erven will be created in this layout. The sizes of the Residential erven vary between 380m² to 833m².

3 Institutional erven has been provided to be used for education or health care developments. The erven currently measures from 1 570m² to 3 205m² in size.

1 Public Open Space erf has been provided for storm water management and the beautification of the area. The erf currently measures 20 705m² in size.

The remainder of Erf 1205 will be used as streets in the area. All streets are 15m and wider.

4) Topography:

The subject area is predominantly flat and is not prone to severe flooding however runoff water from the rainy seasons tends to occupy a certain area of this erf. The soil conditions in the area are suitable for a development of this nature.

The subject area has been cleared for urban development and thus does not host any significant vegetation. The subject area has been largely influenced by human activities.

5) Engineering Services:

The subject erf is already connected to the existing reticulation system of the town consisting of water, electricity and sewage.

6) Application and Conclusion:

With the above mentioned Plantek is hereby applying to NAMPAB for the following:

- PERMANENT CLOSURE OF ERF 1205 OKAHAO EXTENSION 4 AS PUBLIC OPEN SPACE
- NEED AND DESIRABILITY TO SUBDIVIDE ERF 1205 OKAHAO EXTENSION 4 INTO MORE THAN 11 UNDEVELOPED ERVEN

Please do not hesitate to contact us should you require any information or if you would like to further discuss this matter with us.

Yours faithfully


.....
J.H Brits (For Plantek)

Annexure:

Annexure A: Application Form
Annexure B: Town Council Approval
Annexure C: Relevant Maps
Annexure D: Erf Lists
Annexure E: Closure Certificate and Adverts
Annexure F: Conditions to be registered
Annexure G: Title Deed

APPLICATION FOR SUBDIVISION

In terms of Sections 2, 19 and 30 of the Townships and Division of Land Ordinance No 11 of 1963, all proposed subdivisions or consolidations within a proclaimed town of erven must be submitted to the Townships Board for recommendation to the Minister of Regional and Local Government and Housing for approval before any survey diagrams may be approved by the Surveyor General and registered at the Deeds Office. Application for subdivisions of farm portions smaller than 25 ha and portions of Townlands are referred to the Namibia Planning Advisory Board (NAMPAB) for recommendation to the Minister. In the case where eleven or more undeveloped erven within a proclaimed township are involved, the application must first be made to NAMPAB for the Need and Desirability thereof, after which the subdivision must be submitted to the Townships Board for approval.

The comments of the local authority, where applicable, must accompany all applications.

Applications must be submitted to:

The Secretary NAMPAB/Townships Board
Ministry of Regional and Local Government & Housing
Private Bag 13289
Windhoek

The final date for submission of applications to the NAMPAB is the last working day of the previous month.

1. Name and address of applicant:
PLANTEK, P.O. BOX 9807, EROS
2. State on whose behalf the application is made. Attach a Power of Attorney if the owner of the ground is not applying personally.
OKAHAO TOWN COUNCIL
3. Provide the registered name/names of the ground on which the proposed subdivision and / consolidation will be made.
ERF 1205 OKAHAO EXTENSION 4
4. Give the approximate sizes of the new portions.
SEE REPORT
5. State whether the proposed subdivision and/or consolidation is situated within the proclaimed township, or outside.
INSIDE PROCLAIMED TOWNSHIP AND UNDER THE JURISDICTION OF THE OKAHAO TOWN COUNCIL

All subdivisions situated outside a proclaimed township, will be referred to the Namibia Planning Advisory Board. Those within the township will be handled by the Township Board.
6. State briefly the reasons, which led to the proposed subdivision.
SEE COVERING DOCUMENT
7. If buildings are to be erected, for what purpose will they be used?
MIXED USE DEVELOPMENT
8. In what manner and by who will water, power and sewerage be supplied to the relevant portions:
SEE COVERING LETTER
- 9.(i) For what purpose is the ground zoned if it is situated within the area where a Town Planning Scheme is applicable?

PUBLIC OPEN SPACE

- (ii) What is the proposed minimum building value of the main building, excluding the outbuildings on each new portion?

4 X THE MUNICIPAL VALUATION

10. If access is to be taken from a main road, has permission been given by the Department of Transport?

SEE ATTACHED LETTER

11. Is a portion of the subdivision situated within 100 metres from the median of a building restriction road?

YES

12. Is the consolidation with other portions intended?

NO

13. Motivation must be supplied for the proposed new boundaries, and, in particular unusual boundaries must be explained.
14. Motivation must be supplied if the size of the new erven or portions differs significantly from those in the surroundings.
15. Where existing buildings lie within 3 metres of a proposed new boundary, the comments of the local authority on proposals for firewall and fire prevention methods should be supplied.

SUBDIVISION OF ERF 1205 INTO 48 ERVEN AND REMAINDER OKAHAO EXTENSION 4, OKAHAO



OKAHAO

- ZONING
- Residential
 - Institutional

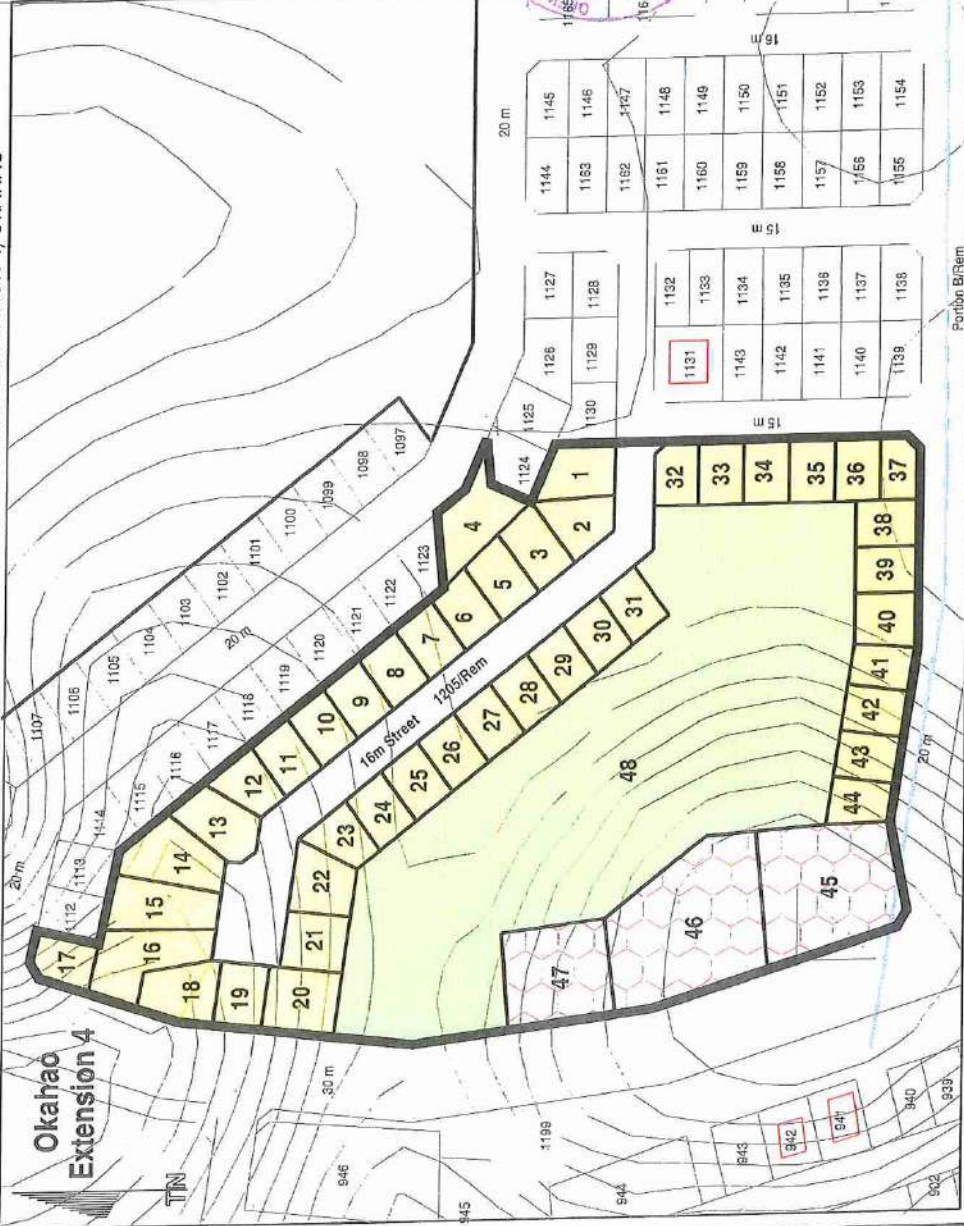
- RESERVATION
- Public Open Space
 - Existing Streets
 - Cadastral Boundary
 - Future Development
 - Extension Boundary
 - Int. Contours
 - 1:5m Contours
 - 1:5m Contours



PLANTEK
P.O. BOX 3807
EROS, WINDHOEK
TEL: 065 - 252204/5
FAX: 065 - 252201
plantek@afrikanline.com.na

Scale: 1:1500
Date: Sep 2015

Drawing Name: Oka_1205_Sub



1144	1145	1164
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1158	1153
1159	1154

Portion B/Rem

Erf	Size	Zoning	Erf	Size	Zoning
1	603	Single Residential	44	420	Single Residential
2	520	Single Residential	45	2595	Institutional
3	513	Single Residential	46	3205	Institutional
4	833	Single Residential	47	1570	Institutional
5	483	Single Residential	48	20705	Public Open Space
6	460	Single Residential	1205/Rem	4740	Street
7	450	Single Residential		55192	
8	450	Single Residential			
9	450	Single Residential			
10	450	Single Residential			
11	450	Single Residential			
12	450	Single Residential			
13	644	Single Residential			
14	804	Single Residential			
15	800	Single Residential			
16	930	Single Residential			
17	450	Single Residential			
18	634	Single Residential			
19	484	Single Residential			
20	734	Single Residential			
21	550	Single Residential			
22	580	Single Residential			
23	425	Single Residential			
24	434	Single Residential			
25	434	Single Residential			
26	435	Single Residential			
27	435	Single Residential			
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30	435	Single Residential			
31	435	Single Residential			
32	420	Single Residential			
33	450	Single Residential			
34	450	Single Residential			
35	450	Single Residential			
36	450	Single Residential			
37	380	Single Residential			
38	450	Single Residential			
39	450	Single Residential			
40	520	Single Residential			
41	412	Single Residential			
42	450	Single Residential			
43	450	Single Residential			





CERTIFICATE

CERTIFICATE ACCORDING TO THE STIPULATIONS OF ARTICLE 50(1)(C) OF THE LOCAL AUTHORITIES ACT OF 1992

I, **Mr. Efraim Shikesho**, the undersigned, in my capacity as Acting Chief Executive Officer of the Okahao Town Council, and as such duly authorised to act on behalf of and represent the said Town Council in terms of Section (31) of the Local Authorities Act, 1992 (Act 23 of 1992), do hereby certify that with reference to the hereby certify that with reference to the closing of:

ERF 1205 OKAHAO EXTENSION 4, AS A PUBLIC OPEN SPACE, OKAHAO EXTENSION 4

All necessary conditions as stipulated by Article 50 (1)(C) of the Local Authorities Act of 1992 (Act 23 of 1992) have been carried out.

22/11/2016

Mr. Efraim Shikesho
Acting Chief Executive Officer





OKAHAO TOWN COUNCIL

P.O. BOX 699
OKAHAO
OMUSATI REGION

OFFICE OF THE CHIEF EXECUTIVE OFFICER

TEL: +264-65-252204/5

FAX: +264-65-252201

Website: www.okahaotc.com.na

E-mail: info@okahaotc.com.na

Ref: 9/13
Enquiry: Shinguto

14 November 2016

CERTIFICATE

CERTIFICATE ACCORDING TO THE STIPULATIONS OF ARTICLE 50(1) (C) OF THE LOCAL AUTHORITY ACT (ACT 23 OF 1992) AS AMENDED

I, **Efraim T. Shikesho**, the undersigned, in my capacity as the Acting Chief Executive Officer of Okahao Town Council and as such duly authorized to act on behalf of and represent the said Town Council in terms of Section (31) of the Local Authorities Act, 1992 (Act 23 of 1992) as amended, do hereby certify that with reference to the closing of:

PERMANENT CLOSURE OF ERVEN 1204 & 1205 OKAHAO EXTENSION 4 AS "PUBLIC OPEN SPACES"

All necessary conditions as stipulated by article 50 (3) of the Local Authorities Act, 1992 (Act 23 of 1992) as amended, have been carried out.

Yours sincerely,

EFRAIM T. SHIKESHO 2016-11-16
ACTING CHIEF EXECUTIVE OFFICER



All official correspondence must be addressed to the Chief Executive Officer

Conditions to be registered:

The following conditions shall be registered in favour of the Local Authority against the title deeds of all erven except the erven referred to in paragraph 3:

- A. The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Okahao Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954), as amended.
- B. The building value of the main building, including the outbuildings, to be erected on the erf shall be at least **4 times** the municipal valuation of the erf.



SPECIAL POWER OF ATTORNEY

I, the undersigned, Efraim T. SHIKESHO

in my capacity as the **Acting Chief Executive Officer** of the Okahao Town Council and the duly authorised person.

do hereby nominate, constitute and appoint

**PLANTEK
P O Box 9807
Eros, Windhoek**

with power of Substitution, to be my lawful Attorney and Agent in my name, place and stead, to make the necessary application to the Townships Board, Ministry of Urban and Rural Development/Namibian Planning Advisory Board that:

- PERMANENT CLOSURE OF ERVEN 1204 AND 1205 OKAHAO EXTENSION 4 AS PUBLIC OPEN SPACES
- NEED AND DESIRABILITY TO SUBDIVIDE EREN 1204 AND 1205 OKAHAO EXTENSION 4 INTO MORE THAN 11 UNDEVELOPED ERVEN
- SUBDIVISION OF ERF 1204 OKAHAO EXTENSION 4 INTO MORE THAN 11 UNDEVELOPED ERVEN
- SUBDIVISION OF ERF 1205 OKAHAO EXTENSION 4 INTO MORE THAN 11 UNDEVELOPED ERVEN

at the cost of the applicant and generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite as fully and effectually, for all intents and purposes I might of could do if personally present and acting herein -hereby ratifying, allowing and confirm all and whatsoever my said Attorney and agent shall lawfully do, or cause to be done, by virtue of these presents.

SIGNED at Okahao this 14 day of November 2016,
in the presence of the undersigned witnesses.

WITNESSES:

1. *[Signature]*

[Signature]
CEO

2. *alca*