

ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED ACTIVITY IN ONDANGWA

Subdivision of the Remainder of the Farm Ondangwa Town and Townland No. 882 Ondangwa, Townships Establishment of Omashaka Proper and Omashaka Extension 1

List of triggered activities identified in the EIA Regulations which apply to the proposed project

Activity 10.1 (a) Infrastructure

The construction of oil, water, gas and petrochemical and other bulk supply pipelines (The project involves the installation of bulk services)

Activity 10.1 (b) Infrastructure

The construction of Public roads (The proposed project includes the construction of roads)

Activity 10.2 (a) Infrastructure

The route determination of roads and design of associated physical infrastructure where – it is a public road; (The proposed project includes the route determination of roads)

BACKGROUND INFORMATION DOCUMENT

1 PURPOSE OF THIS DOCUMENT

The purpose of this Background Information Document (BID) is to brief Interested & Affected Parties (I&AP's) about the Environmental Impact Assessment (EIA) being undertaken for the proposed development activities in Rundu.

The BID also provides an opportunity for I&APs to register for the EIA process and to submit any initial comments or issues regarding the proposed project.

2 BACKGROUND INFORMATION

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

(a) Subdivision of the Remainder of the Farm Ondangwa Town and Townlands No. 882 into Portion A, B and Remainder;

(b) Layout approval and township establishment on Portion A of the Farm Ondangwa Town and Townlands No. 882 to become known as Omashaka Proper;

(c) Layout approval and township establishment on Portion B of the Farm Ondangwa Town and Townlands No. 882 to become known as Omashaka Extension 1;

(d) Inclusion of Omashaka Proper and Extension 1 in the next Zoning Scheme to be prepared for Ondangwa.

In terms of the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012), the listed activities indicated above were triggered by the proposed project.

The proponent commissioned this EIA and appointed Stubenrauch Planning Consultants (SPC) to undertake the necessary activities to enable an application for an Environmental Clearance with the Environmental Commissioner as prescribed by the Environmental Management Act (No. 7 of 2007) and

Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012). In line with Regulation 21(2) of the mentioned EIA Regulations, this BID is distributed to potential I&APs as part of the public consultation process for this EIA.

This Environmental Assessment will therefore be undertaken to determine the potential environmental and socio-economic impacts associated with the proposed development activity.

3 DEVELOPMENT DESCRIPTION

3.1 Locality

The area on the Remainder of the Farm Ondangwa Town and Townlands No. 882 which is earmarked for the establishment of the Omashaka townships is located north of the Ondangwa town, north-east of the Ondangwa Railway Station as depicted in Figure 1 below and is currently zoned for “Undetermined” purposes in terms of the Ondangwa Town Planning Scheme.

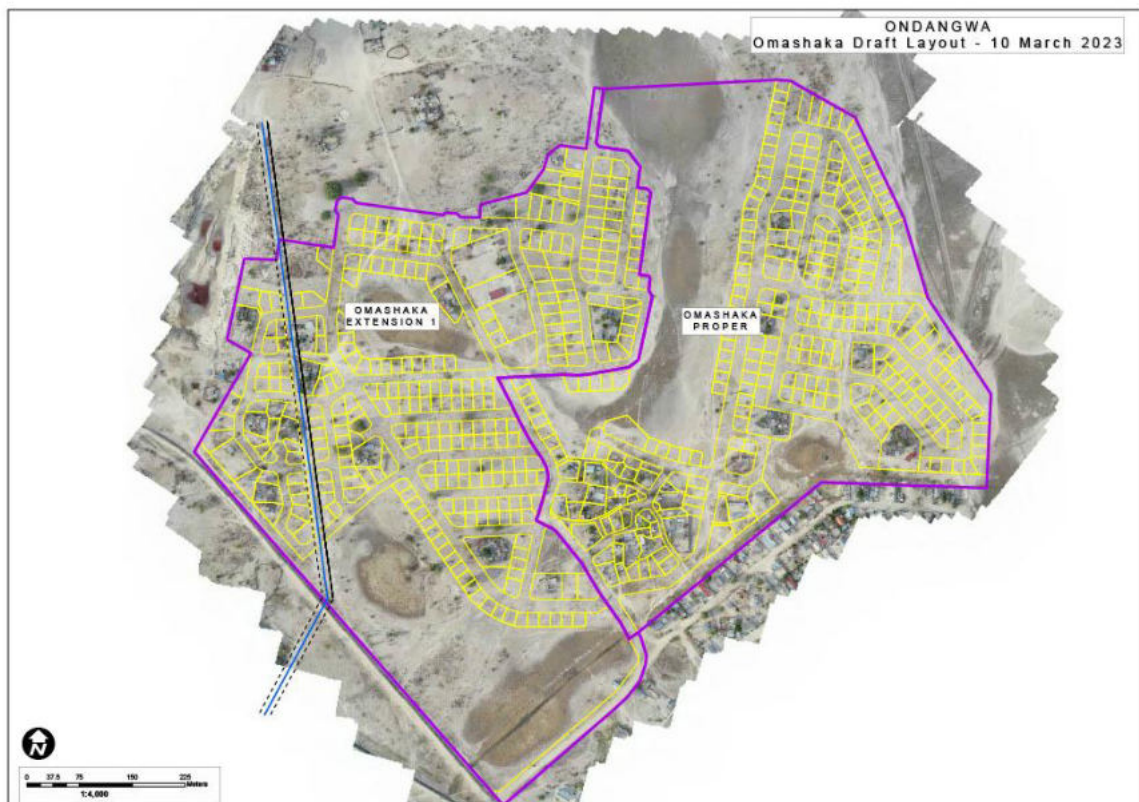
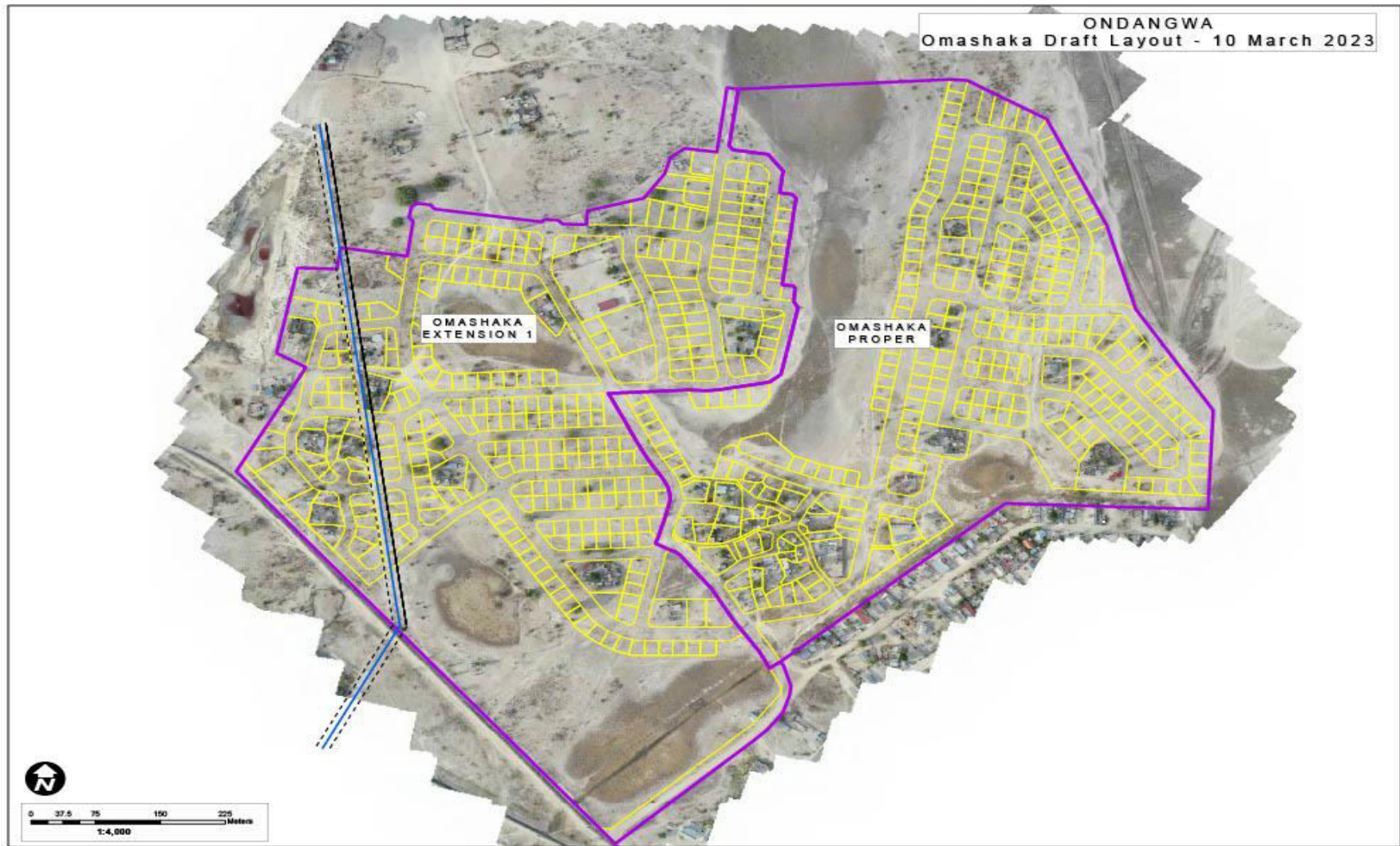


FIGURE 1: SUBDIVISION MAP OF THE REMAINDER OF THE FARM ONDANGWA TOWN AND TOWNLANDS NO.882 INTO PORTION A, B AND REMAINDER



3.2 Zoning

Town and Townlands areas owned by a Local Authority are normally reserved for future town expansion purposes. Hence, the subject area is zoned for “Undetermined” purposes in accordance to the Ondangwa Town Planning Scheme, making it suitable for the establishment of the proposed townships.

3.3 Ownership

The Ownership of the Remainder of the Farm Ondangwa Town and Townlands No. 882 on which the proposed Omashaka Proper and Omashaka Extension 1 are to be established vests with the Ondangwa Town Council as per the Certificate of Registered Title No. T941/1991.

3.4 Project Background

The Remainder of the Farm Ondangwa Town and Townlands No. 882 is to be subdivided into Portion A, B and the Remainder, to enable the establishment of the Omashaka Proper and Omashaka Extension 1 townships.

The area on the Remainder of the Farm Ondangwa Town and Townlands No. 882 which is earmarked for the establishment of the Omashaka townships is partly built up with mainly local business structures and a few traditional households and mahangu fields which have been fairly incorporated into the layout plans for Omashaka Proper and Omashaka Extension 1. The proposed area is located on higher grounds and developable land, limiting the effect of possible inundations from the natural stormwater drainage lines (iishana) which surround the subject area.

3.5 Proposed Development

The Ondangwa Town Council intends to formalize the existing Omashaka informal settlement and create additional properties that will cater to the varying property needs for the residents of Ondangwa. This will be enabled by the establishment of two townships to be known as Omashaka Proper and Omashaka Extension 1.

The establishment of the proposed township on the proposed Portions A and B of the Remainder of the Farm Ondangwa Town and Townlands No. 882 is a response to the need for additional residential properties in the town of Ondangwa as identified by the Ondangwa Town Council.

The Remainder of the proposed Portion A and the Remainder of the proposed Portion B of the Farm Ondangwa Townlands No. 882 will serve as “Streets” providing access to the various erven within the two proposed townships of Omashaka Proper and Omashaka Extension 1 and ensuring ease of movement and connectivity within the neighborhoods and the surrounding areas.

Below are the 2 land utilisation tables, depicting the apportionment of the land on the two proposed Portions; Portion A and B of the Farm Ondangwa Townlands No. 882 for the establishment of the proposed townships.

TABLE 1: SUMMARY TABLE OF LAND USES PROVIDED WITHIN OMASHAKA EXTENSION 1

Zoning	No of Erven	± Total Area(ha)	% of Total Area
Single Residential	325	14.83	41.75
General Residential	1	0.50	1.40
Cemetery	2	0.52	1.47
Public Open Space	5	12.08	33.99
Street	Remainder	7.60	21.39
TOTAL	333 & Remainder	35.53	100.00

TABLE 2: SUMMARY TABLE OF LAND USES PROVIDED WITHIN OMASHAKA PROPER

Zoning	No of Erven	± Total Area(ha)	% of Total Area
Single Residential	235	10.22	33.40
Business	54	2.76	9.00
Cemetery	1	0.11	0.36
Private Open Space	1	0.18	0.58
Public Open Space	4	10.95	35.78
Street	Remainder	6.39	20.88
TOTAL	295 & Remainder	30.60	100.00

3.5.1 Engineering services

Electricity

The proposed Omashaka Proper and Extension 1 to be established on Portion A and B of the Remainder of the Farm Ondangwa Town and Townlands No. 882 will be connected to the NORED electricity distribution grid which currently provides electrical power to the town of Ondangwa. The extension of the electricity connection will be done in accordance and to the satisfaction of NORED.

Water and sewer

The proposed Omashaka Proper and Extension 1 to be established on Portion A and B of the Remainder of the Farm Ondangwa Town and Townlands No. 882 will be connected to the municipal reticulation system of water and sewer provided by the Ondangwa Town Council, which is to be extended to the proposed township. The design for the extension of these services will be done in accordance and to the satisfaction of the Engineering and Technical Services Department of the Ondangwa Town Council.

Storm Water

Stormwater is drained as per the natural drainage system on the site and additional storm water drainage and management measures will be employed in accordance with the Ondangwa Town Council Drainage System.

3.5.2 Access Provision

Access within the neighbourhood of the proposed Omashaka Proper and Extension 1 will be obtained via a 15m wide street reserve which will simultaneously connect the proposed township to the surrounding areas. Erven with no direct access to the streets will be accessed via 4m wide panhandles.

ENVIRONMENTAL ASSESSMENT PROCESS

- Establishing environmental risks of the intended project
- Establishing mitigation protocol
- Preparing the draft Environmental Assessment Report (EAR) and Environmental Management Plan (EMP)
- Public reviewing of Draft EAR and EMP
- Preparing the final EAR & EMP and submitting to MEFT
- Awaiting decision from Authorities
- Communicating decision to Interested & Affected Parties
- Availing opportunities to Appeal.

4 POTENTIAL IMPACTS

The following potential impacts have been identified so far:

- **Traffic Impacts:** During construction the movement of construction material to and from site may cause additional traffic. Traffic may also be increased in the area once the areas are fully developed.
- **Disturbance:** During construction the surrounding property owners and community members may be disturbed by the construction activities.
- **Waste:** During construction and operation, waste may be generated on site which would have to be disposed of at an approved landfill site.
- **Ground and surface water impacts:** may be experienced during construction due to the use of machinery and chemicals to construct the roads and services infrastructure as well as during operational activities.
- **Dust and noise** may be generated during construction activities.
- **Visual Impact:** The area is currently mostly undeveloped as such there may thus be a change in visual characteristics of the site once it becomes developed.
- **Employment Creation:** During construction temporary jobs may be created for the construction of the associated services.

More potential impacts of the proposed activity will be identified upon consultations with the public and further research on the area.

5 PUBLIC CONSULTATION

The Environmental Impact Assessment process involves interaction with people who are interested in, or who could be affected by the proposed development and/or operational activities of the proposed Ondangwa development. As part of this process a public meeting will be held as follows:

Date: 8 May 2023

Time: 10h00

Venue: Omarula Tree, Omashaka (Pomugongo)

To further obtain inputs into the developments to take place, communication will be sent out to various potential I&APs and Line Ministries in addition to the public notices to be placed in the newspapers, on the sites and around the subject area to obtain comments on the proposed developments.

6 ALL STAKEHOLDER/INTERESTED & AFFECTED PARTIES (I&AP)

Public participation process gives you the opportunity to:

- Obtain information about the proposed project
- Raise any environmental issues relating to the project

How can you be involved?

- By responding to the invitation advertised in the newspapers
- By registering as an I&AP, for your name to be added to our register list
- Submitting your comments or requests in writing.

We are inviting the public to participate by contributing issues and suggestions regarding the proposed projects on or before **24 May 2023**. For further information, or concerns, I&APs can complete the register below:

7 REGISTRATION AND COMMENTS

Participant Name:	Organization/Affiliations:
Position:	Telephone:
Fax:	E-Mail:

Postal Address:
Comments/Suggestions and Questions:

Please fill in particulars and return completed document to be registered as an Interested & Affected Parties (I&AP) to:

Stubenrauch Planning Consultants (SPC) Tel: 061 25 11 89 Fax: 061 25 21 57 E-Mail: bronwynn@spc.com.na
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