

# **ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED ACTIVITY IN ONDANGWA**

*Permanent Closure, Subdivision,  
Rezoning and Street creation of Erf  
5742, Ondangwa Extension 26*

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

## **Activity 5.1 (d) Land Use and Development Activities**

The rezoning of land from use for nature conservation or zoned open space to any other land use.

## **Activity 10.1 (b) Infrastructure**

The construction of public roads.

## **Activity 10.2 (a) Infrastructure**

The route determination of roads and design of associated physical infrastructure where – it is a public road.

## **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 Ondangwa.

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:

- **Permanent Closure of Erf 5742, Ondangwa Extension 26 as a “Public Open Space”;**
- **Subdivision of Erf 5742, Ondangwa Extension 26 into 20 Erven and Remainder;**
- **Rezoning of Erven 5742/A to 5742/P, Ondangwa Extension 26 From “Public Open Space” to “Single Residential” with a density of 1:300;**
- **Rezoning of Erven 5742/Q to 5742/S, Ondangwa Extension 26 from “Public Open Space” to “General Residential” with a density of 1:100;**
- **Reservation of Erven 5742/T and 5742/RE, Ondangwa Extension 26 as a Street**
- **Inclusion of the rezonings 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

Erf 5742 is situated in the neighbourhood of Ondangwa Extension 26 along Ipinge Aveli Angula Street, as depicted in **Figure 1**. The subject Erf measures approximately 8239 m<sup>2</sup> in extent.

### 3.2 Zoning

According to the Ondangwa Zoning Scheme, Erf 5742, Ondangwa Extension 26 is currently zoned for “Public Open Space”.

### 3.3 Ownership and Status quo

As per the Certificate of Registered Title Number T7004/2021 ownership of Erf 5742, Ondangwa Extension 26 vests with the Ondangwa Town Council. Erf 5742, Ondangwa Extension 26 which is to be permanently closed, subdivided, and subsequently rezoned, is currently vacant, with a few trees and shrubs.

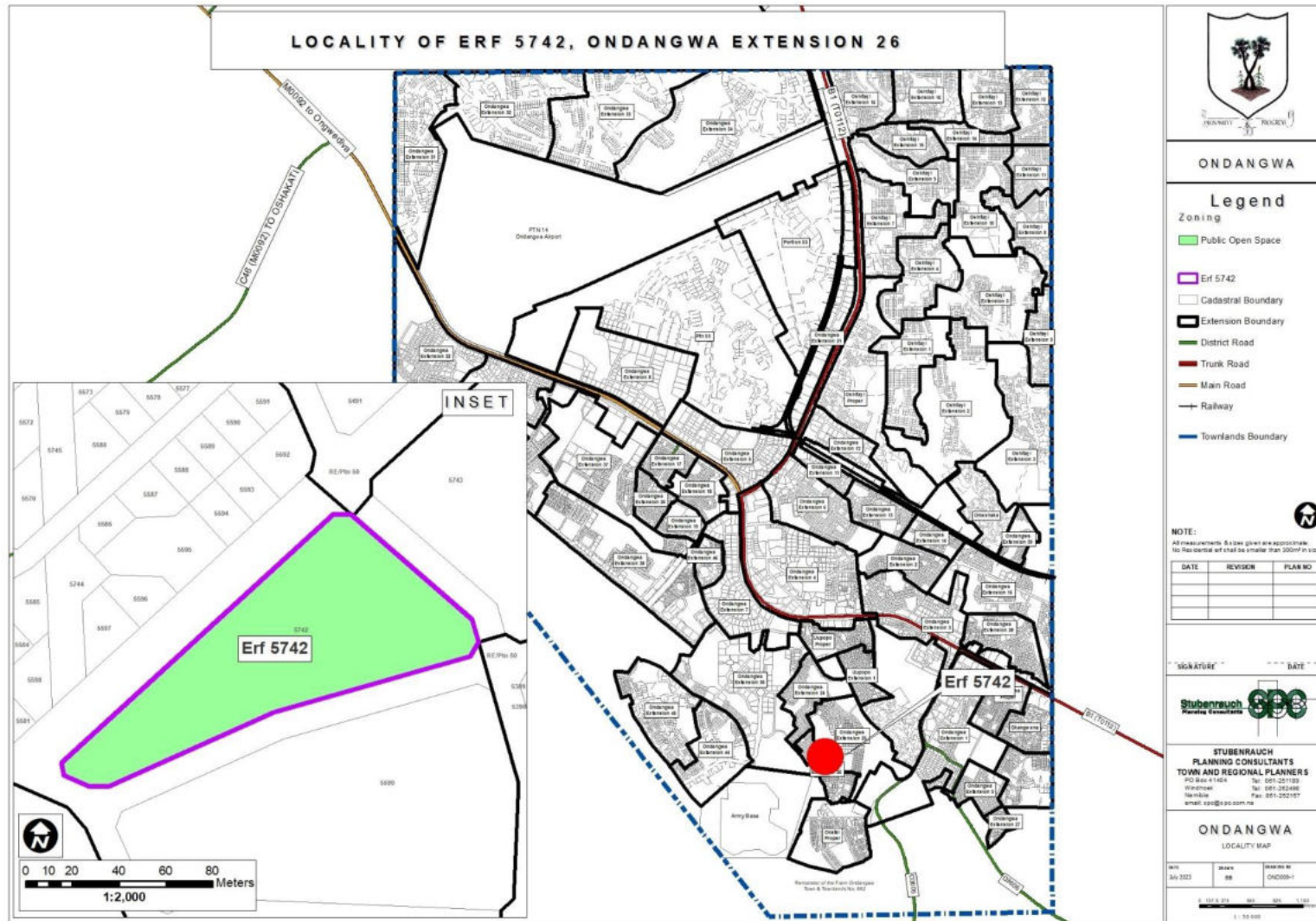


Figure 1: Locality Map of Erf 5742, Ondangwa Extension 26

### 3.4 Proposed Development

Ondangwa is experiencing a significant increase in population and urbanization. There is a pressing need for additional housing options, particularly single residential properties. The development on Erf 5742, Ondangwa Extension 26 is therefore, intended towards the creation of additional erven predominantly “Single Residential” to help cater to the increasing demand for serviced residential land in the town of Ondangwa.

The following steps are to be completed:

- **Permanent Closure of Erf 5742, Ondangwa Extension 26 as a “Public Open Space”;**
- **Subdivision of Erf 5742, Ondangwa Extension 26 into 20 Erven and Remainder;**
- **Rezoning of Erven 5742/A to 5742/P, Ondangwa Extension 26 From “Public Open Space” to “Single Residential” with a density of 1:300;**
- **Rezoning of Erven 5742/Q to 5742/S, Ondangwa Extension 26 from “Public Open Space” to “General Residential” with a density of 1:100;**
- **Reservation of Erven 5742/T and 5742/RE, Ondangwa Extension 26 as a Street**
- **Inclusion of the rezonings in the next Zoning Scheme to be prepared for Ondangwa.**

The proponent proposes for the permanent closure and subdivision of Erf 5742, Ondangwa Extension 26 into 20 Erven and Remainder as depicted in **Figure 3-2** and **Figure 3-3**. The proposed subdivision will enable the Council to optimize land use, ensuring that valuable resources are utilized effectively.

This development will allow Council to make the best possible use of the available land, providing a productive and sustainable contribution to the urban landscape of Ondangwa. The proponent further intends to rezone Erven 5742/A to 5742/P, Ondangwa Extension 26 From “Public Open Space” to “Single Residential” with a density of 1:300 and Erven 5742/Q to 5742/S, Ondangwa Extension 26 from “Public Open Space” to “General Residential” with a density of 1:100, as depicted in **Figure 3-4** and **Figure 3-5** respectively.

Rezoning of the Public Open Space will create an opportunity to develop residential properties that cater to various income levels and housing preferences, ensuring that the residents of Ondangwa have access to adequate and affordable housing.

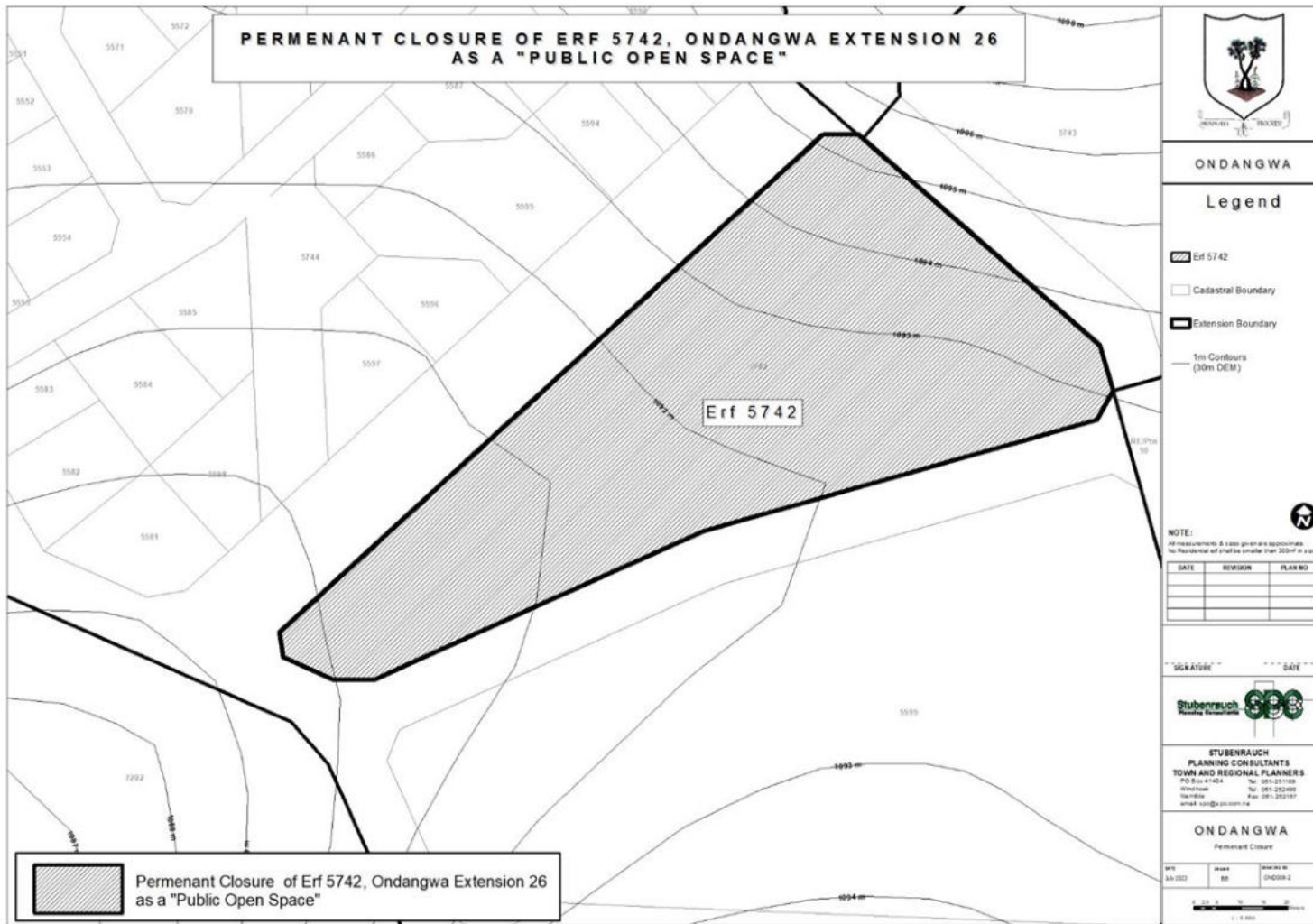
Moreover, a Street reservation has been proposed to accommodate future transportation needs, access, and rectify an encroachment in Ondangwa Extension 26. This reservation has been identified and designated for the establishment of a street that will at a later stage be consolidated with the existing internal street network of Ondangwa to rectify the encroachment.

Erven 5742/T to 5742/RE will serve as “Street” providing access to the proposed residential erven in Ondangwa Extension 26 and ensuring ease of movement and connectivity within the neighbourhood and the surrounding areas, see **Figure 3-6** below.

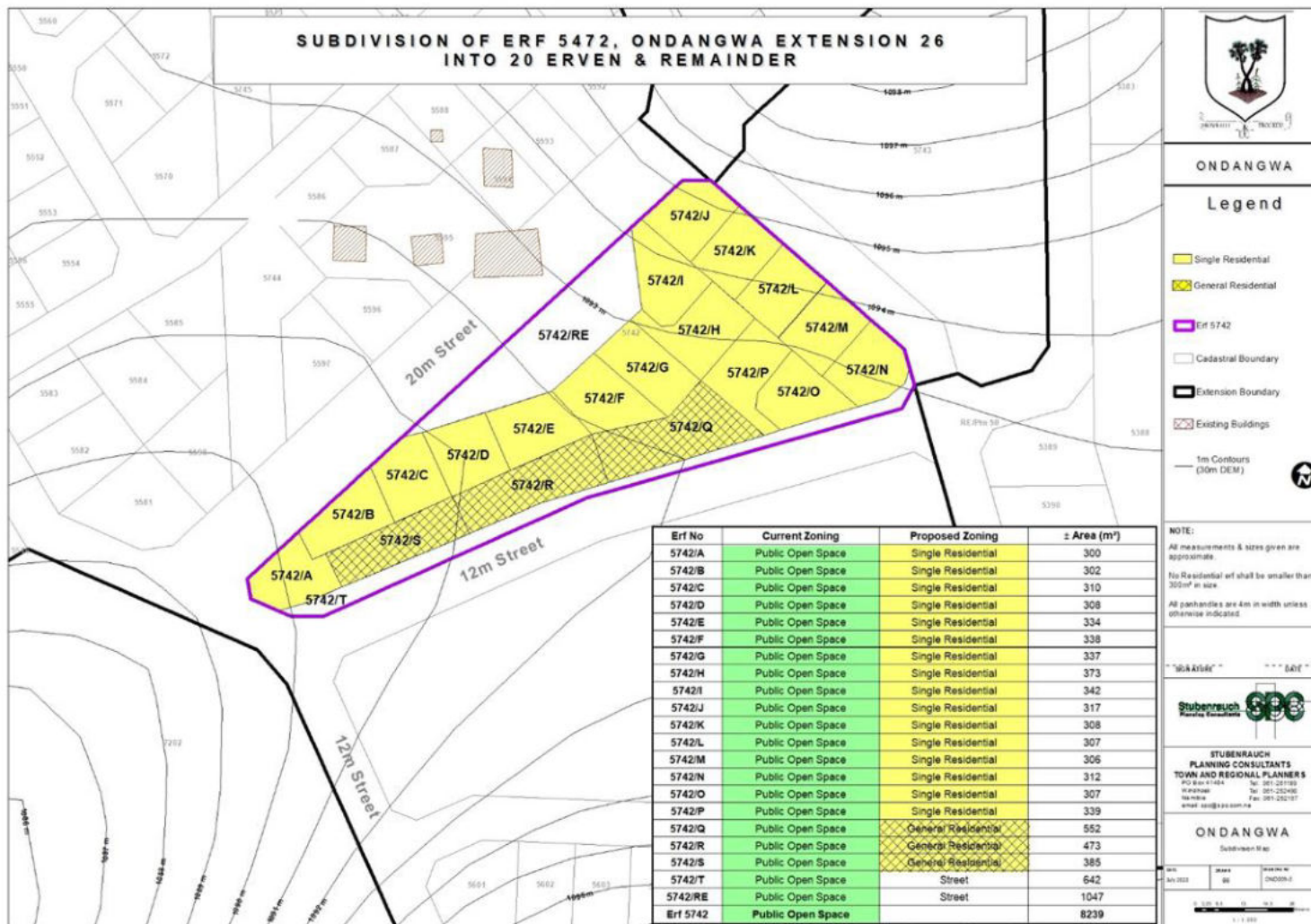
Erven (5742/T and 5742/RE) have been reserved and will be consolidated with the internal existing street network of Ondangwa to ensure sufficient access and connectivity to the proposed erven and to rectify the encroachments in the future. Below is the land utilisation table, depicting the apportionment of the land on Erf 5742, Ondangwa Extension 26 for the proposed subdivision.

**TABLE 1: SUBDIVISION OF ERF 5742, ONDANGWA EXTENSION 26**

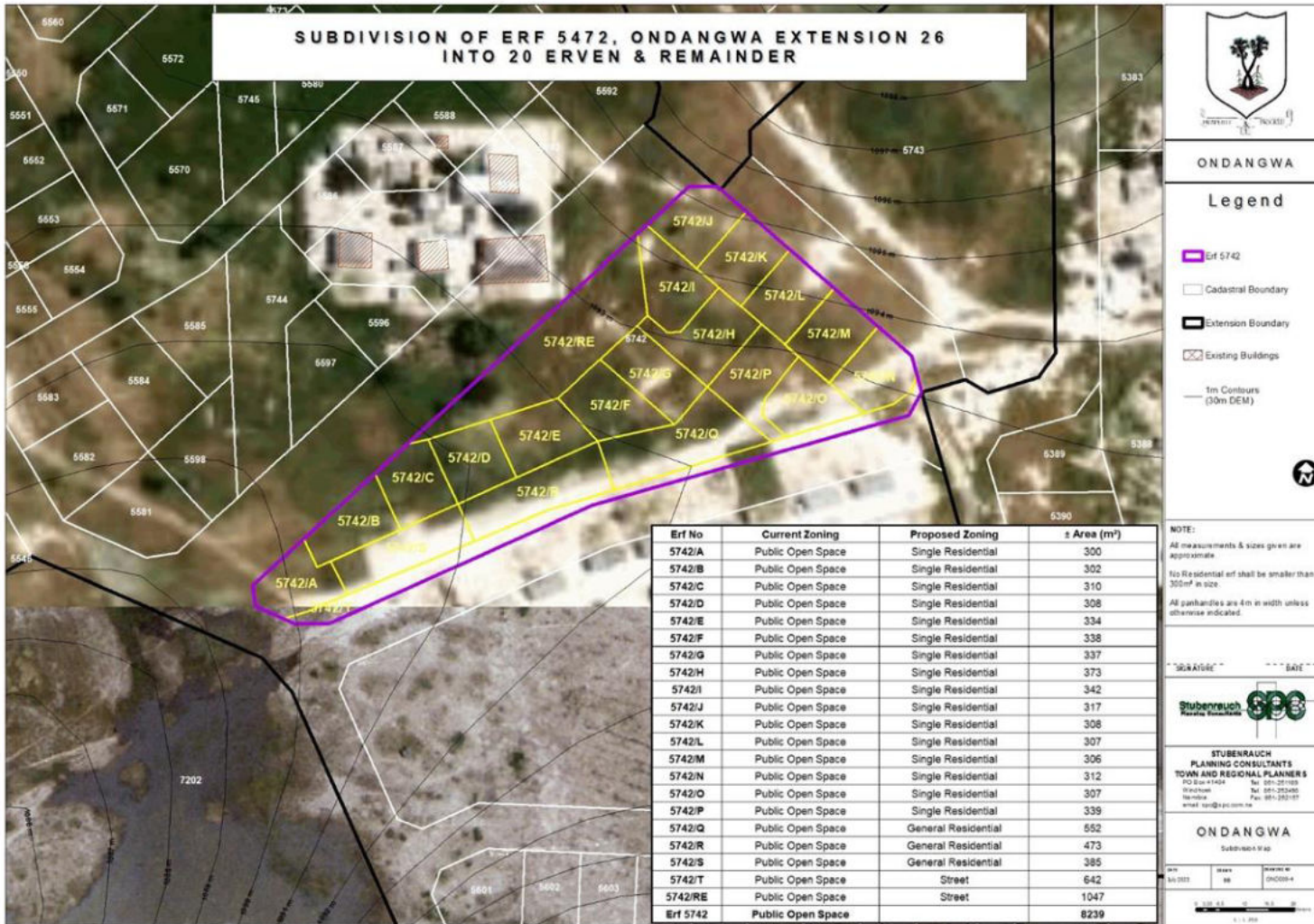
<b>Erf_No</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>	<b>Calculated Area</b>
<b>5742/A</b>	Public Open Space	Single Residential	300
<b>5742/B</b>	Public Open Space	Single Residential	302
<b>5742/C</b>	Public Open Space	Single Residential	310
<b>5742/D</b>	Public Open Space	Single Residential	308
<b>5742/E</b>	Public Open Space	Single Residential	334
<b>5742/F</b>	Public Open Space	Single Residential	338
<b>5742/G</b>	Public Open Space	Single Residential	337
<b>5742/H</b>	Public Open Space	Single Residential	373
<b>5742/I</b>	Public Open Space	Single Residential	342
<b>5742/J</b>	Public Open Space	Single Residential	317
<b>5742/K</b>	Public Open Space	Single Residential	308
<b>5742/L</b>	Public Open Space	Single Residential	307
<b>5742/M</b>	Public Open Space	Single Residential	306
<b>5742/N</b>	Public Open Space	Single Residential	312
<b>5742/O</b>	Public Open Space	Single Residential	307
<b>5742/P</b>	Public Open Space	Single Residential	339
<b>5742/Q</b>	Public Open Space	General Residential	552
<b>5742/R</b>	Public Open Space	General Residential	473
<b>5742/S</b>	Public Open Space	General Residential	385
<b>5742/T</b>	Public Open Space	Street	642
<b>5742/RE</b>	Public Open Space	Street	1047
<b>Erf 5742</b>	Public Open Space		8239



**Figure 2:** Permanent Closure of Erf 5742, Ondangwa Extension 26 as a “Public Open Space”



**Figure 3: Subdivision of Erf 5742, Ondangwa Extension 26 into 20 Erven and Remainder**



**Figure 4:** Aerial map of the Subdivided Erf 5742, Ondangwa Extension 26 into 20 Erven and Remainder



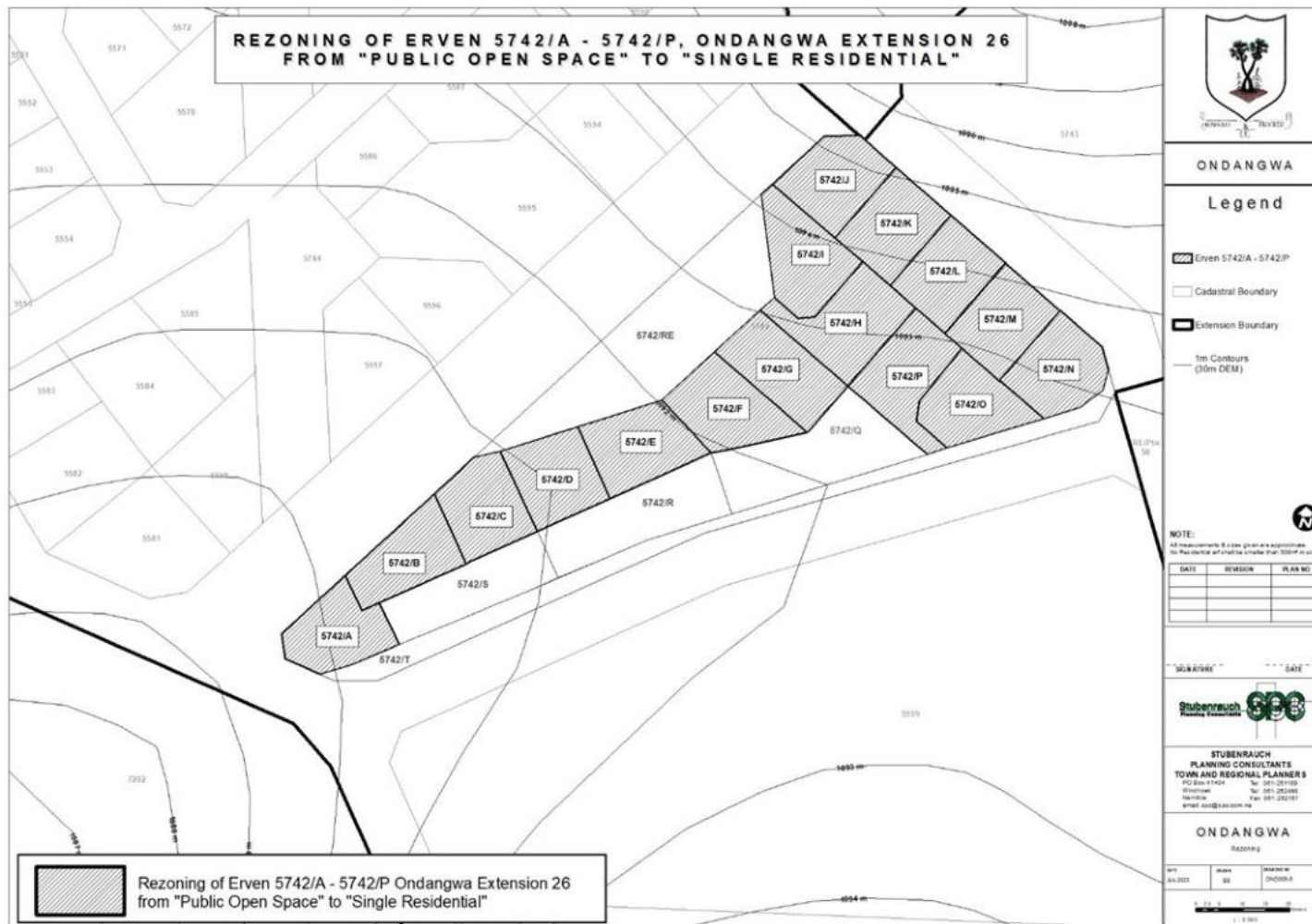


Figure 5: Rezoning of Erven 5742/A to 5742/P, Ondangwa Extension 26 from “Public Open Space” to “Single Residential”

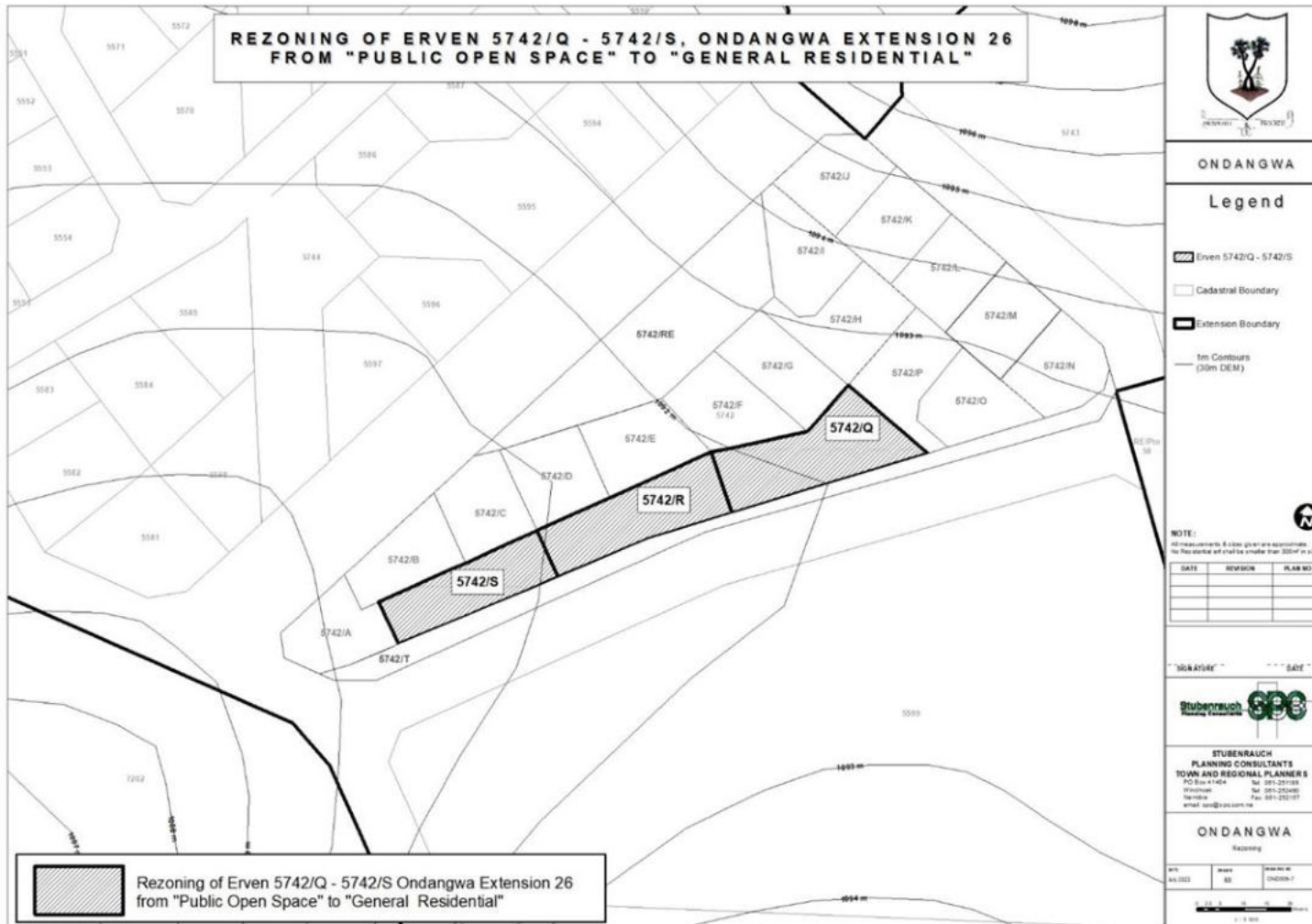
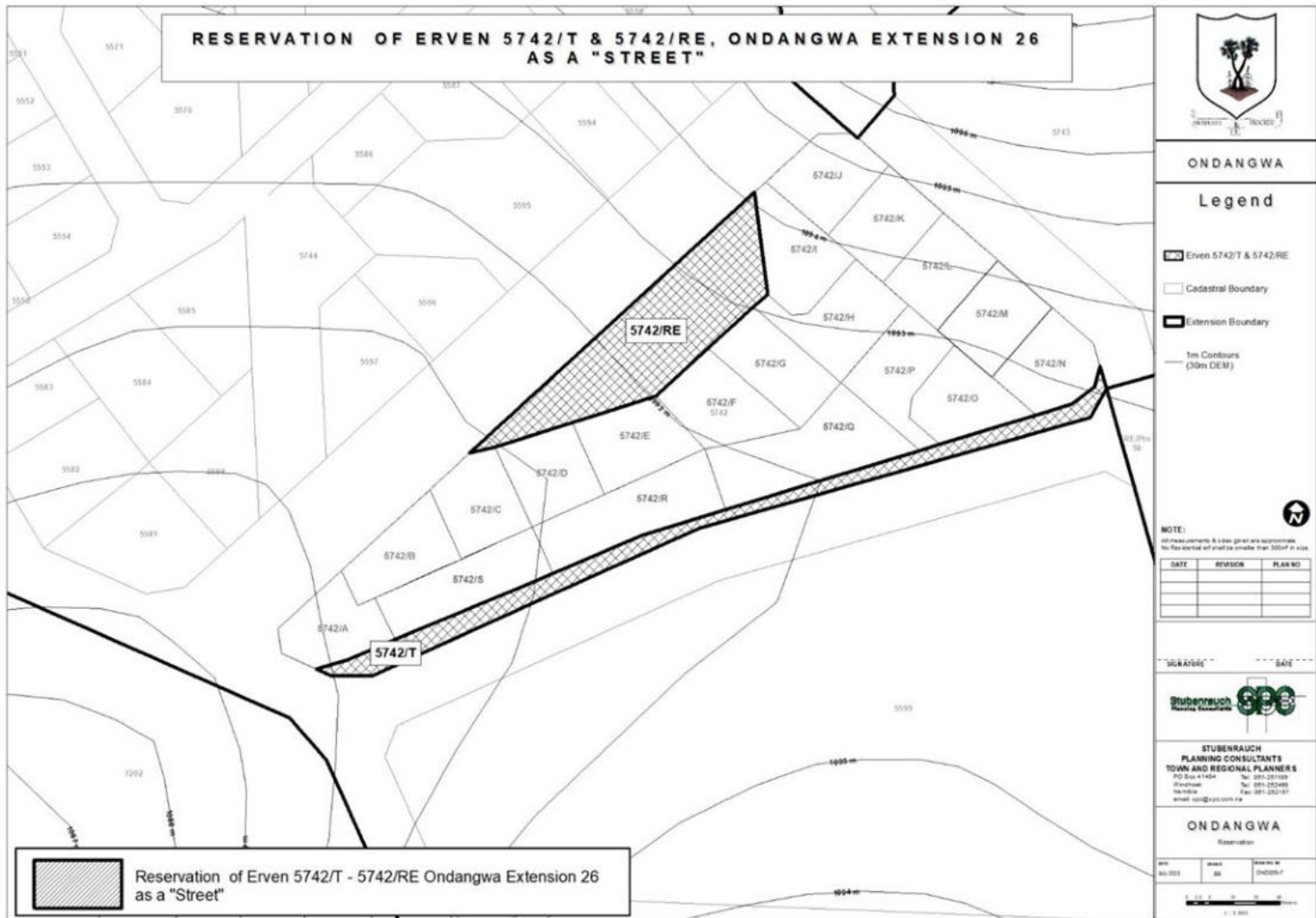


Figure 6: Rezoning of Erven 5742/Q to 5742/S, Ondangwa Extension 26 from “Public Open Space” to “General Residential”



**Figure 7:** Reservation of Erven 5742/T And 5742/RE, Ondangwa Extension 26 As a Street

### 3.5 Engineering Services

#### 3.5.1 Water, Electricity, and Sewer

Erf 5742, Ondangwa Extension 26 is already connected to the reticulation system of water and sewer of the Ondangwa Town Council and to NORED's distribution grid which currently provides electrical power to Ondangwa. Therefore, the rezoned erven will retain these connections and any additional connection is to be made in accordance with the engineering standards and requirements of Ondangwa Town Council.

#### 3.5.2 Storm Water

The storm water on Erf 5742, Ondangwa Extension 26 follows the natural drainage paths on site. Further measures necessary to manage the storm water within the area are to be employed in accordance with the Ondangwa Town Council's storm water drainage system.

#### 3.5.3 Access Provision

Access to Erf 5742 is currently gained from the internal street network of Ondangwa Extension 26 which are 12m and 20m wide respectively. The proposed erven will individually gain access from the existing municipal street network. The street width and capacity are sufficient to carry additional traffic to be generated through the proposed subdivision.

## 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

## 4 ENVIRONMENTAL BASELINE INFORMATION

### 4.1 Overview

The environmental and social setting of the proposed project area is briefly described in this section. The detailed description of these environmental features will be fully presented in the environmental scoping report.

### 4.2 Biophysical Environment

#### 4.2.1 Topography, Soils and Geology

The soil of the northern Namibia is dominated by deep Kalahari and Namib sand that mostly occur in the formation of sands and other sedimentary materials, while the clay sodic sands dominate in the Oshanas (Mendelssohn, 2002).

#### 4.2.2 Hydrology and Hydrogeology

Namibia is an arid country with low rainfall and high evapotranspiration. The groundwater of the Cuvelai Basin is relatively shallow but mostly brackish or saline. The ground water in the area is found in shallow discontinuous aquifers (Perched Aquifers). All groundwater within the basin flows towards the Etosha Pan, due to the structure of the basin and because it's the pans deepest point, is the base level of the groundwater flow system (MWAF, 2011).

#### 4.2.3 Fauna and Flora

Ondangwa lies in the Savanna vegetation zone with a Cuvelai drainage vegetation type. Trees such as *Hyphaena petersiana*, *Sclerocarya birrea*, *Ficus sycamores* and a variety of other trees are characteristic of this zone (Twenty Namibian Trees, 2011).

#### 4.2.4 Social Environment

The population of Ondangwa is 22,822 (NSA, 2014).

## 5 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.

## 6 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 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 site and around the subject area to obtain comments on the proposed developments.

## 7 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 **Monday, 16 October 2023**. For further information, or concerns, I&APs can complete the register below:

## 8 REGISTRATION AND COMMENTS

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

<b>Postal Address:</b>
<b>Comments/Suggestions and Questions:</b>

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

<b>Stubenrauch Planning Consultants (SPC)</b> <b>Tel: 061 25 11 89</b> <b>E-Mail: <a href="mailto:bronwynn@spc.com.na">bronwynn@spc.com.na</a></b>
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