

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

Subdivision, Permanent Closure and  
Rezoning of Erf 5491, Ondangwa  
Extension 25

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.

## **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:

- **Subdivision of Erf 5491, Ondangwa Extension 25 Into 9 Erven and Remainder;**
- **Permanent Closure of Erven 1 to 9/5491, Ondangwa Extension 25 as a "Public Open Space";**
- **Rezoning of Erven 1 to 9/5491, Ondangwa Extension 25 from "Public Open Space" to "Single Residential" with a density of 1:300;**

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.

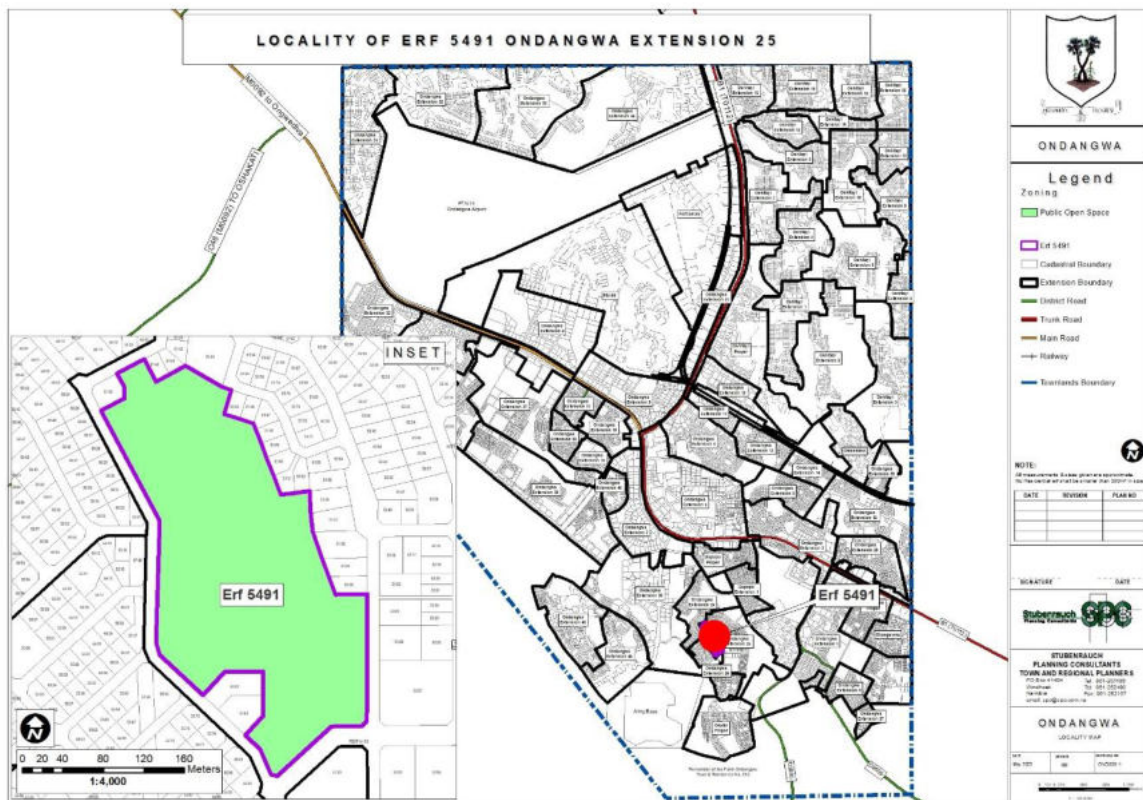
The proponent commissioned this EIA and appointed Stubenrauch Planning Consultants (SPC) to undertake the necessary activities to enable an application for an Environmental Clearance with the Environmental Commissioner as prescribed by the Environmental Management Act (No. 7 of 2007) and Environmental 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 5491 is situated in the neighbourhood of Ondangwa Extension 25, and it measures 54912 m<sup>2</sup> in extent. Please refer to below locality map (**Figure 1**).



**Figure 1:** Locality map of Erf 5491, Ondangwa Extension 25

#### 3.2 Proposed Development

Erf 5491, Ondangwa Extension 25, which is to be subdivided, closed and subsequently rezoned, currently features a water body which is connected to a local drainage channel, as well as an array of shrubs and trees.

The portion of Erf 5491 to be subdivided is situated on higher land, see below Figure 2 and will according to Council, be filled up to avoid any possible flooding in the future. As such the Council will only sell the newly created residential properties after the area has been appropriately filled and compacted.

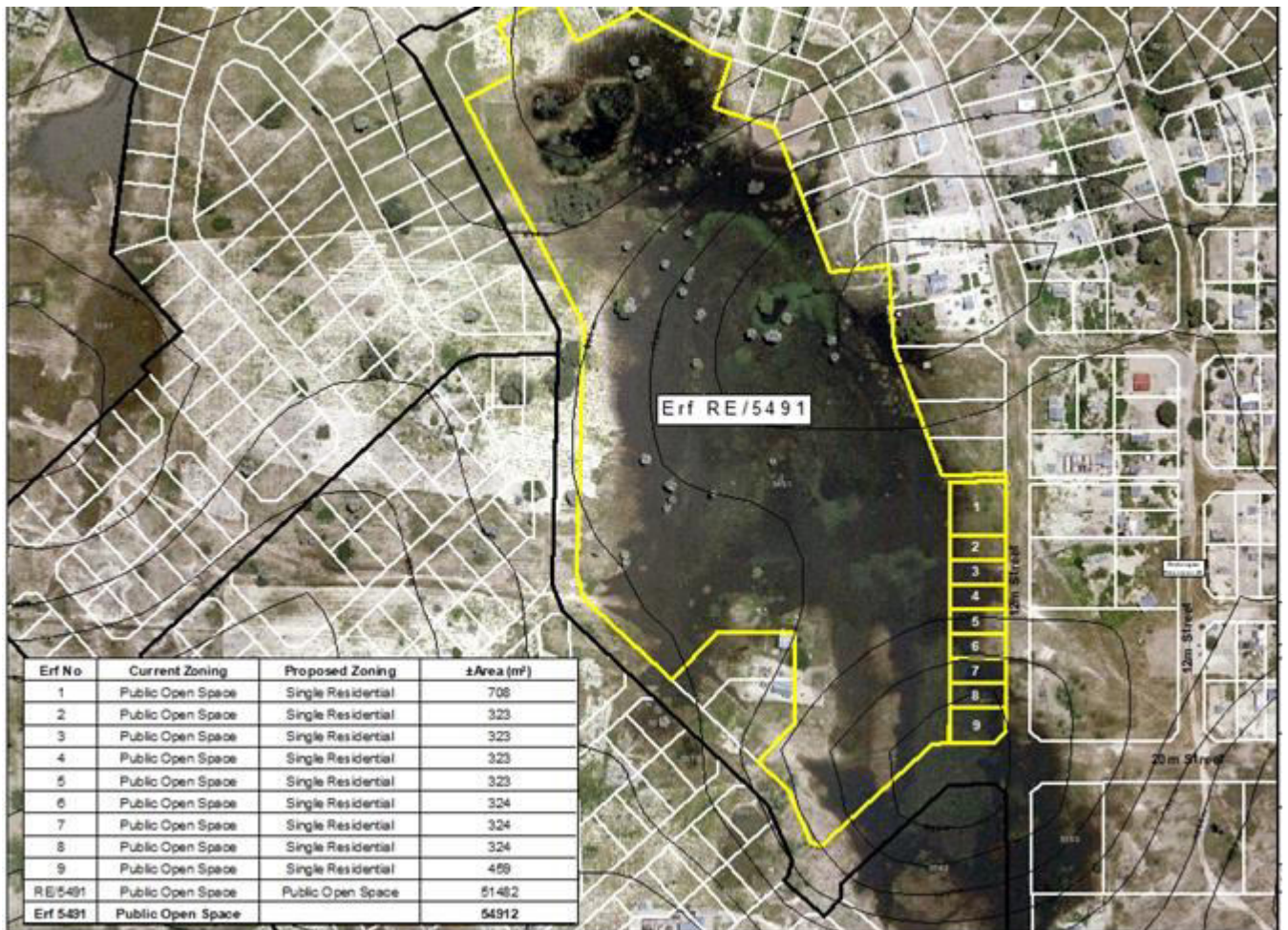
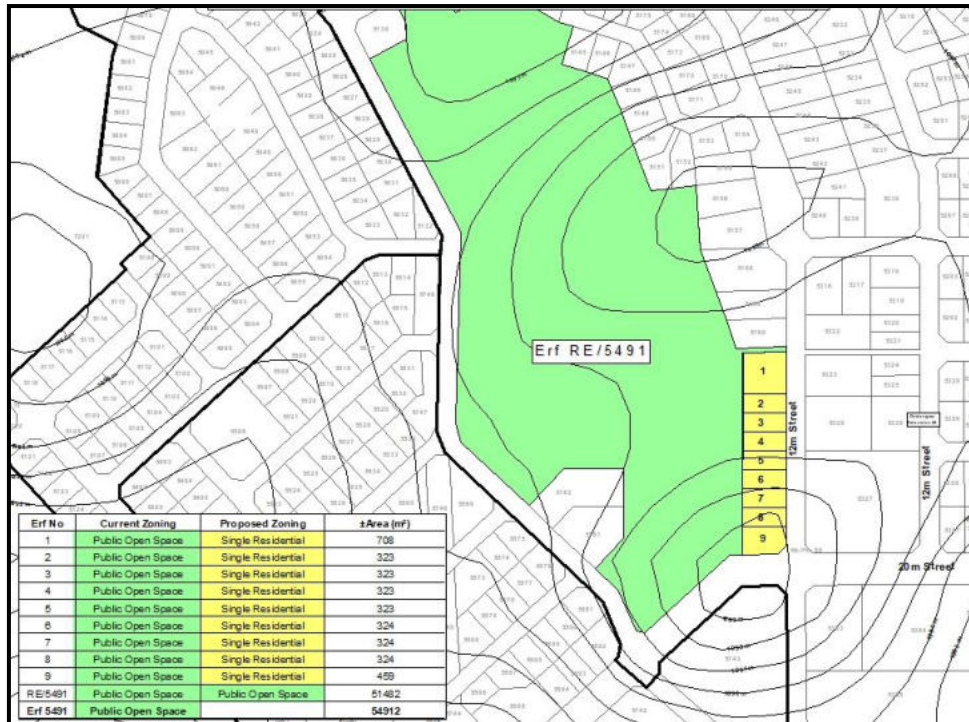


FIGURE 2: AERIAL PHOTO CLIP OF ERF 5491, ONDANGWA EXTENSION 25

The development on Erf 5491, Ondangwa Extension 25 is intended towards the creation of additional erven predominantly “Single Residential” to help cater to the increasing demand for serviced residential land and to create more housing options for its inhabitants in the town of Ondangwa.

### 3.2.1 The subdivision of Erf 5491, Ondangwa Extension 25 into 9 Erven and Remainder

Erf 5491, Ondangwa Extension 25 is to be subdivided into 9 Erven and Remainder as depicted in **Figure 3**.



**Figure 3:** Subdivision of Erf 5491, Ondangwa Extension 25

As depicted in **Figure 3** above, there is a pathway, approximately 3 meters wide created for the subdivision of Erf 5491, Ondangwa Extension 25 that will facilitate the flow of stormwater from the subject ref into the street.

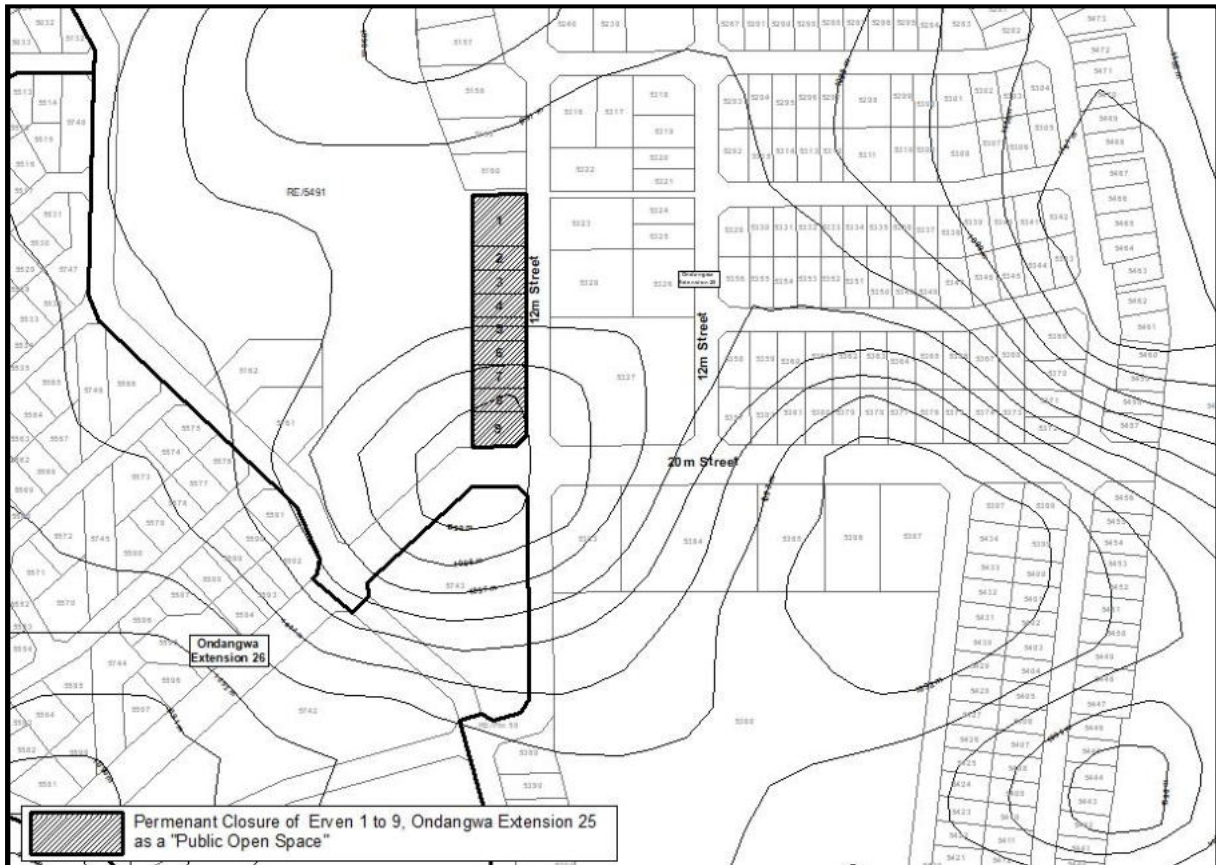
Erf 5491, Ondangwa Extension 25 is to be subdivided into 9 erven and Remainder as outlined in **Table 1** below.

**Table 1:** Subdivision of Erf 5491, Ondangwa Extension 25

Erf No	Current Zoning	Proposed Zoning	±Area (m <sup>2</sup> )	Density
1	Public Open Space	Single Residential	708	1:300
2	Public Open Space	Single Residential	323	1:300
3	Public Open Space	Single Residential	323	1:300
4	Public Open Space	Single Residential	323	1:300
5	Public Open Space	Single Residential	323	1:300
6	Public Open Space	Single Residential	324	1:300
7	Public Open Space	Single Residential	324	1:300
8	Public Open Space	Single Residential	324	1:300
9	Public Open Space	Single Residential	459	1:300
RE/5491	Public Open Space	Public Open Space	51482	N/A
<b>Erf 5491</b>	<b>Public Open Space</b>		<b>54912</b>	<b>N/A</b>

### 3.2.2 The Permanent Closure of Erf A/5491, Ondangwa Extension 25 as a “Public Open Space”

Erf A/5491, Ondangwa Extension 25 (measuring 3430 m<sup>2</sup> in total) are to be closed as a “Public Open Space” to enable the rezoning of Erf A 1-9/5491, Ondangwa Extension 25 from “Public Open Space” to “Single Residential” with a density of 1:300 .



**Figure 4:** Proposed Permanent Closure

### 3.2.3 Rezoning of Erf A 1-9/5491, Ondangwa Extension 25 from “Public Open Space” to “Single Residential” with a density of 1:300.

To enable our client to create more housing options and meet the demand for serviced residential land for its inhabitants on the subject Erven, it must be rezoned from “Public Open Space” to “Single Residential” with a density of 1:300.

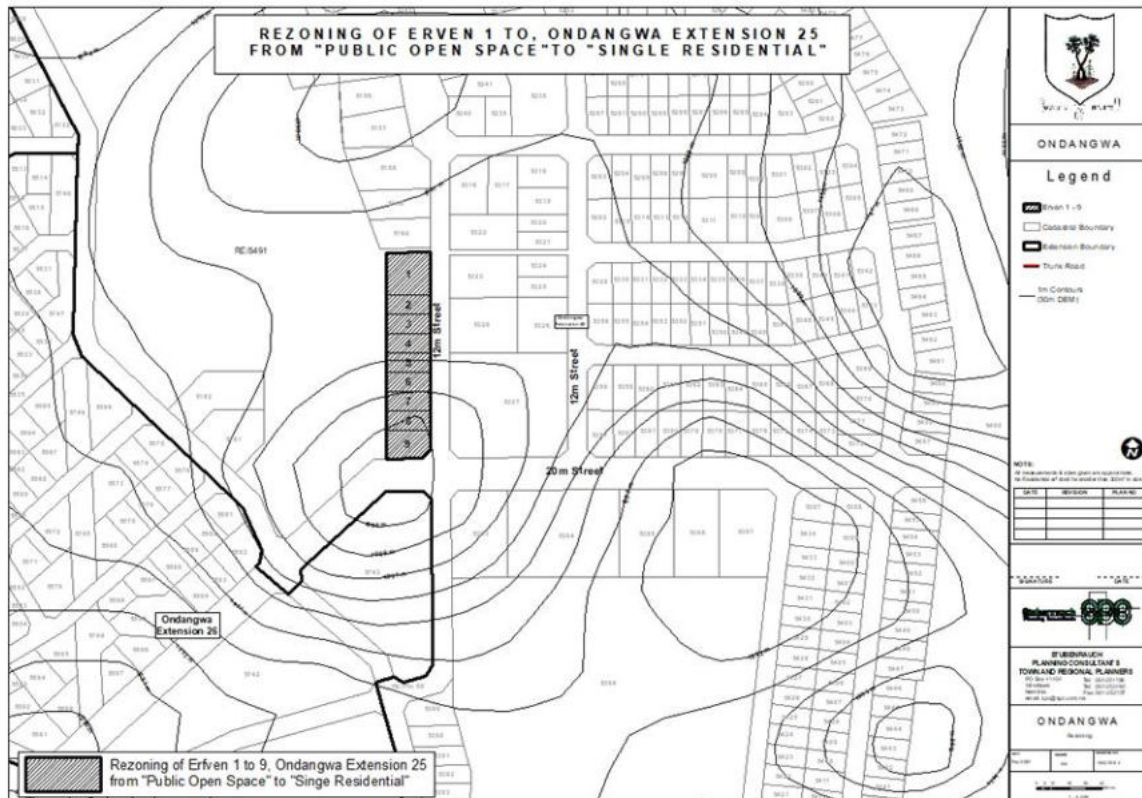


Figure 5: Proposed Permanent Closure

### 3.3 Engineering services and Access Provision

Erf 5491, Ondangwa Extension 25 falls within Ondangwa's scheme boundary and is therefore connected to the municipal reticulation system of the Town Council. It will however be the responsibility of a developer to provide services to developments that will take place on the proposed portions.

Access to Erf 5491, Ondangwa Extension 25 is gained from the existing internal street networks located adjacent to the subject erf.

## 4 THE ENVIRONMENTAL BASELINE

### 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 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).

#### 4.2.2 Geology and soils

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 . (Mendelsohn, Jarvis, Roberts & Roberston, 2002).

#### 4.2.3 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).

### 4.3 Social Environment

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

## 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 MET
- Awaiting decision from Authorities
- Communicating decision to Interested & Affected Parties
- Availing opportunities to Appeal.

## 5 POTENTIAL IMPACTS

The following potential impacts have been identified so far should the subject portion become developed:

- **Environmental Degradation:** may result due to the clearance of vegetation for construction of the proposed development.
- **Waste:** During construction, 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 due to the use of machinery and chemicals during construction.
- **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 **12 March 2024**. 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> Tel: 061 25 11 89 E-Mail: <a href="mailto:bronwynn@spc.com.na">bronwynn@spc.com.na</a>
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