

# ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED ACTIVITY IN ONDANGWA

Permanent Closure and subsequent rezonings of Erf 5488 & Remainder of Portion 50, 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.

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:

- **Subdivision of Erf 5488, Ondangwa Extension 25 into Erf A and Remainder;**
- **Permanent Closure of Erf A/5488 Ondangwa Extension 25 as a "Public Open Space";**
- **Rezoning of Erf A/5488, Ondangwa Extension 25 from "Public Open Space" to "Single Residential";**
- **Subdivision of Erf A/5488, Ondangwa Extension 25 into 17 Erven and Remainder;**
- **Rezoning of Erven 16/A/5488, 17/A/5488 and RE/A/5488 Ondangwa Extension 25 from "Single Residential" to "Street";**
- **Subdivision of RE/Ptn 50, Ondangwa Extension 25 into B and Remainder;**
- **Permanent Closure of Erf B/50, Ondangwa Extension 25 as a "Street";**
- **Rezoning of Erf B/50, Ondangwa Extension 25 from "Street" to "Single Residential";**

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

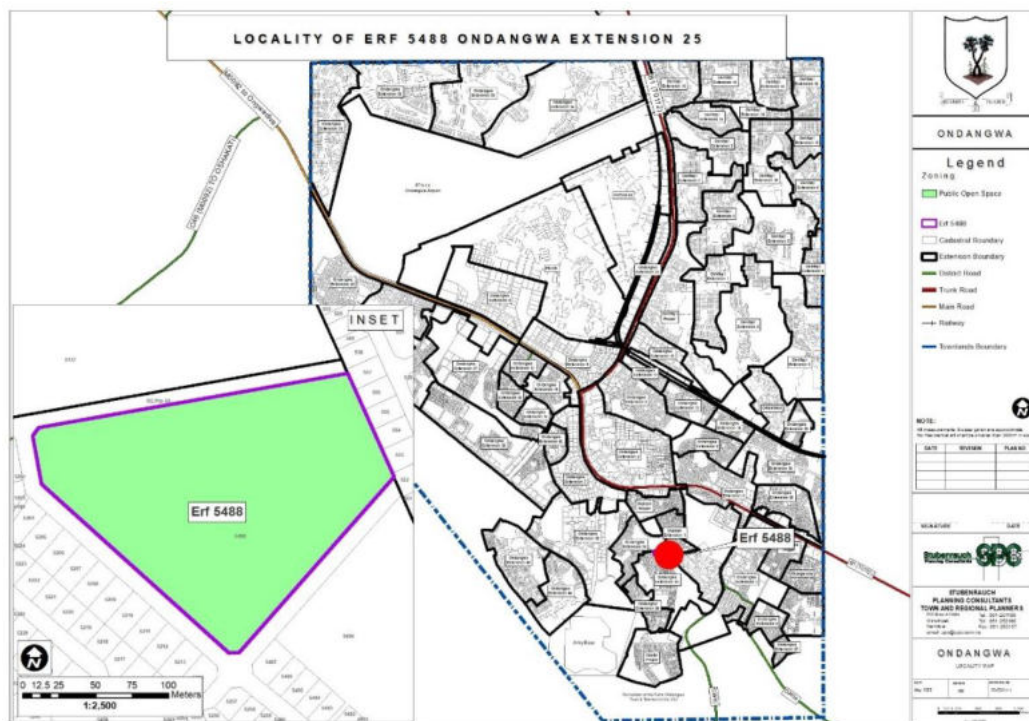
Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012). In line with Regulation 21(2) of the mentioned EIA Regulations, this BID is distributed to potential I&APs as part of the public consultation process for this EIA.

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 5488 & RE/Ptn 50 is situated in the neighbourhood of Ondangwa Extension 25. Please refer to below **Figure 1** below.



**FIGURE 1: LOCALITY MAP OF ERF 5488, ONDANGWA EXTENSION 25**

#### 3.2 Proposed Development

A large portion of Erf 5488, Ondangwa Extension 25 which is to be subdivided, closed, rezoned consolidated currently features a water body which is connected to a local drainage channel and accommodates a homestead, with a few trees and shrubs.

The homestead currently accommodated on the higher lying area on the subject erf encroaches onto Erven 5206 and 5207, Ondangwa Extension 25 towards the western boundary of Erf 5488, Ondangwa Extension 25. As well as over a portion of the street which serve as a local access road.

The homestead and where the development is set to take place is located on a higher lying area therefore the proposed residential dwelling units will not be prone to flooding. The existing

homestead is too big and centrally located thus encroaches into the newly proposed layout for Ondangwa Extension 25. As such, this rectification is necessary.

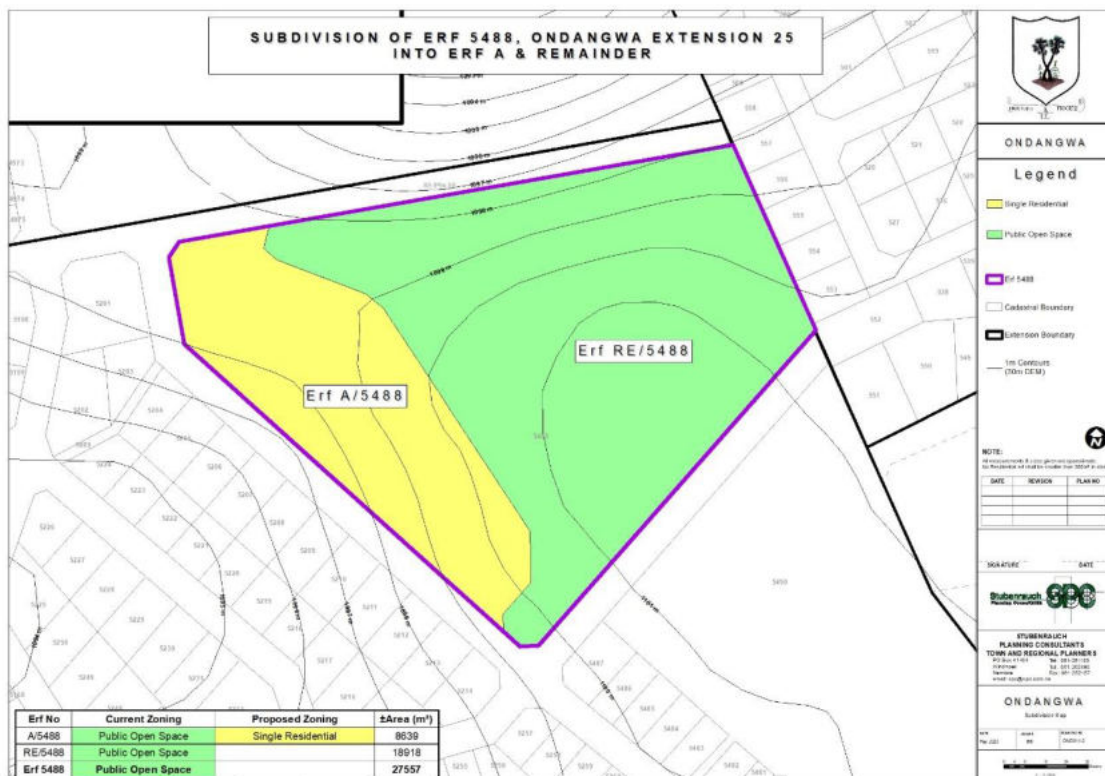
The proposed development aims to address an encroachment issue in the residential area of Ondangwa permanent closures, rezonings and the creation of new streets. The objective is to rectify the encroachment, develop “Single Residential” dwelling units to cater to the increasing demand for serviced residential land, improve the functionality of the area and enhance the overall livability of the neighborhood.

The rectification procedure is taking place in a Public Open Space that is prone to flooding. However, the rectification and development of residential units are being built on a higher lying area and will not be affected by flooding. Moreover, it is essential to provide people with adequate housing that is not only affordable but also comfortable and safe. By embarking on this development, the proponent is not only helping to alleviate the shortage of housing but also creating jobs and boosting the economy.

The creation of the new streets will not only provide access to the newly created residential units but will also have culverts and ditches that will channel the storm water away from the street surface. This will help to prevent accumulation of water and avoid flooding. In addition, the proponent will put in place measures to address any flooding.

### 3.2.1 Subdivision of Erf 5488, Ondangwa Extension 25 into A and Remainder

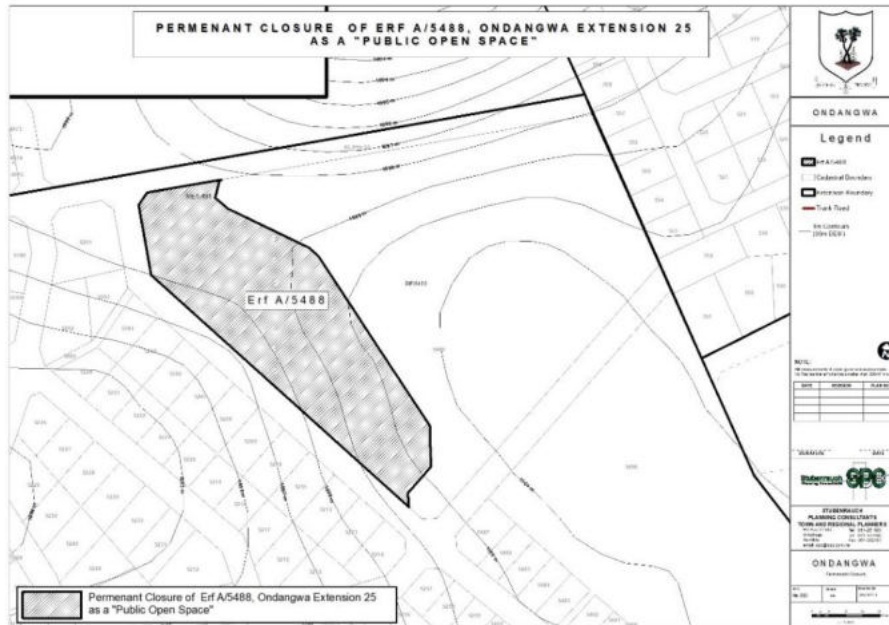
Erf 5488, Ondangwa Extension 25 is to be subdivided into A and Remainder erven and Remainder as depicted on **Figure 2**.



**FIGURE 2: SUBDIVISION OF ERF 5488, ONDANGWA EXTENSION 25**

### 3.2.2 The Permanent Closure of Erf A/5488, Ondangwa Extension 25 as a “Public Open Space”

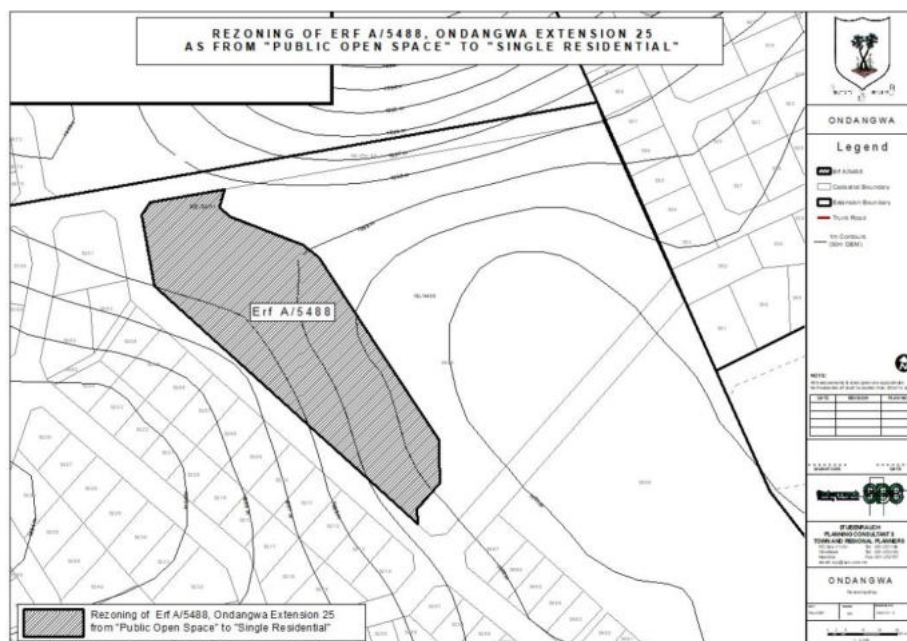
Erf A/5488, Ondangwa Extension 25 (measuring 8556 m<sup>2</sup> in total) is to be closed as a “Public Open Space” depicted on **Figure 3**.



**FIGURE 3: PERMANENT CLOSURE OF ERF A/5488, ONDANGWA EXTENSION 25 AS A “PUBLIC OPEN SPACE”**

### 3.2.3 Rezoning of Erf A/5488 from “Public Open Space” to “Single Residential”

To enable our client to construct dwelling units on the subject erf, Erf A/5488, Ondangwa Extension 25 must be rezoned from “Public Open Space” to “Single Residential”.



**FIGURE 4: SUBDIVISION OF ERF 5488, ONDANGWA EXTENSION 25**

### 3.2.4 Subdivision of Erf A/5488, Ondangwa Extension 25 into 17 Erven and Remainder

Erf A/5488, Ondangwa Extension 25 is to be subdivided into 17 Erven and Remainder as depicted on Figure 3 below.

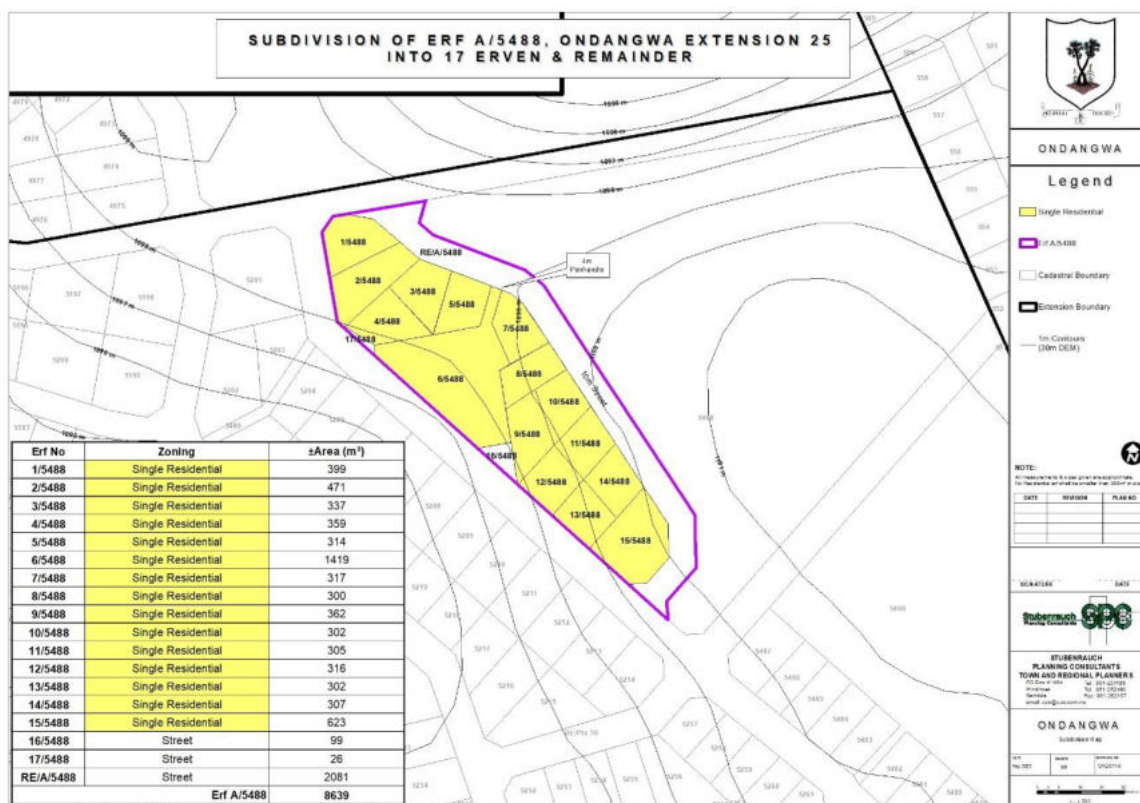
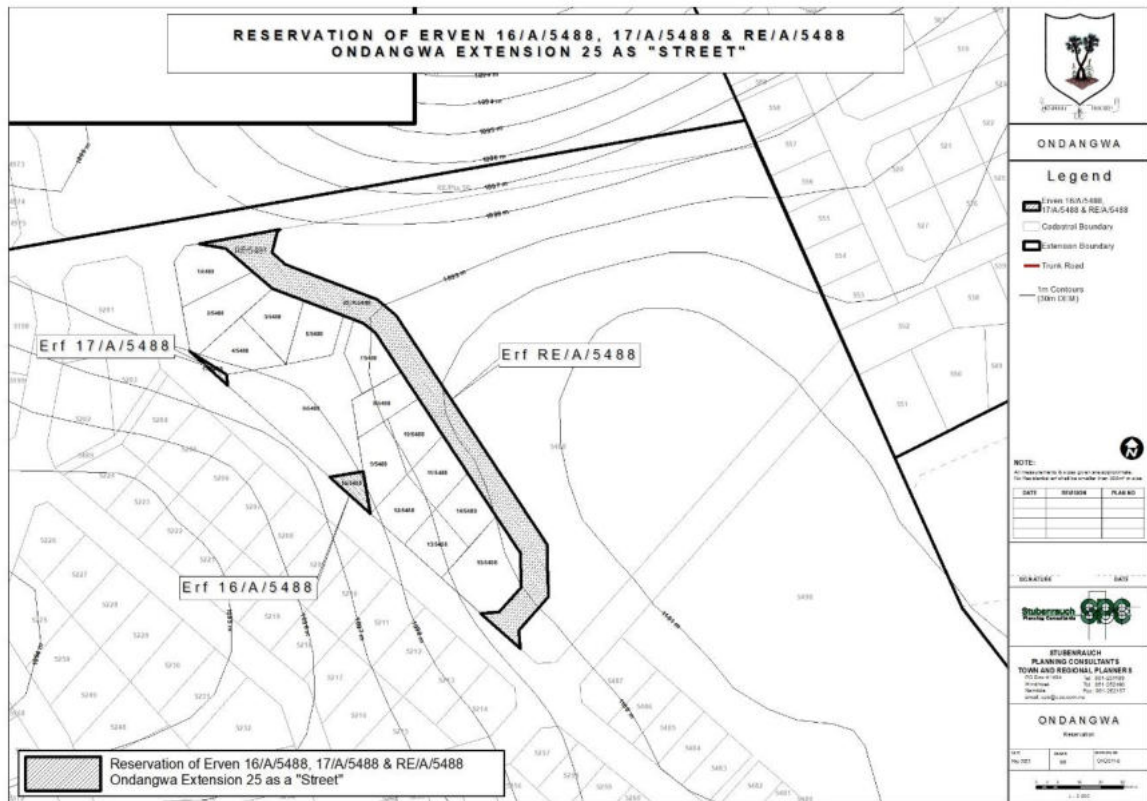


FIGURE 5: SUBDIVISION MAP OF ERF A/5488, ONDANGWA EXTENSION 17 AND REMAINDER

3.2.5 Rezoning/Reservation of Erven 16/A/5488, 17/A/5488 and RE/A/5488 from “Single Residential” to “Street”

Erven 16-17/A/5488 and Remainder A/5488 Ondangwa Extension 25 are to be rezoned/reserved from “Single Residential” to “Street”.



**Table 3:** Erf Sizes of Erf E/5205, Ondangwa Extension 25 to be rezoned/reserved.

Erf No	Current Zoning	Proposed Zoning	±Area (m <sup>2</sup> )
16/A/5488	Single Residential	Street	103
17/A/5488	Single Residential	Street	120
RE/A/5488	Single Residential	Street	2073

### 3.2.6 The Permanent Closure of Erf B/50, Ondangwa Extension 25 as a “Street”

Figure 6, illustrates Erf B/50, Ondangwa Extension 25 (measuring 476.86 m<sup>2</sup>) that is to be closed off as a “Street.”

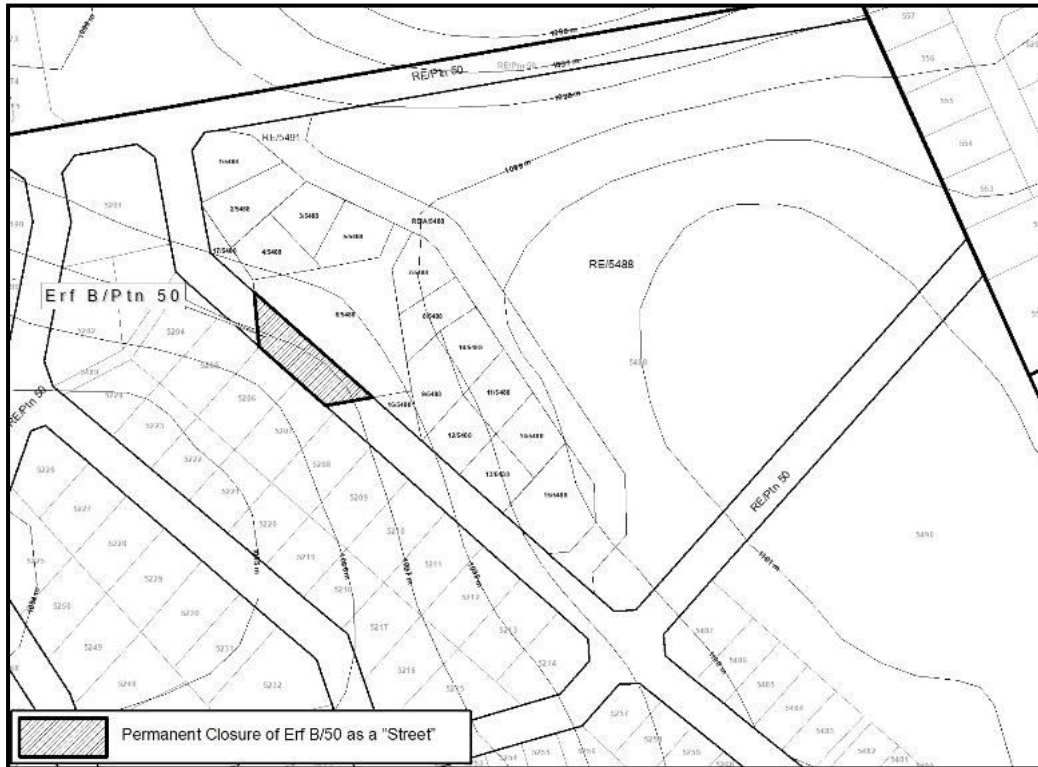


FIGURE 6: THE PERMANENT CLOSURE OF ERF B/50, ONDANGWA EXTENSION 25 AS A “STREET”

### 3.2.7 Rezoning of Erf B/50, Ondangwa Extension 25 from “Street” to “Single Residential”

Proposed Erf B/50, Ondangwa Extension 25 is being rezoned from “Street” to “Single Residential”.

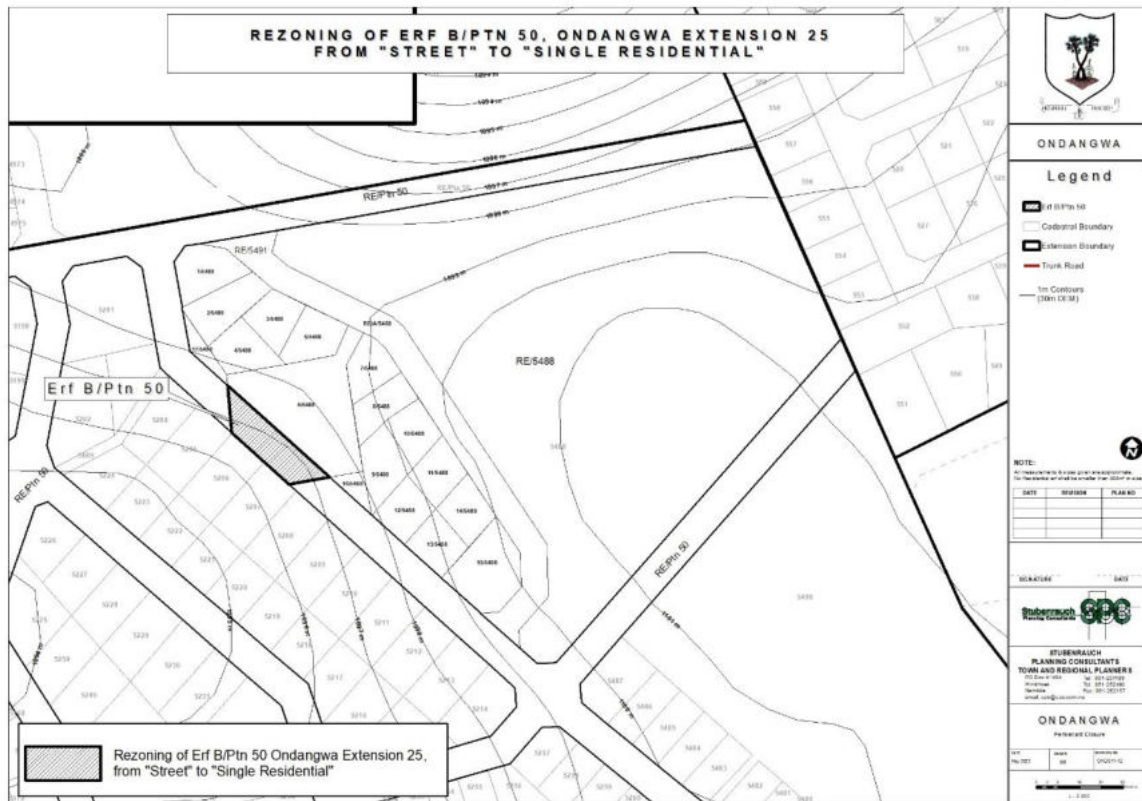


FIGURE 7: REZONING OF ERF B/50, ONDANGWA EXTENSION 25 FROM “STREET” TO “SINGLE RESIDENTIAL”

**It is the Proponent’s intention to consolidate the subject erf with proposed Erven 6/5488, C/5206 and D507, Ondangwa Extension 25 to allow for the rectification of the encroachment on erven 5206 and 5207, Ondangwa Extension 25.**

### 3.3 Engineering services and Access Provision

The proposed Erf A/5488, and Erf B/50, Ondangwa Extension 25 falls within Ondangwa's scheme boundary and is therefore connected to the municipal reticulation system of the Town Council.

Access to Erf 5488 is currently gained from the internal street network of Ondangwa Extension 25 which is 12m wide.

The rezoning of Erven 16/A/5488, 17/A/5488 and RE/A/5488 from “Single Residential” to “Street” will be created to provide access to the proposed portions and will be a 12m street with an 8m wide turning circle towards the southeastern side and approximately 25m wide turning circle towards the northwestern at the end.



## 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).

## 5 POTENTIAL IMPACTS

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

### 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.

- **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 **22 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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