

ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED ACTIVITY IN ONDANGWA

Environmental Impact Assessment
for the

Proposed Subdivision, Rezoning,
Permanent Closure, Street Creation,
Consolidations of various Erven in
Ondangwa Extension 3 and 28, in the
Ondangwa Town Planning Scheme,
and the Alteration of boundaries of
Ondangwa Extension 3.

**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 10.2 (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)

Activity 11 Other Activities

- (f) Rezoning of Consolidated Erf Y, Ondangwa Extension 28 from “Business” to “Street”;
- (g) Consolidation of Erven B/6651, B6652 & B6653, Ondangwa Extension 28 into Consolidated Erf W;
- (h) Rezoning of Consolidated Erf W, Ondangwa Extension 28 from “Business” to “Civic”;
- (i) Consolidation of Erven A/6651, A/6652 & A/663 Ondangwa Extension 28 into Consolidated Erf V;

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 below activities as listed in **Part A and Part B**.

2.1 PART A ONDANGWA EXTENSION 28

The following activities for Part A will be undertaken as follows:

- (a) Subdivision of Erf 6651, Ondangwa Extension 28 into Erven A, B & Remainder;
- (b) Subdivision of Erf 6652, Ondangwa Extension 28 into Erven A, B & Remainder;
- (c) Subdivision of Erf 6653, Ondangwa Extension 28 into Erven A, B & Remainder;
- (d) Subdivision of Erf 6654, Ondangwa Extension 28 into Erven A & Remainder;
- (e) Consolidation of Erven RE/6651, RE/6652, RE/6653 & RE/6654, Ondangwa Extension 28 into Consolidated Erf Y;

- (j) Rezoning of Consolidated Erf V from “Business” to “Civic”;
- (k) Alternation of Boundaries of Ondangwa Extension 3 to include Consolidated Erf V;
- (l) Inclusion of the rezonings in the next Zoning Scheme to be prepared for Ondangwa.

2.2 PART B ONDANGWA EXTENSION 3

The following activities for Part B will be undertaken as follows:

- (a) Subdivision of Erf 4771, Ondangwa Extension 3 into Erven A/4771, B/4771, C/4771 & Remainder;
- (b) Rezoning of Erf B/4771, Ondangwa Extension 3 from “Business” to “Public Open Space”;
- (c) Rezoning of Erf C/4771, Ondangwa Extension 3 from “Business” to “Civic”;
- (d) Consolidation of Erven A/4771 and Erf 1236, Ondangwa Extension 3 into Consolidated Erf Z;
- (e) Consolidation of Erven RE/4771 and Erf 1235, Ondangwa Extension 3 into Consolidated Erf X;
- (f) Subdivision of Erf 5782, Ondangwa Extension 3 into Erven A/5782, B/5782 & Remainder;
- (g) Permanent Closure of Erven B/5782 and RE/5782, Ondangwa Extension 3 as “Public Open Space”;
- (h) Rezoning of Erf B/5782, Ondangwa Extension 3 from “Public Open Space” to “Civic”;
- (i) Rezoning of Erf RE/5782, Ondangwa Extension 3 from “Public Open Space” to “Street”;
- (j) Subdivision of the Remainder of Portion 4 of the Farm Ondangwa Town and Townlands No. 882 into Portions A, B & Remainder;
- (k) Permanent Closure of Portions A and B of the Remainder of Portion 4 of the Farm Ondangwa Town and Townlands No. 882 as “Street”;
- (l) Rezoning of Portion A/4 of the Farm Ondangwa Town and Townlands No. 882 from “Street” to “Public Open Space”;
- (m) Rezoning of Portion B/4 of the Farm Ondangwa Town and Townlands No. 882 from “Street” to “Civic”;
- (n) Subdivision of Erf 5783, Ondangwa Extension 3 into Erven A/5783, B/5783, C/5783 and Remainder;
- (o) Permanent Closure of Erven A/5783 and B/5783, Ondangwa Extension 3 as “Street”;
- (p) Rezoning of Erf A/5783, Ondangwa Extension 3 from “Street” to “Public Open Space”;
- (q) Rezoning of Erf B/5783, Ondangwa Extension 3 from “Street” to “Civic”;
- (r) Consolidation of Erven A/5782, A/5783, A/Ptn 4 and B/4771, Ondangwa Extension 3 into Consolidated Erf S;
- (s) Alternation of Boundaries of Ondangwa Extension 3 to include Consolidated Erf V;
- (t) Consolidation of Erven B/5782, B/5783, B/Ptn 4 and Consolidated Erf V, Ondangwa Extension 3 into Consolidated Erf T;
- (u) 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 OF PART A ONDANGWA EXT 28

3.1 Locality

The subject areas which are Erven 6651, 6652, 6653 and 6654 are located southwest of the neighbourhood Ondangwa Extension 28, as depicted in **Figure 3-2** overleaf.

3.2 Status Quo

As depicted in **Figure 3-1** below, the subject area is fully build up and populated with mostly business structures that are essential in the day to day lives of the residents of Ondangwa. However, most of these buildings have not been erected within the demarcated erf boundaries. Similarly, the existing road that distributes the traffic from the B1 Road into the neighbourhood of Ondangwa Extension 3 does not align with the demarcated road reserve on the layout plan for Ondangwa Extension 3, which ought to run between Erf 1236, Ondangwa Extension 3 and Erven 6652 and 6653, Ondangwa Extension 28 as depicted in the attached maps. The layout plans for Ondangwa Extension 3 and 28 thus need to be amended in order to accommodate and reflect the existing situation on the ground.

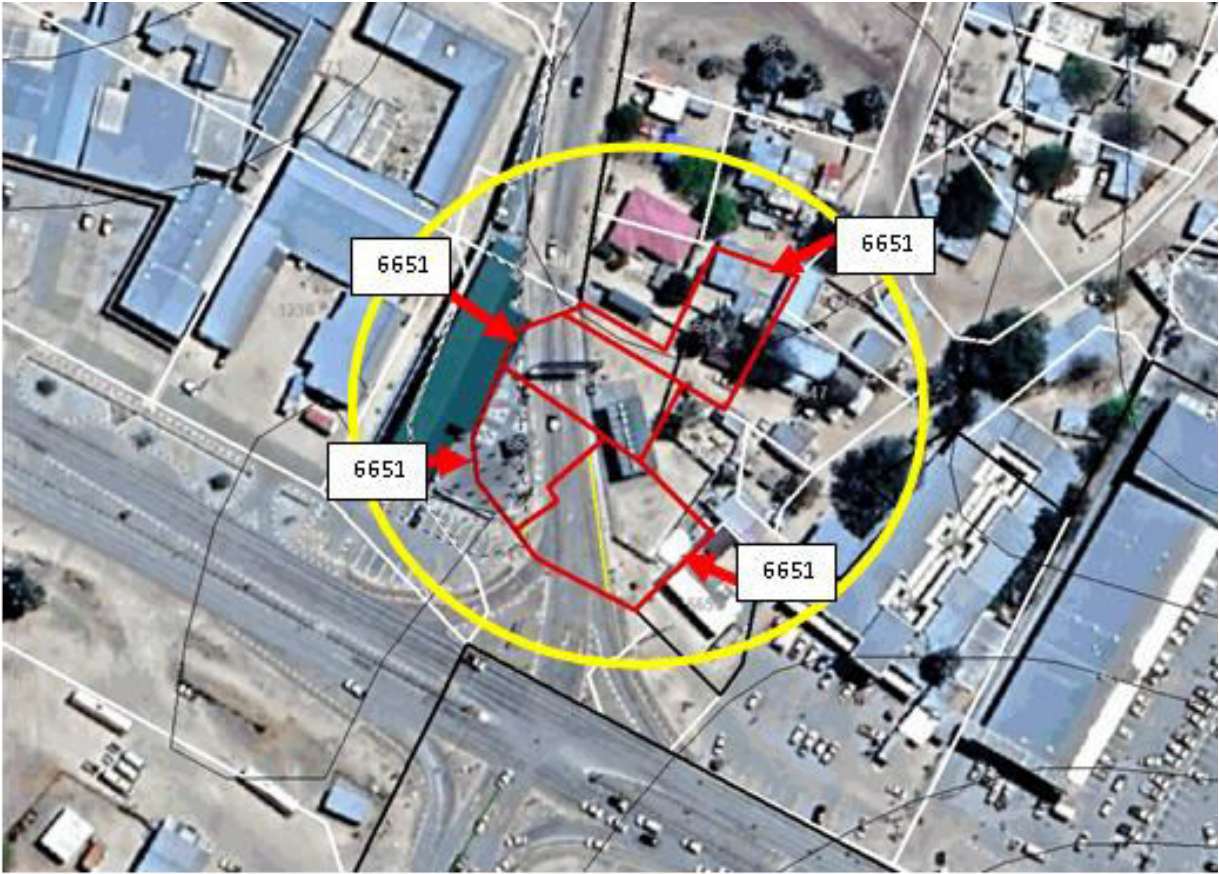


Figure 3-1: Status quo for Erven 6651 to 6654, Ondangwa Extension 28

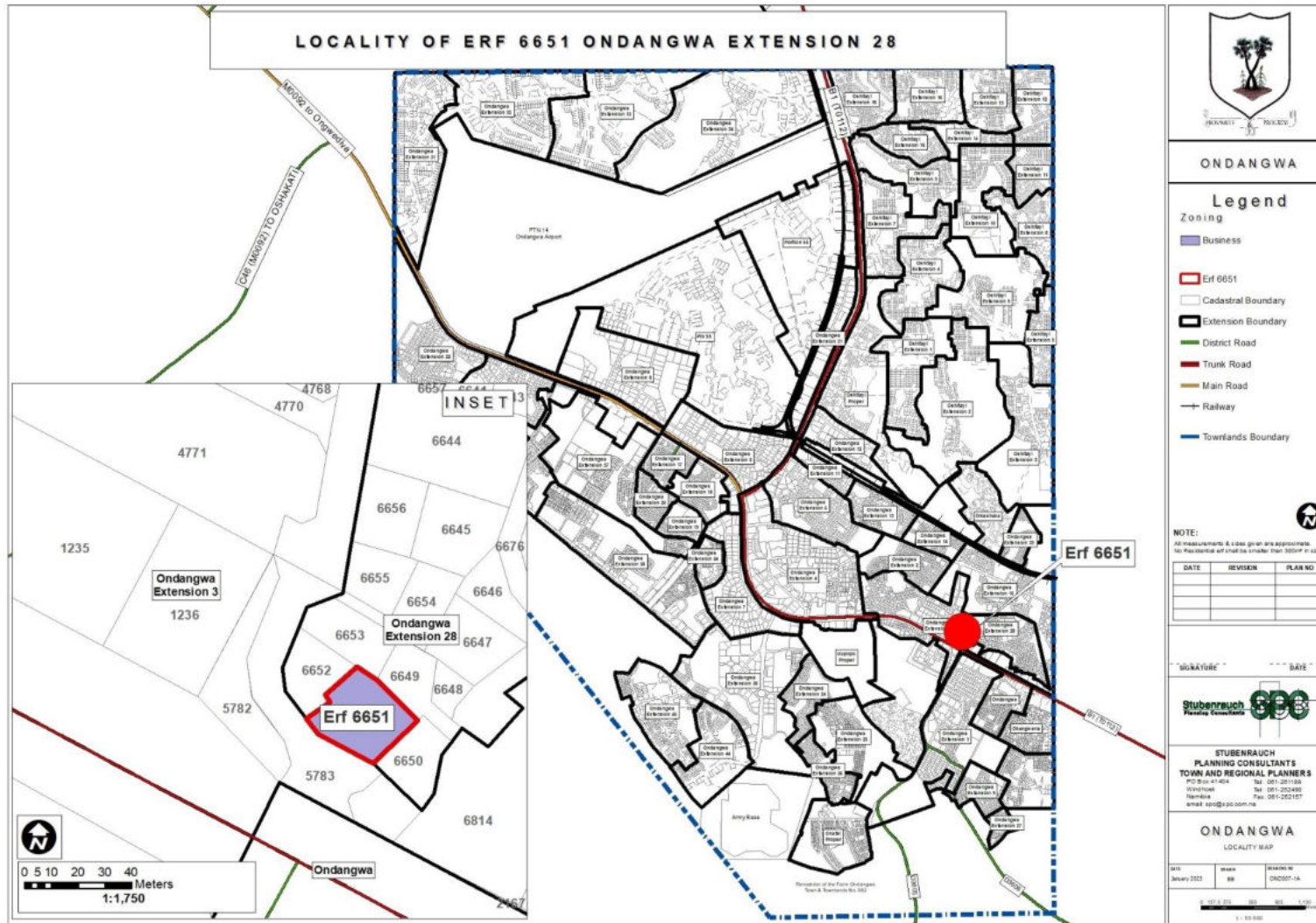


Figure 3-2: Locality map of Erf 6651, 6652, 6653 and 6654 Ondangwa Extension 28

3.3 Ownership and Zoning

As per the Certificate of Registered Title No. T3024/1997, the subject area of the project vests with the Ondangwa Town Council. The ownership, size and current zoning of the subject properties are outlined in **Table 3-1** below.

Table 3-1: Ownership, size, and zoning

ERF NUMBER	NAME OF OWNER	SIZE	CURRENT ZONING
Erf 6651, Ondangwa Extension 28	Ondangwa Town Council (T3024/1997)	782	Business
Erf 6652, Ondangwa Extension 28	Ondangwa Town Council (T3024/1997)	547	Business
Erf 6653, Ondangwa Extension 28	Ondangwa Town Council (T3024/1997)	604	Business
Erf 6654, Ondangwa Extension 28	Ondangwa Town Council (T3024/1997)	611	Business

3.4 Proposed Development

Ondangwa Town Council intends to rectify the situation on the ground, by creating an as-built layout plan for the area around the Huhu City Shopping Complex in Ondangwa Extension 3 and Ondangwa Extension 28. This exercise is aimed to rectify the encroachment of various buildings onto the adjacent properties in that area by amending the layout plans for Ondangwa Extension 3 and Ondangwa Extension 28, to accommodate and reflect the existing situation on the ground. This will be done by undertaking the following town planning statutory procedure:

3.4.1 The Planning Process

In order to allow for the proposed development, the following statutory steps need to be undertaken:

- (a) Subdivision of Erf 6651, Ondangwa Extension 28 into Erven A, B & Remainder;
- (b) Subdivision of Erf 6652, Ondangwa Extension 28 into Erven A, B & Remainder;
- (c) Subdivision of Erf 6653, Ondangwa Extension 28 into Erven A, B & Remainder;
- (d) Subdivision of Erf 6654, Ondangwa Extension 28 into Erven A & Remainder;
- (e) Consolidation of Erven RE/6651, RE/6652, RE/6653 & RE/6654, Ondangwa Extension 28 into Consolidated Erf Y;
- (f) Rezoning of Consolidated Erf Y, Ondangwa Extension 28 from “Business” to “Street”;
- (g) Consolidation of Erven B/6651, B6652 & B6653, Ondangwa Extension 28 into Consolidated Erf W;
- (h) Rezoning of Consolidated Erf W, Ondangwa Extension 28 from “Business” to “Civic”;

- (i) Consolidation of Erven A/6651, A/6652 & A/663 Ondangwa Extension 28 into Consolidated Erf V;
- (j) Rezoning of Consolidated Erf V from “Business” to “Civic”;
- (k) Alternation of Boundaries of Ondangwa Extension 3 to include Consolidated Erf V;
- (l) Inclusion of the rezonings in the next Zoning Scheme to be prepared for Ondangwa.

a) Subdivision of Erf 6651, Ondangwa Extension 28

Erf 6651, Ondangwa Extension 28 is to be subdivided into Erven A, B and Remainder as depicted in **Figure 3-3** below. This is to ensure that the road on the layout plan aligns with the exiting road on the ground. Erf A/6651 Ondangwa Extension 28 is currently zoned for Business is proposed to be zoned for civic with the are measuring 6m², Erf B/6651 Ondangwa Extension 28 is zoned for Business and proposed to be zoned for Business with area measuring 500m² while the Remainder of 6651 Ondangwa Extension 28 is zoned for Business and proposed to be zoned for Street measuring 276m².

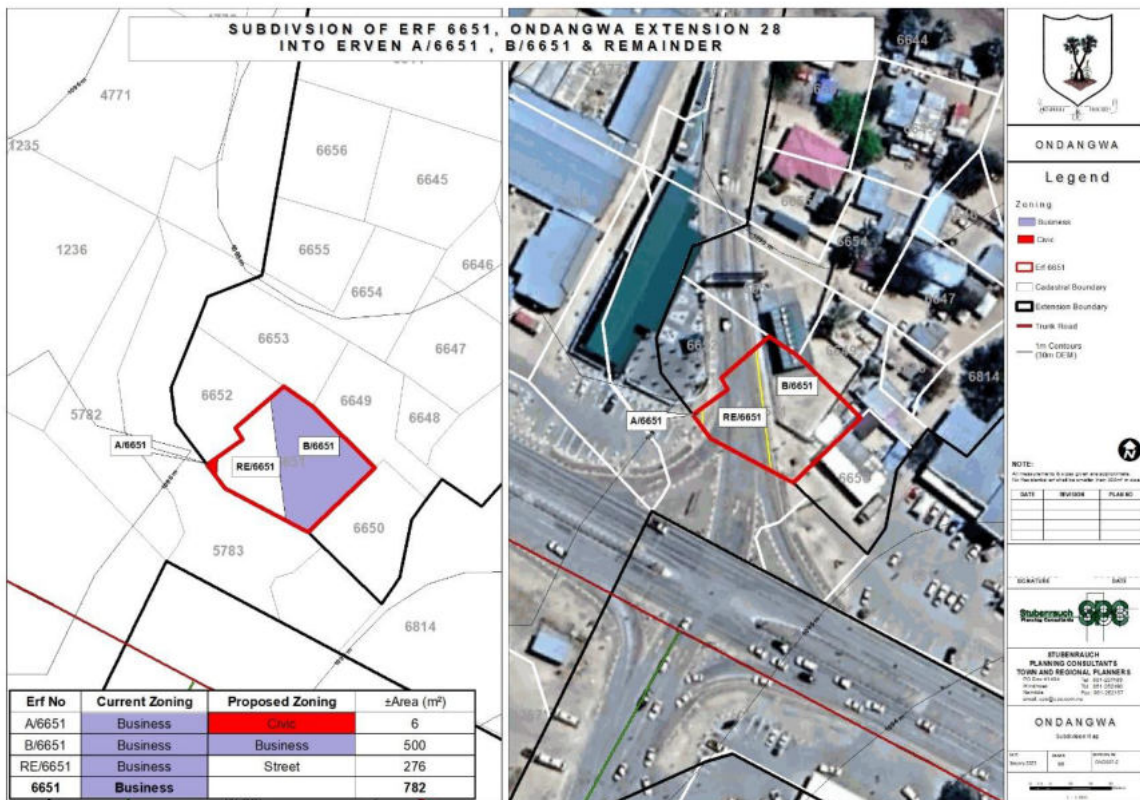


Figure 3-3: Subdivision of Erf 6651, Ondangwa Extension 28 into Erven A/6651, B/6651 and Remainder

b) Subdivision of Erf 6652, Ondangwa Extension 28

As that of the description on Erf 6651 above, Erf 6652, Ondangwa Extension 28 is to be subdivided into Erven A, B & Remainder as depicted in **Figure 3-4** below. This is also to ensure that the road on the layout plan aligns with the exiting road on the ground. Erf A/6652 Ondangwa Extension 28 is currently zoned for Business is proposed to be zoned for civic with the are measuring 301m², Erf B/6652 Ondangwa Extension 28 is zoned for Business and proposed to be zoned for Business with area measuring 11m² while the Remainder of 6652 Ondangwa Extension 28 is zoned for Business and proposed to be zoned for Street measuring 235m².

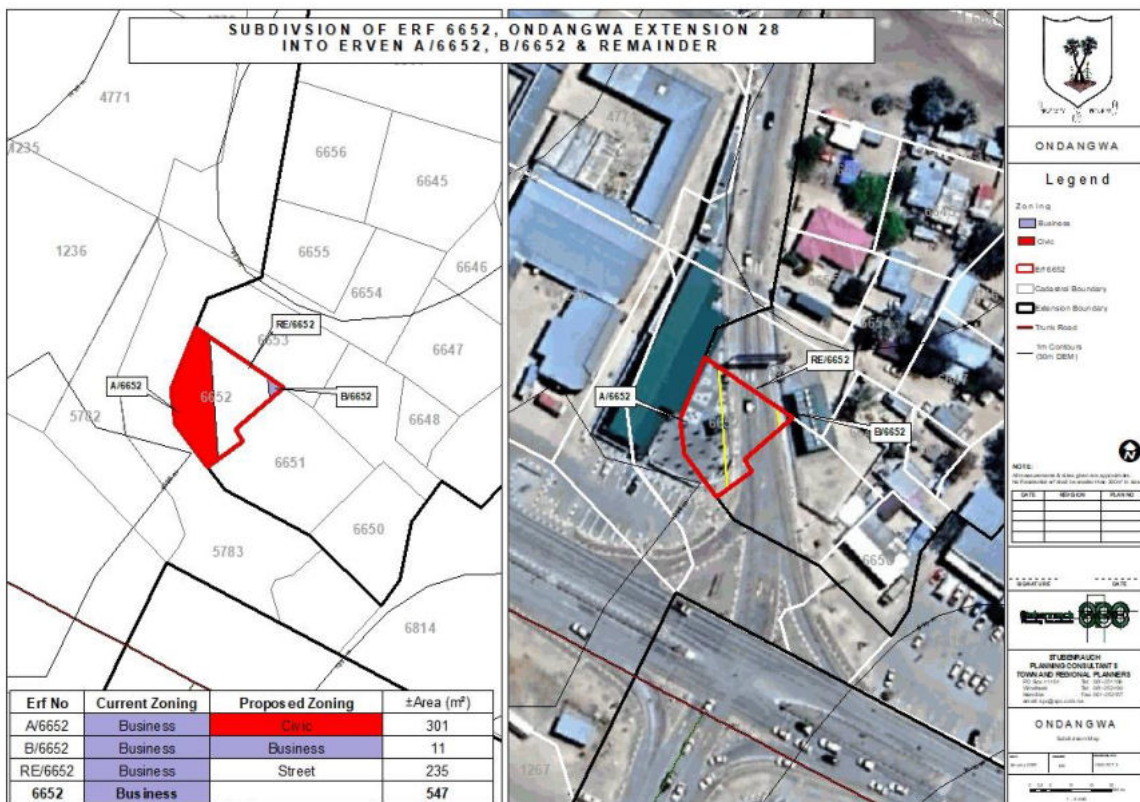


Figure 3-4: Subdivision of Erf 6652, Ondangwa Extension 28 into Erven A/6652, B/6652 and Remainder

c) Subdivision of Erf 6653, Ondangwa Extension 28

The same as above, Erf 6653, Ondangwa Extension 3 is to be subdivided into Erven A, B & Remainder as depicted in **Figure 3-5** below. This is to ensure that the road on the layout plan aligns with the exiting road on the ground. Erf A/6653 Ondangwa Extension 28 is currently zoned for Business and is proposed to be zoned for civic with the are measuring 24m², Erf B/6653 Ondangwa Extension 28 is zoned for Business and proposed to be zoned for Business with area measuring 350m² while the Remainder of 6653 Ondangwa Extension 28 is zoned for Business and proposed to be zoned for Street measuring 230m².

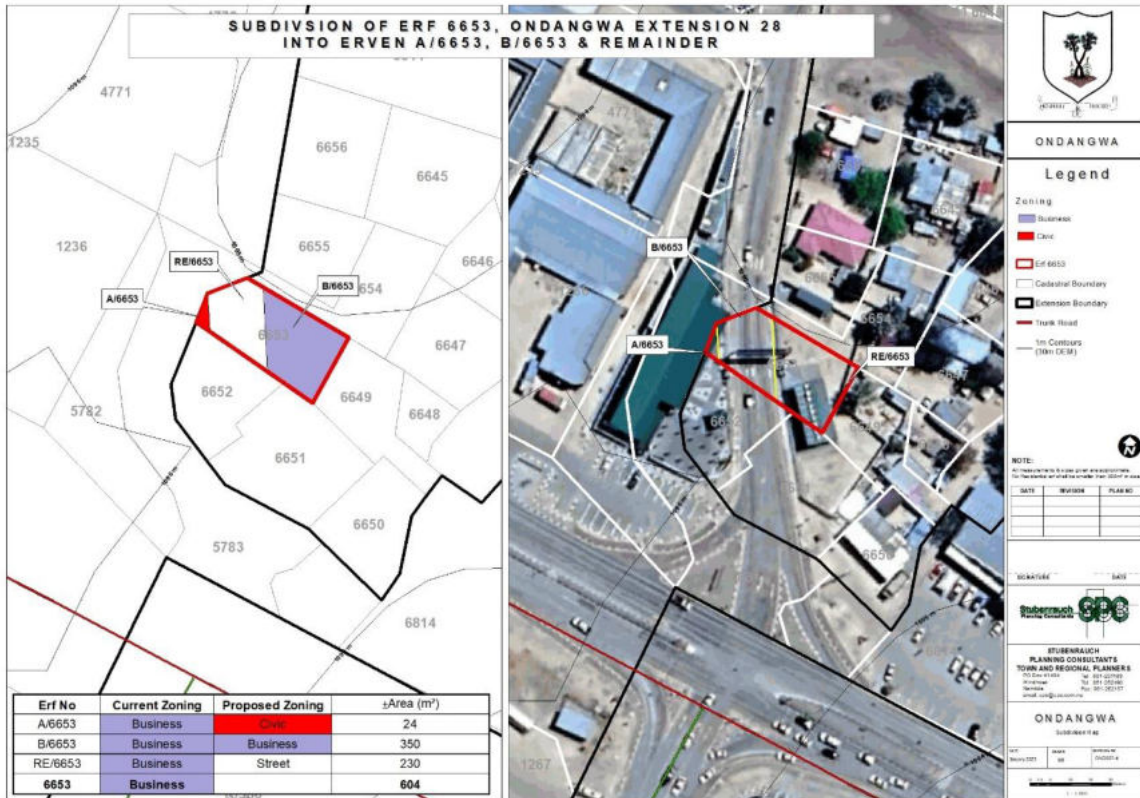


Figure 3-5: Subdivision of Erf 6653, Ondangwa Extension 28 into Erven A/6653, B/6653 and Remainder

d) Subdivision of Erf 6654, Ondangwa Extension 28

Erf 6654, Ondangwa Extension 3 is to be subdivided into Erf A & Remainder as depicted in **Figure 3-6** below. Erf A/6654 Ondangwa Extension 28 is currently zoned for Business and is to remain zoned for Business with the area measuring 603m², while the Remainder of 6654 Ondangwa Extension 28 is zoned for Business and proposed to be zoned for Street measuring 8m².

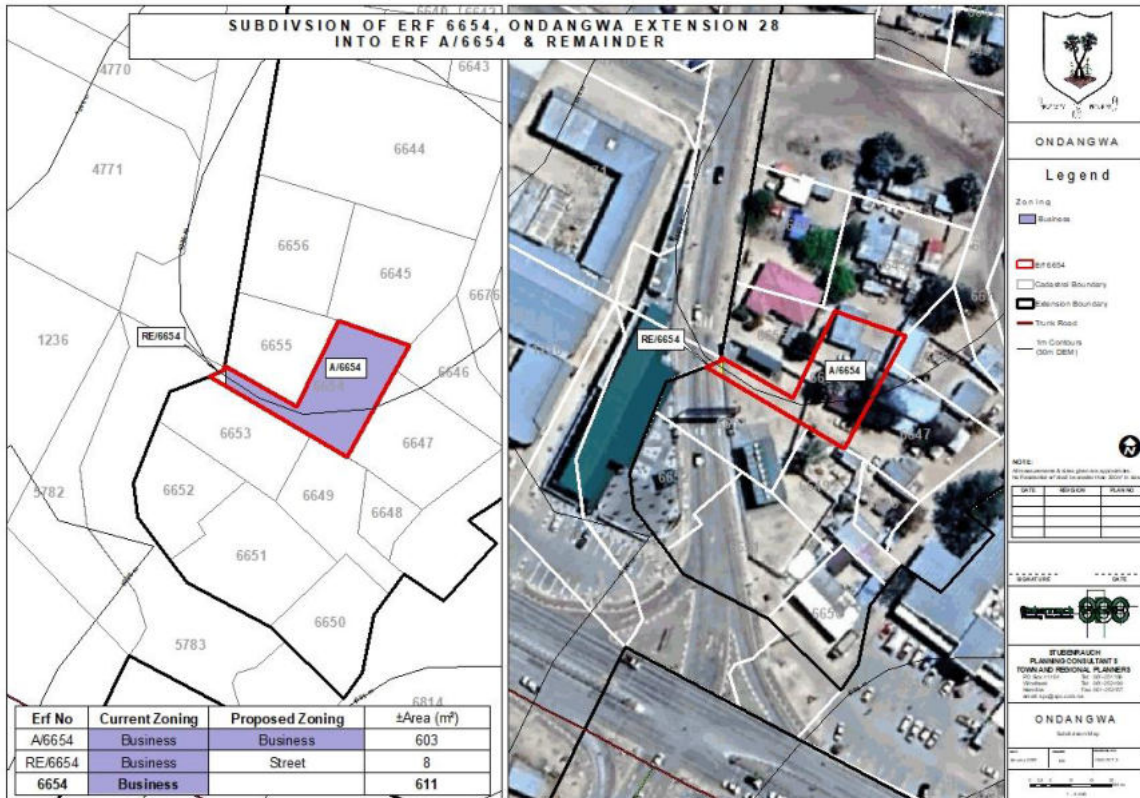


Figure 3-6: Subdivision of Erf 6654, Ondangwa Extension 28 into Erven A/6654, and Remainder

e) Consolidation into Consolidated Erf Y and subsequent rezoning

The Remainder of Portion 5 of the Farm Ondangwa Town and Townlands No. 882 is being subdivided into Erven A, B and the Remainder as depicted in **Figure 3-7** below. The newly created Erven RE/6651, RE/6652, RE/6653 & RE/6654, Ondangwa Extension 28 are to be consolidated into Consolidated Erf Y as depicted in Figure 6 below and subsequently be rezoned from “Business” to “Street” in terms of the Ondangwa Zoning Scheme. This is to ensure that the road on the layout plan aligns with the exiting road on the ground. The Remainder of 6651 Ondangwa Extension 28 is currently zoned for Business and is proposed to be zoned for street with the area measuring **276m²**, the Remainder of 6652 Ondangwa Extension 28 is zoned for Business and proposed to be zoned for Street measuring **235m²**, the Remainder of 6653 Ondangwa Extension 28 is currently zoned for Business and is proposed to be zoned for Street measuring **230m²**, while the Remainder of 6654 Ondangwa Extension 28 is also zoned for Business and is proposed to be zoned for Street measuring **8m²**.

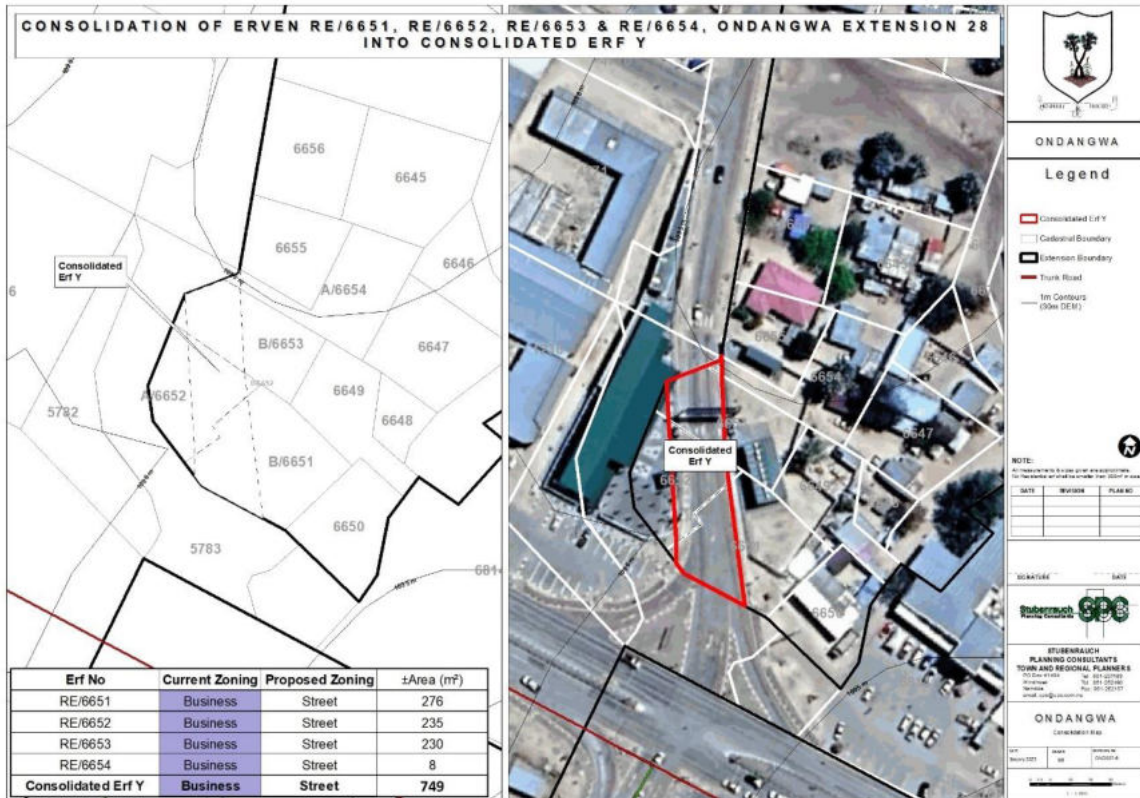


Figure 3-7: Consolidation of erven RE/6651, RE/6652, RE/6653 and RE/6654 into Erf Y

f) Rezoning of Consolidated Erf Y, Ondangwa Extension 28 from “Business” to “Street”

The Consolidated Erf Y, Ondangwa Extension 28 is to be rezoned from “Business” to “Street” as depicted in **Figure 3-8** below.

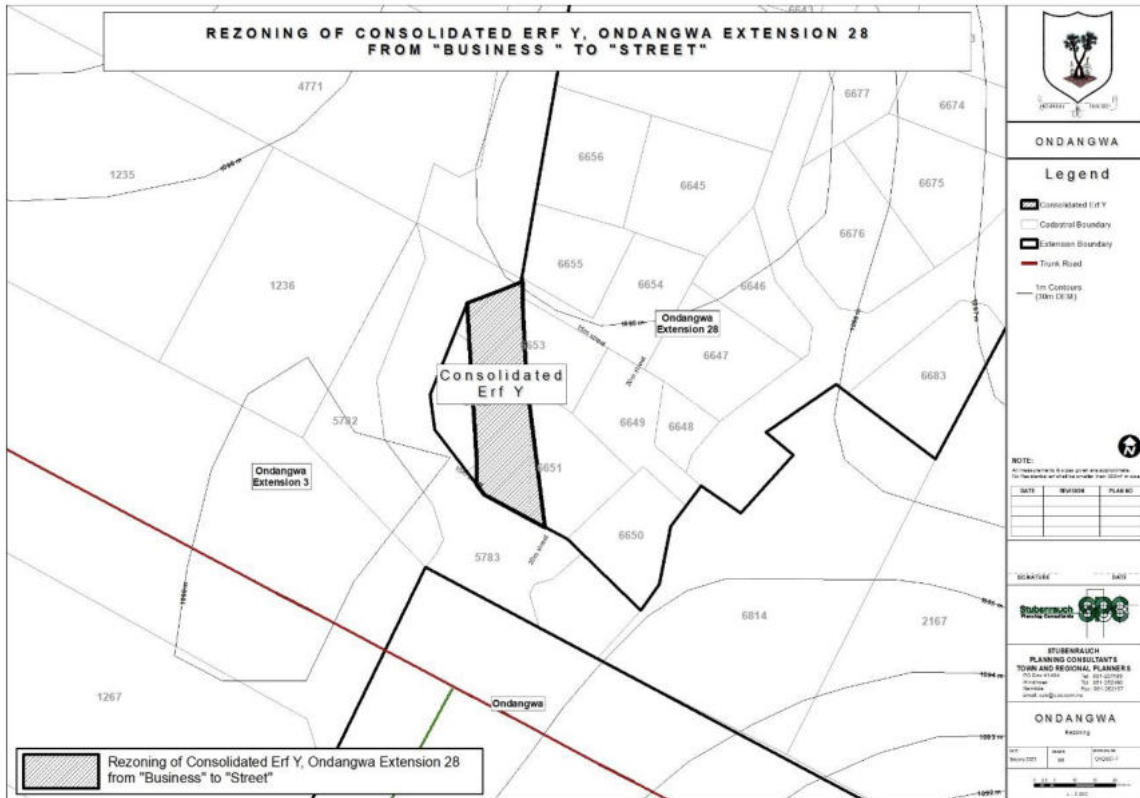


Figure 3-8: Rezoning of Consolidated Erf Y, Ondangwa Extension 28 from Business to Street

g) Consolidation of Erven B/6651, B/6652, B/6653 Ondangwa Extension 28 into Consolidated Erf W

The newly created Erven B/6651, B6652 & B6653, Ondangwa Extension 28 are to be consolidated into Consolidated Erf W, as depicted in **Figure 3-9** below.

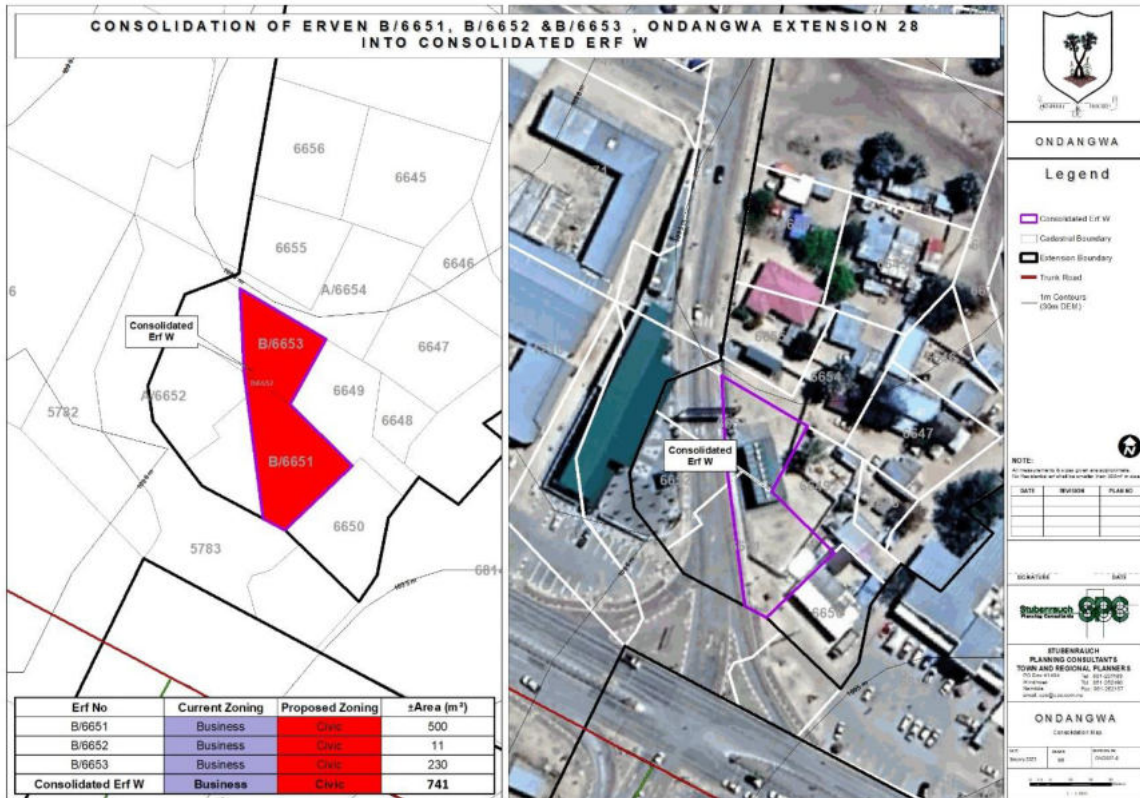


Figure 3-9: Consolidated Erf W

h) Rezoning of Consolidated Erf W Ondangwa Extension 28 from “Business to “Civic”

The Consolidated Erf W, as depicted in **Figure 3-10** below, is to be rezoned from “Business” to “Civic” in terms to the Ondangwa Zoning Scheme.

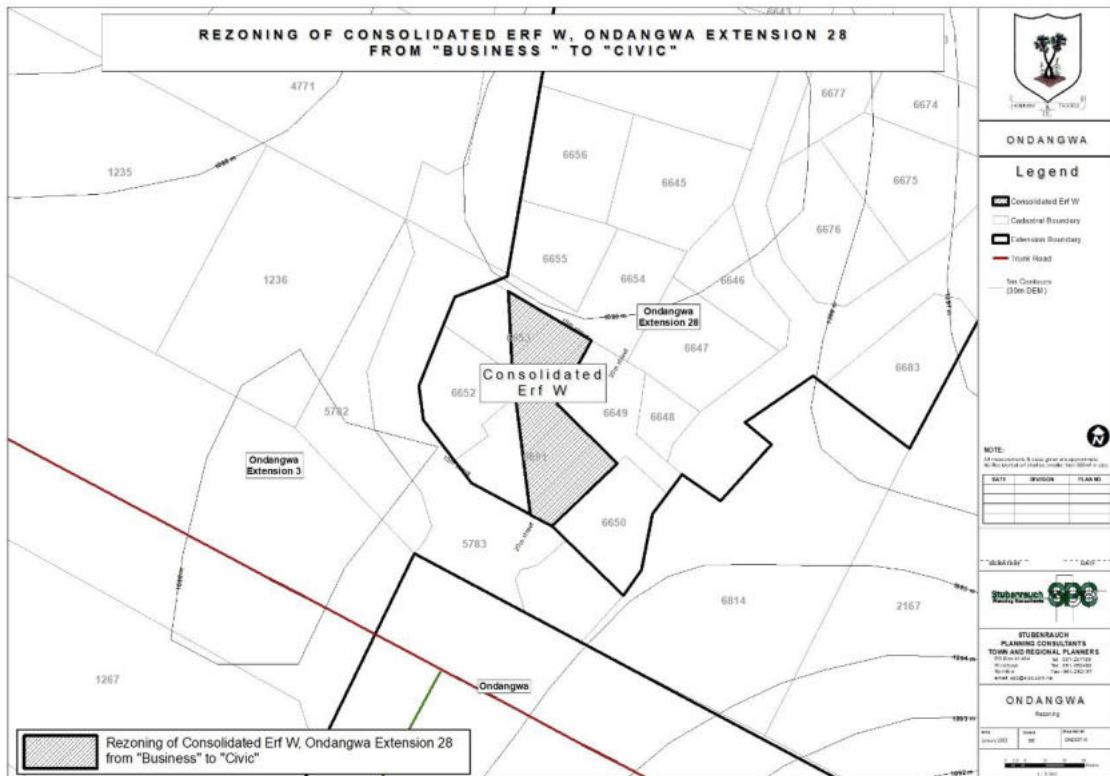


Figure 3-10: Rezoned consolidated Erf W, Ondangwa Extension 28

i) **Consolidation of Erven A/6651, A/6652, and A/6653 Ondangwa Extension 28 into Consolidated Erf V**

The newly created Erven A/6651, A/6652 & A/663 Ondangwa Extension 28 are to be consolidated into Consolidated Erf V as depicted in Figure 3-11 below.

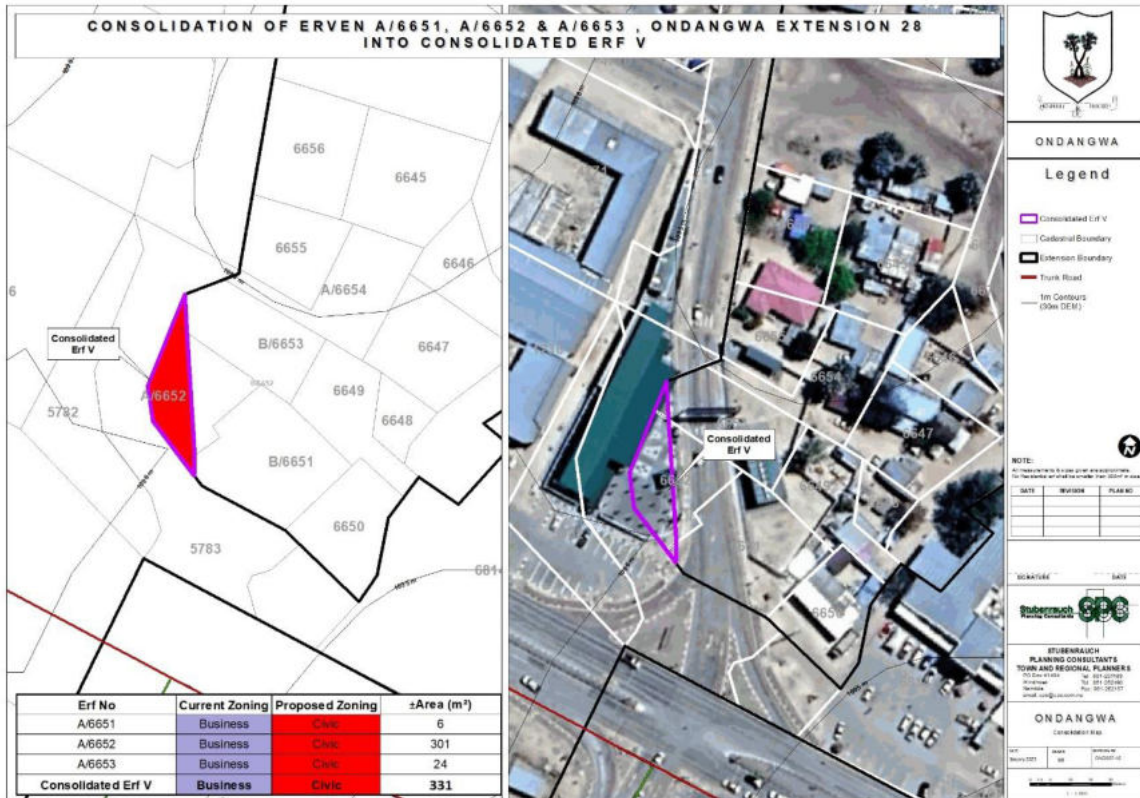


Figure 3-11: Consolidated Erf V, Ondangwa Extension 28

j) Rezoning of the Consolidated Erf V, Ondangwa Extension 28 from “Business” to “Civic”

As depicted in **Figure 3-12** below, the newly Consolidated Erf V, is to be rezoned from “Business” to “Civic” in terms of the Ondangwa Zoning Scheme. The Consolidated and incorporated Erf V is to be consolidated with Erven B/5782, B/5783, B/Ptn 4, Ondangwa Extension 3 into Consolidated Erf T as depicted in **Figure 4-18**.

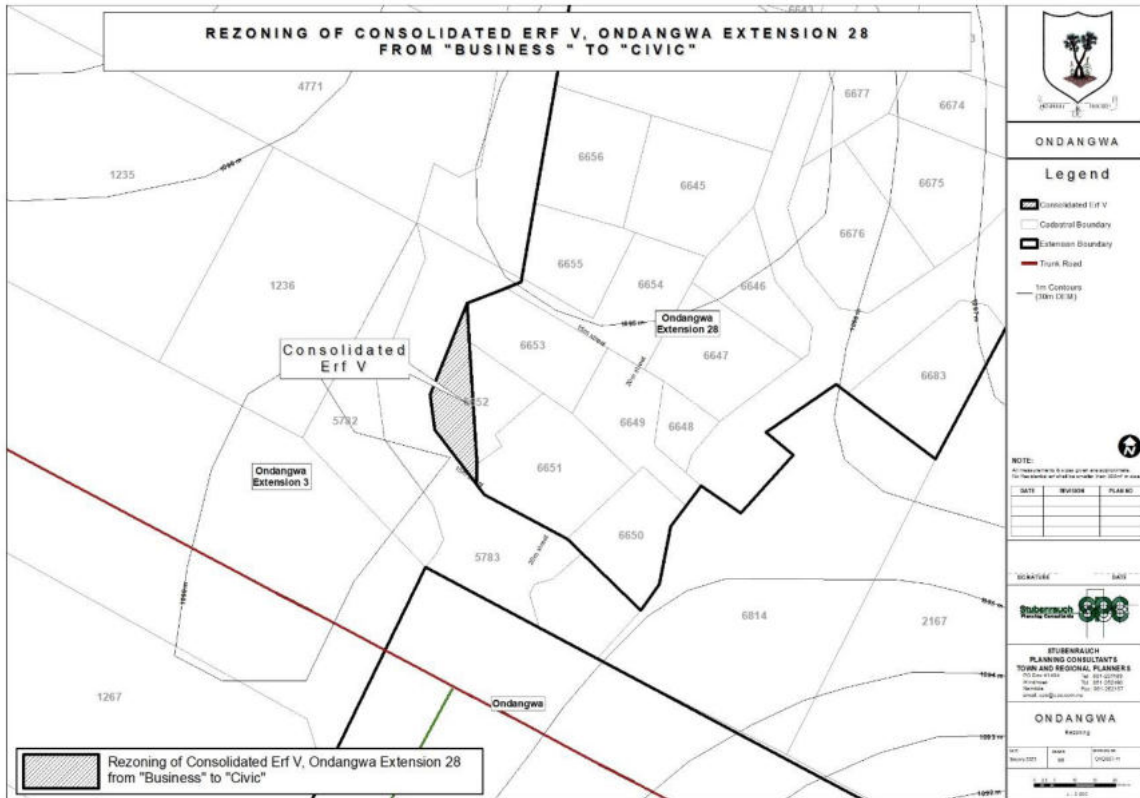


Figure 3-12: Rezoned Consolidated Erf V

k) Alteration of boundaries of Ondangwa Extension 3 to include Consolidated Erf V

Ondangwa Town Council intends to have the boundaries of the Ondangwa Extension 3 altered as depicted in **Figure 3-13** below, in order to incorporate the Consolidated Erf V which is zoned “Civic” in accordance with the Ondangwa Zoning Scheme.

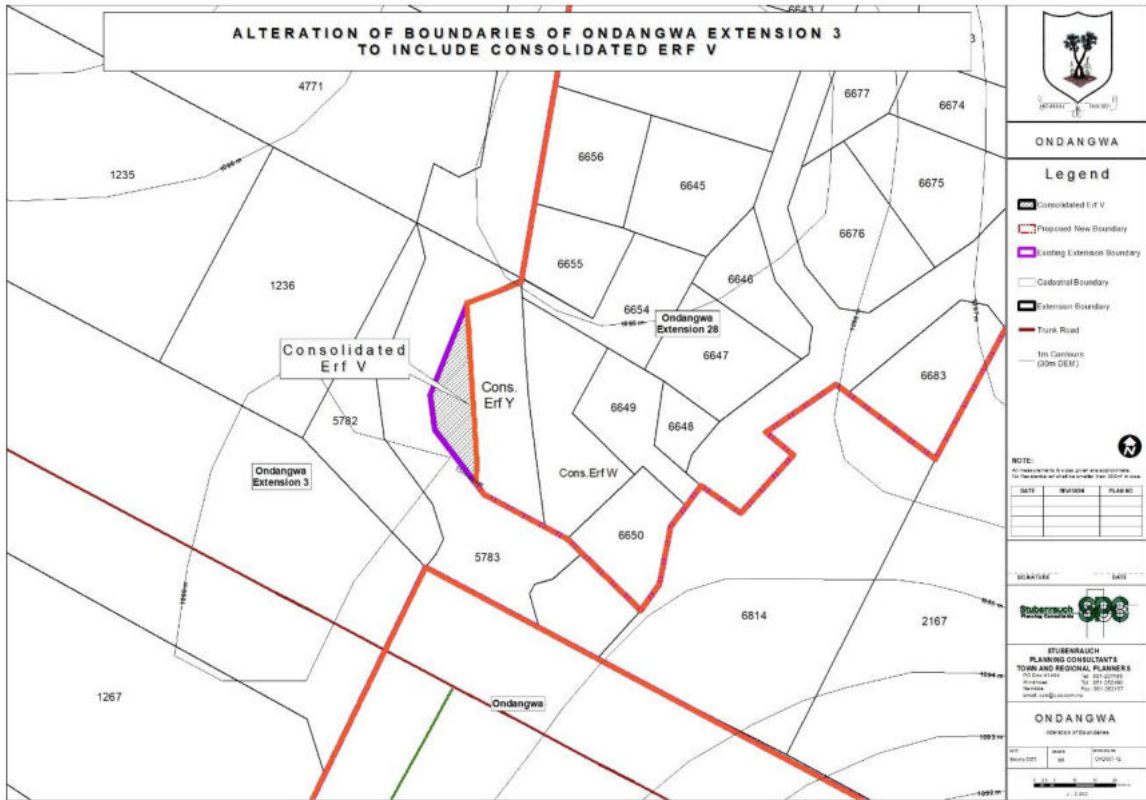


Figure 3-13: Alteration of the boundaries of Ondangwa Extension 3

3.4.2 Engineering services for Ondangwa Ext 28

The subject properties are already connected to the municipal reticulation system of the Ondangwa Town Council, consisting of water, electricity, and sewage. Any amendments or additions to the current services will be done in accordance with the engineering standards and requirements of Ondangwa Town Council.

3.4.3 Storm Water

Stormwater is drained as per the natural drainage system on the site and in accordance with the Ondangwa Town Council Drainage System.

3.4.4 Access Provision

Access to Erven 6651, 6652, 6653 and 6654, Ondangwa Extension 28 is gained from the internal street which separates the townships of Ondangwa Extension 3 from Ondangwa Extension 28. The amended erven will retain the existing street access.

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 DEVELOPMENT DESCRIPTION OF PART B ONDANGWA EXT 3

4.1 Locality

The Erven 1235, 1236, 4771, 5782, 5783 as well as the subject area on the Remainder of Portion 4 of the Farm Ondangwa Town and Townlands No. 882 are located south of the neighbourhood of Ondangwa Extension 3 around the Huhu City Shopping Complex as depicted in the locality map **Figure 4-1** below.

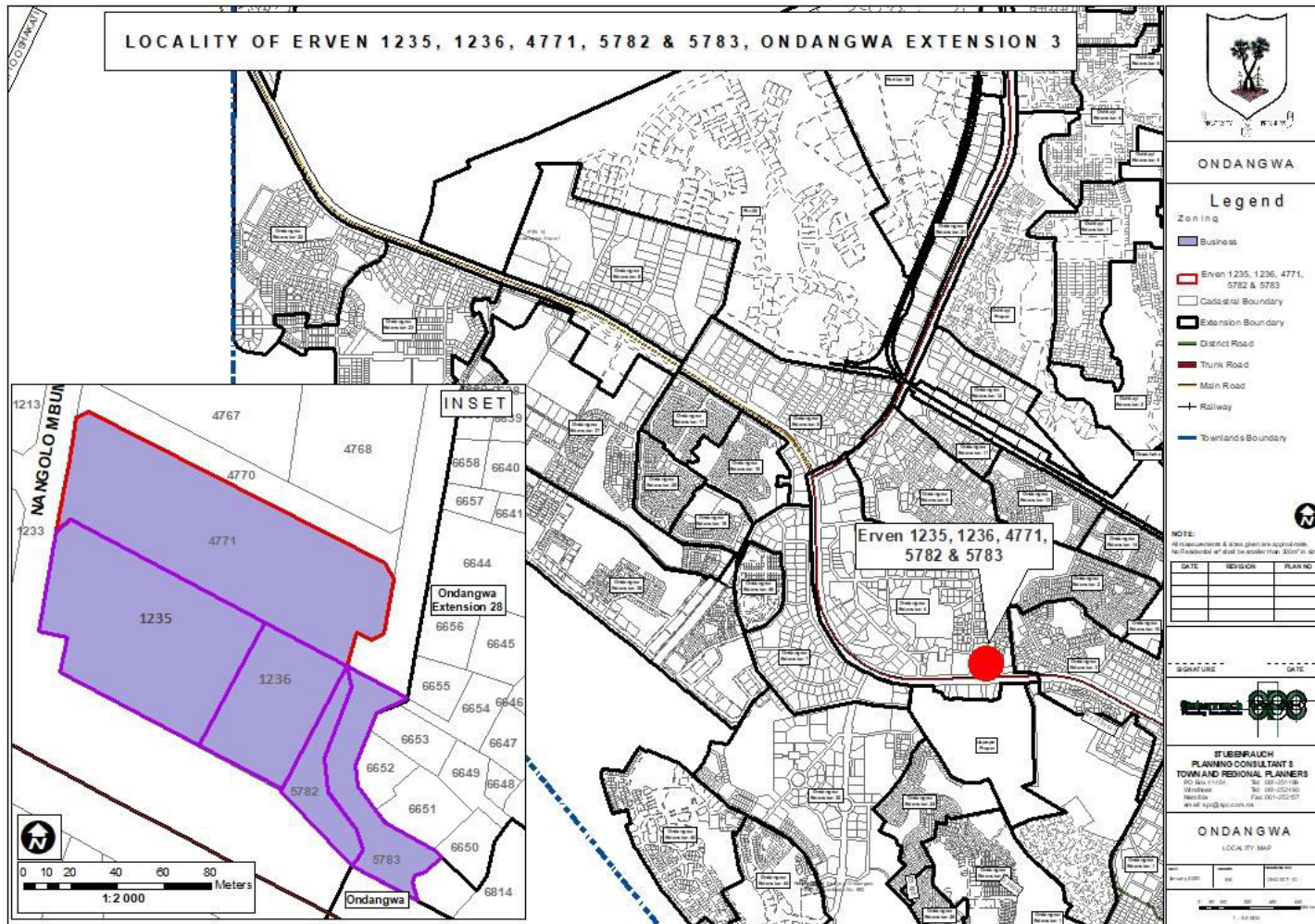


Figure 4-1: Locality map for Erven 4771, 5782, 5783, 1235 and 1236, Ondangwa Extension 3

4.2 Status Quo

the subject area is fully built up and populated with mostly business structures that are essential in the day to day lives of the residents of Ondangwa. However, most of these buildings have not been erected within the demarcated erf boundaries. Similarly, the existing road that distributes the traffic from the B1 Road into the neighbourhood of Ondangwa Extension 3 does not align with the demarcated road reserve on the layout plan for Ondangwa Extension 3, which ought to run between Erf 1236, Ondangwa Extension 3 and Erven 6652 and 6653, Ondangwa Extension 28 as depicted in **Figure 4-2** below. The layout plans for Ondangwa Extension 3 and 28 thus need to be amended in order to accommodate and reflect the existing situation on the ground.



Figure 4-2: Status quo for Erven 4771, 5782, 5783, 1235 and 1236, Ondangwa Extension 3

4.3 Ownership, Size and Zoning

According to the Ondangwa Zoning Scheme, the Ownership of the subject erven and their current zonings are outlined in **Table 4-1** below.

Table 4-1: Ownership, size and zoning

ERF NUMBER	NAME OF OWNER	SIZE	CURRENT ZONING
Erf 5782, Ondangwa Extension 3	Ondangwa Town Council (T4017/2017)	951	Public Open Space
Erf 5783, Ondangwa Extension 3	Ondangwa Town Council (T/3024/1997)	1600	Street
Erf 1235, Ondangwa Extension 3	Paavo Mulanduleni Amwele (T310/2004)	5160	Business
Erf 1236, Ondangwa Extension 3	Iyambo Iyambo (T5360/2000)	2400	Business
Erf 4771, Ondangwa Extension 3	Ondangwa Town Council (T3024/1997)	6732	Business
The Remainder of Portion 4 of the Farm Ondangwa Townlands No. 882	Ondangwa Town Council (T3024/1997)		Street

4.4 Proposed Development

Ondangwa Town Council intends to rectify the situation on the ground, by creating an as-built layout plan for the area around the Huhu City Shopping Complex in Ondangwa Extension 3 and Ondangwa Extension 28. This exercise is aimed to rectify the encroachment of various buildings onto the adjacent properties in that area by amending the layout plans for Ondangwa Extension 3 and Ondangwa Extension 28, to accommodate and reflect the existing situation on the ground. This will be done by undertaking the following town planning statutory procedure:

4.4.1 The Planning Process

In order to allow for the proposed development, the following statutory steps need to be undertaken:

- (a) Subdivision of Erf 4771, Ondangwa Extension 3 into Erven A/4771, B/4771, C/4771 & Remainder;
- (b) Rezoning of Erf B/4771, Ondangwa Extension 3 from “Business” to “Public Open Space”;
- (c) Rezoning of Erf C/4771, Ondangwa Extension 3 from “Business” to “Civic”;
- (d) Consolidation of Erven A/4771 and Erf 1236, Ondangwa Extension 3 into Consolidated Erf Z;
- (e) Consolidation of Erven RE/4771 and Erf 1235, Ondangwa Extension 3 into Consolidated Erf X;
- (f) Subdivision of Erf 5782, Ondangwa Extension 3 into Erven A/5782, B/5782 & Remainder;
- (g) Permanent Closure of Erven B/5782 and RE/5782, Ondangwa Extension 3 as “Public Open Space”;
- (h) Rezoning of Erf B/5782, Ondangwa Extension 3 from “Public Open Space” to “Civic”;
- (i) Rezoning of Erf RE/5782, Ondangwa Extension 3 from “Public Open Space” to “Street”;
- (j) Subdivision of the Remainder of Portion 4 of the Farm Ondangwa Town and Townlands No. 882 into Portions A, B & Remainder;

- (k) Permanent Closure of Portions A and B of the Remainder of Portion 4 of the Farm Ondangwa Town and Townlands No. 882 as “Street”;
- (l) Rezoning of Portion A/4 of the Farm Ondangwa Town and Townlands No. 882 from “Street” to “Public Open Space”;
- (m) Rezoning of Portion B/4 of the Farm Ondangwa Town and Townlands No. 882 from “Street” to “Civic”;
- (n) Subdivision of Erf 5783, Ondangwa Extension 3 into Erven A/5783, B/5783, C/5783 and Remainder;
- (o) Permanent Closure of Erven A/5783 and B/5783, Ondangwa Extension 3 as “Street”;
- (p) Rezoning of Erf A/5783, Ondangwa Extension 3 from “Street” to “Public Open Space”;
- (q) Rezoning of Erf B/5783, Ondangwa Extension 3 from “Street” to “Civic”;
- (r) Consolidation of Erven A/5782, A/5783, A/Ptn 4 and B/4771, Ondangwa Extension 3 into Consolidated Erf S;
- (s) Alternation of Boundaries of Ondangwa Extension 3 to include Consolidated Erf V;
- (t) Consolidation of Erven B/5782, B/5783, B/Ptn 4 and Consolidated Erf V, Ondangwa Extension 3 into Consolidated Erf T;
- (u) Inclusion of the rezonings in the next Zoning Scheme to be prepared for Ondangwa.

(a) Subdivision of Erf 4771, Ondangwa Extension 3 into Erven A/4771, B/4771, C/4771 and Remainder

Erf 4771, Ondangwa Extension 3 is to be subdivided into Erven A/4771, B/4771, C/4771 & Remainder as depicted in **Figure 4-3** below. Erf A/4771 Ondangwa Extension 3 is currently zoned for Business and is to remain zoned for Business with the area measuring 1703m², while the Remainder of 4771 Ondangwa Extension 3 is zoned for Business and is to remain zoned for Business with area measuring 4783m².

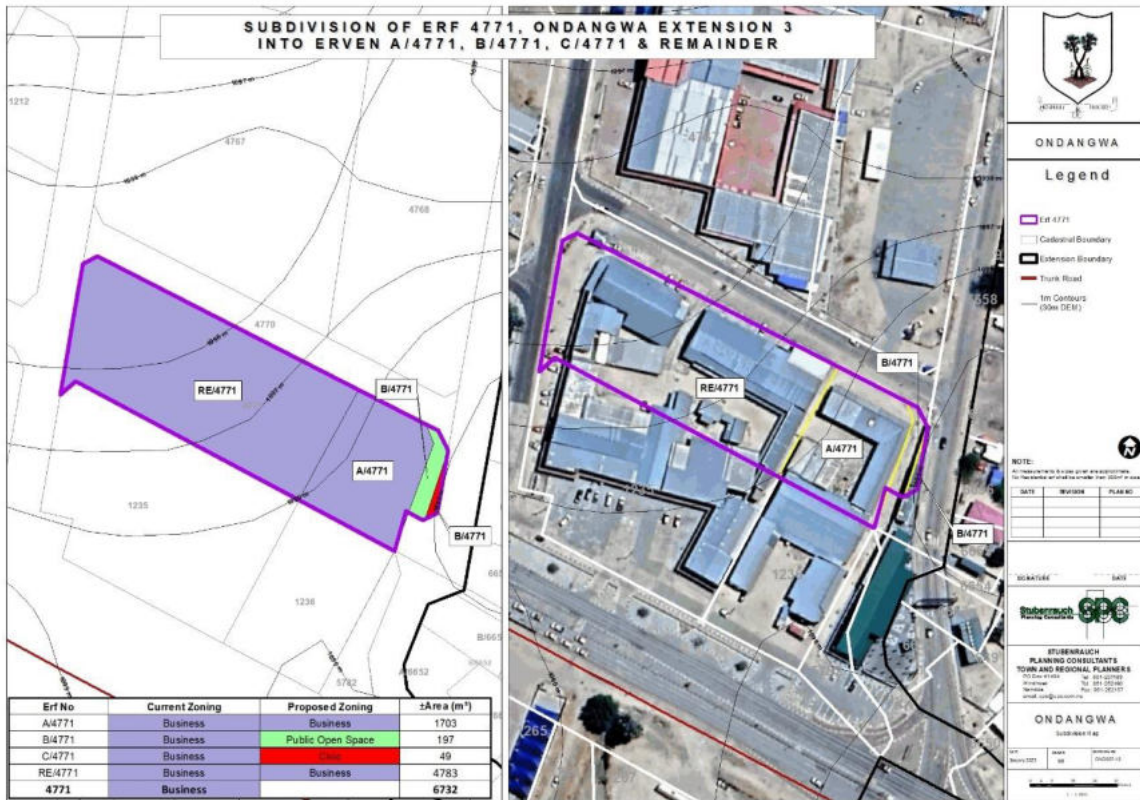


Figure 4-3: Subdivision of Erf 4771, Ondangwa Extension 3 into Erven A/4771, B/4771, C/4771 and Remainder.

(b) Rezoning of Erf B/4771 Ondangwa Extension 3 from “Business” to “Public Open Space” and Erf C/4771 Ondangwa Extension 3 from “Business” to “Civic”

The newly created Erven B/4771 and C/4771, Ondangwa Extension 3 are to be rezoned in terms of the Ondangwa Zoning Scheme respectively from “Business” to “Public Open Space” and from “Business” to “Civic” as depicted in **Figure 4-4** below. Erf B/4771 Ondangwa Extension 3 is zoned for Business and is proposed to be zoned for Public Open Space with area measuring 197m², Erf C/477 Ondangwa Extension 3 is zoned for Business and is proposed to be zoned for Civic with area measuring 49 m².

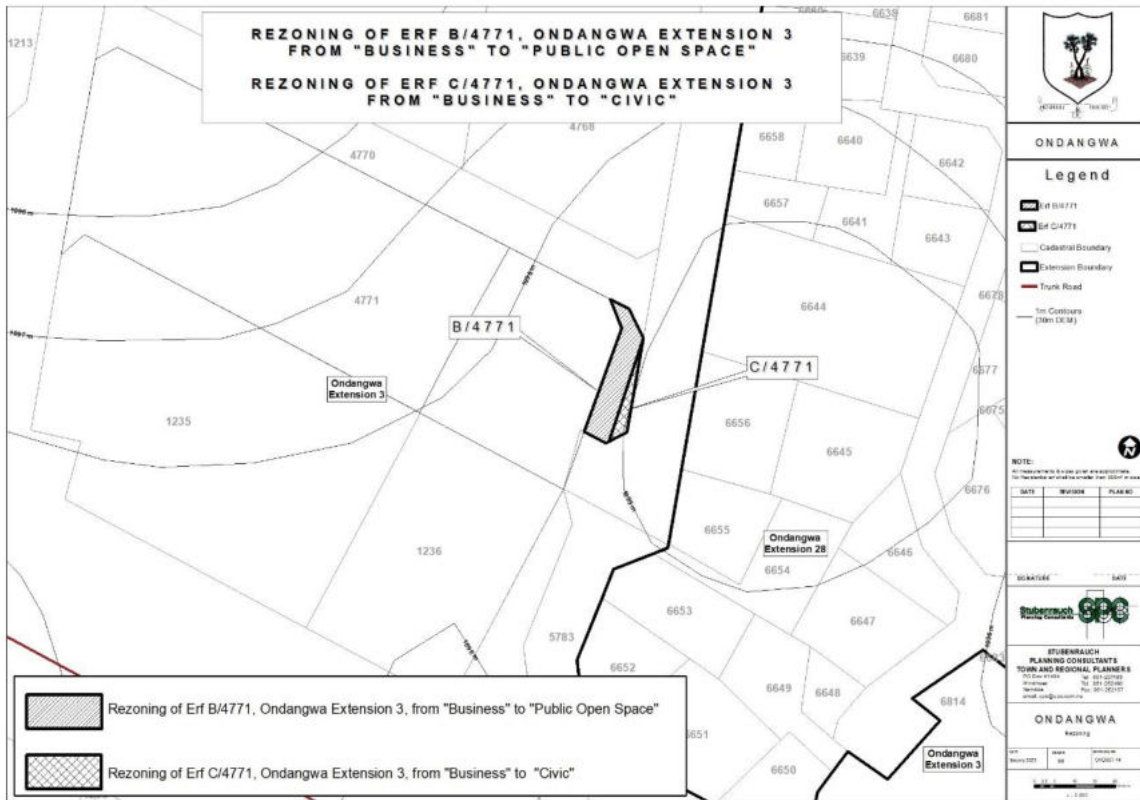


Figure 4-4: Rezoning of Erven B/4771 and C/4471 Ondangwa Extension 3

(c) Consolidation of Erf A/4771 and Erf 1236, Ondangwa Extension 3 into Consolidated Erf Z

The newly created Erf A/4771, Ondangwa Extension 3 is to be consolidated with Erf 1236, Ondangwa Extension 3 into the Consolidated Erf Z as depicted in **Figure 4-5** below. This is to ensure that the buildings for the Huhu City Shopping Complex which have been erected over two properties are accommodated on one erf which will ease the administration duties of the Ondangwa Town Council

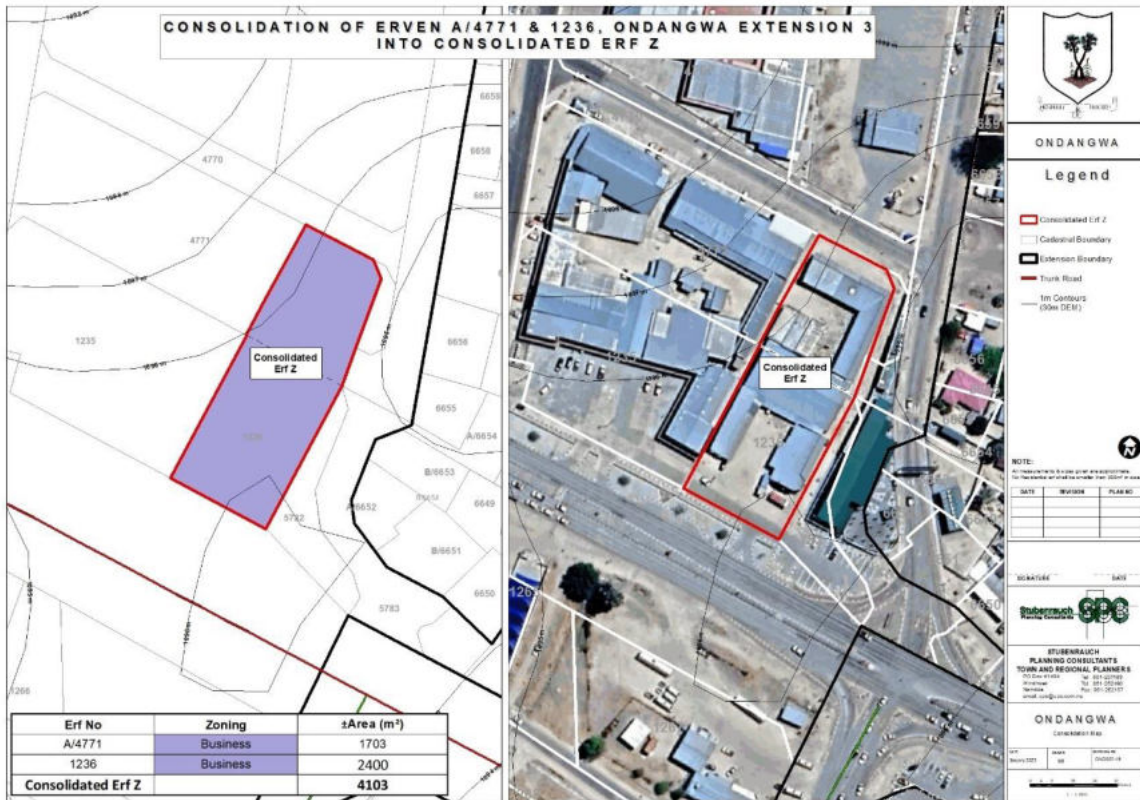


Figure 4-5: Consolidated Erf Z

(d) Consolidation Erf RE/4771 and Erf 1235, Ondangwa Extension 3 into Consolidated Erf X

The Remainder of the subdivided Erf 4771, Ondangwa Extension 3 is to be consolidated with Erf 1235, Ondangwa Extension 3 into the Consolidated Erf X, Ondangwa Extension 3 as depicted in **Figure 4-6** below. This is to ensure that the buildings for the Times Square Shopping Centre are accommodated on one erf, easing the administration duties of the Ondangwa Town Council.

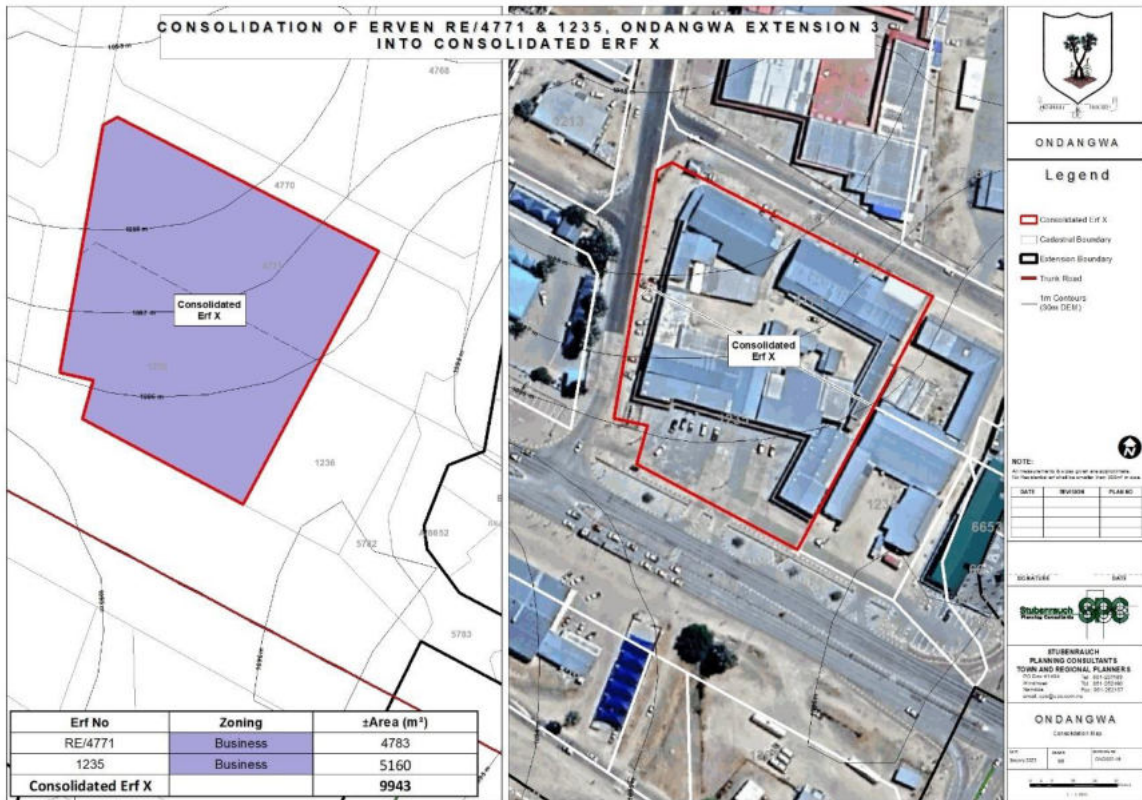


Figure 4-6: Consolidated Erf X

(e) Subdivision of Erf 5782, Ondangwa Extension 3 into Erven A/5784, B/5782 and Remainder

Erf 5782, Ondangwa Extension 3 is to be subdivided into Erven A/5782, B/5782 & Remainder as depicted in **Figure 4-7** below. Erf A/5782, Ondangwa Extension 3 will retain its zoning “Public Open Space”.

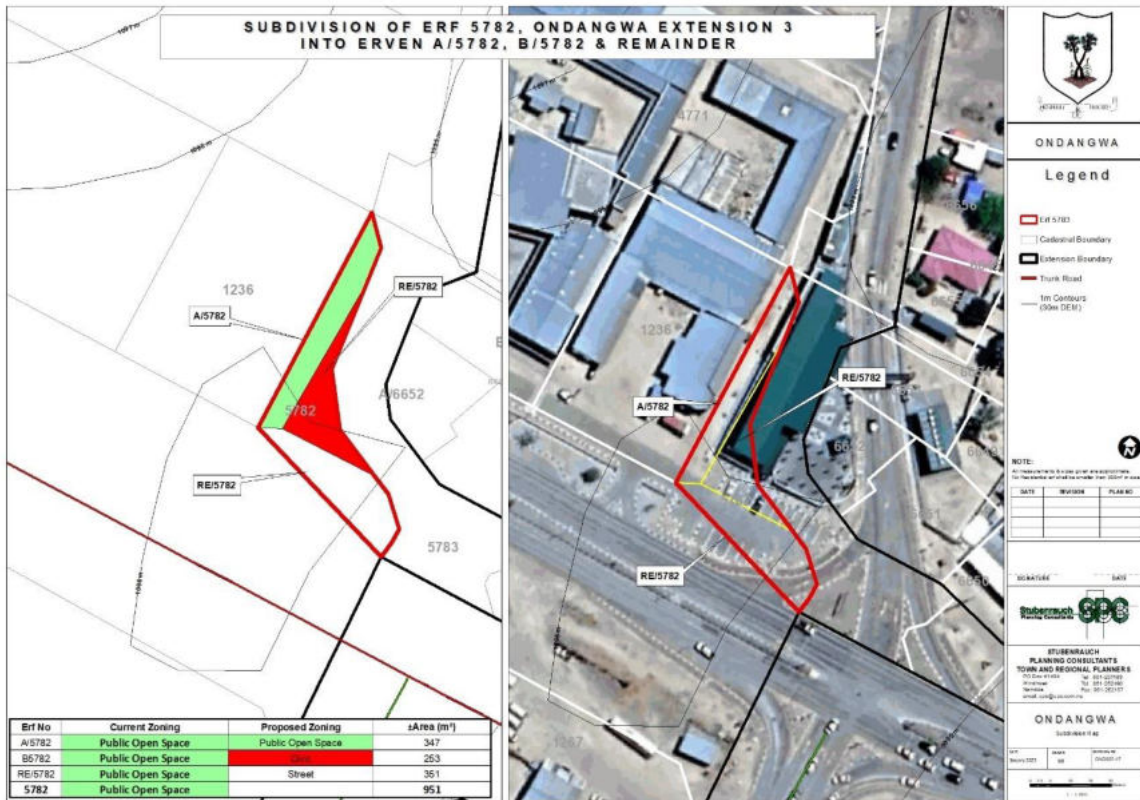


Figure 4-7: Subdivision of Erf 5782, Ondangwa Extension 3 into Erven A/5782, B/5782 and Remainder

(f) Permanent Closure of Erven B/5782 and RE/5782, Ondangwa Extension 3 as “Public Open Space”

The newly created Erven B/5782 and RE/5782, Ondangwa Extension 3 are to be permanently closed as “Public Open Space” as depicted in **Figure 4-8** below.

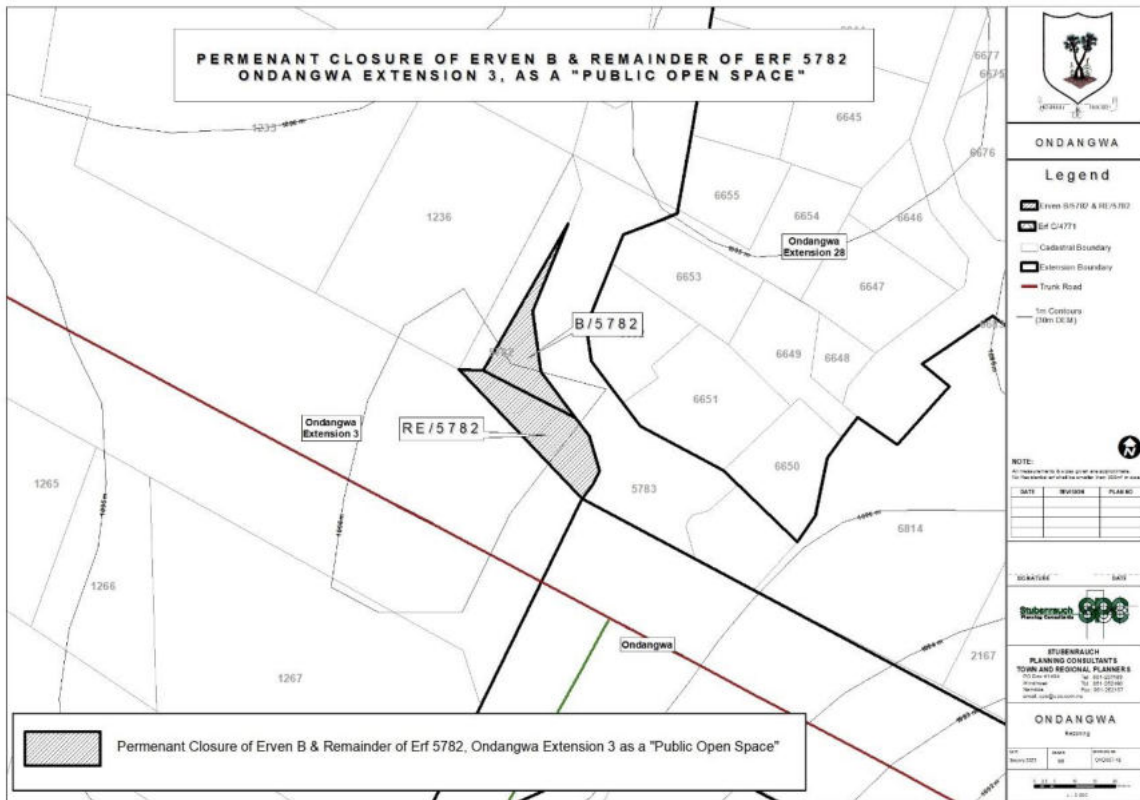


Figure 4-8: Permanent Closure of Erven B/5782 and Re/5782, Ondangwa Extension 3 as “Public Open Space”

(g) Rezoning of Erf B/5782 Ondangwa Extension 3 from “Public Open Space” to “Civic” and RE/5782 Ondangwa Extension 3 from “Public Open Space” to “Street”

As depicted in **Figure 4-9** below, the newly created Erven B/5782 and RE/5782, Ondangwa Extension 3 are to be rezoned in terms of the Ondangwa Zoning Scheme respectively from “Public Open Space” to “Civic” and “Street”.

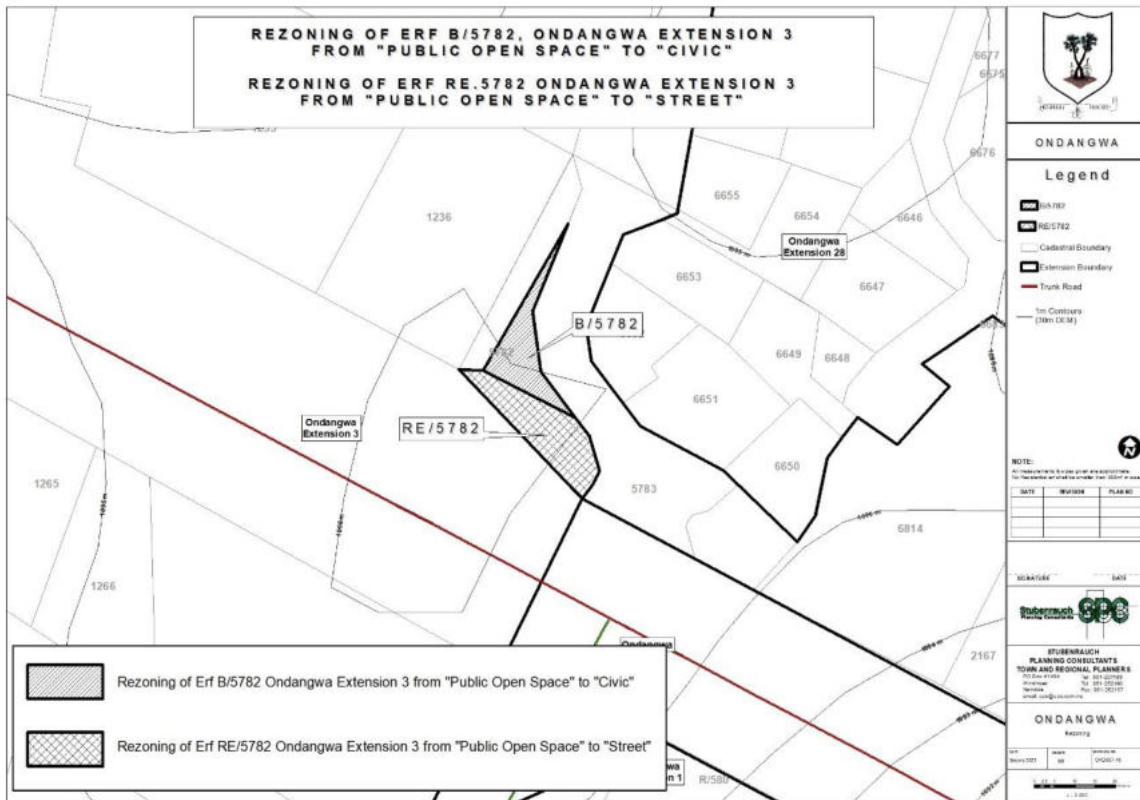


Figure 4-9: Rezoning of Erf B/5782 and RE/5782, Ondangwa Extension 3

(h) Subdivision of the Remainder of Portion 4 of the Farm Ondangwa Town and Townlands No. 882 into Portions A, B and Remainder

The Remainder of Portion 4 of the Farm Ondangwa Town and Townlands No. 882 is to be subdivided into Portion A, B & Remainder as depicted in **Figure 4-10** below.

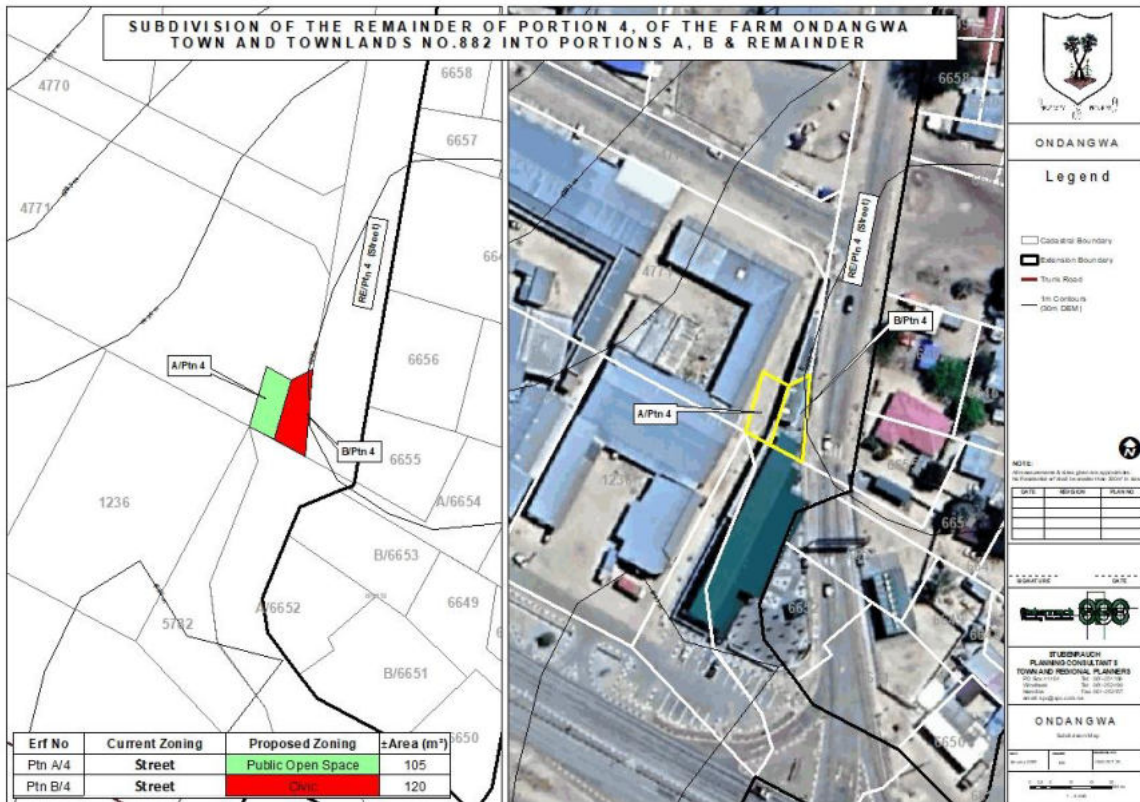


Figure 4-10: Subdivision of Portion 4 of the Remainder of the Farm Ondangwa Town and Townlands No. 884

(i) Permanent Closure of Portion A and B of the Remainder of Portion 4 of the Farm Ondangwa Town and Townlands No. 884 as “Street”

As depicted in Figure 4-11 below, the newly created Portions A and B of the Remainder of Portion 4 of the Farm Ondangwa Town and Townlands No. 882 are to be permanently closed as “Street”.

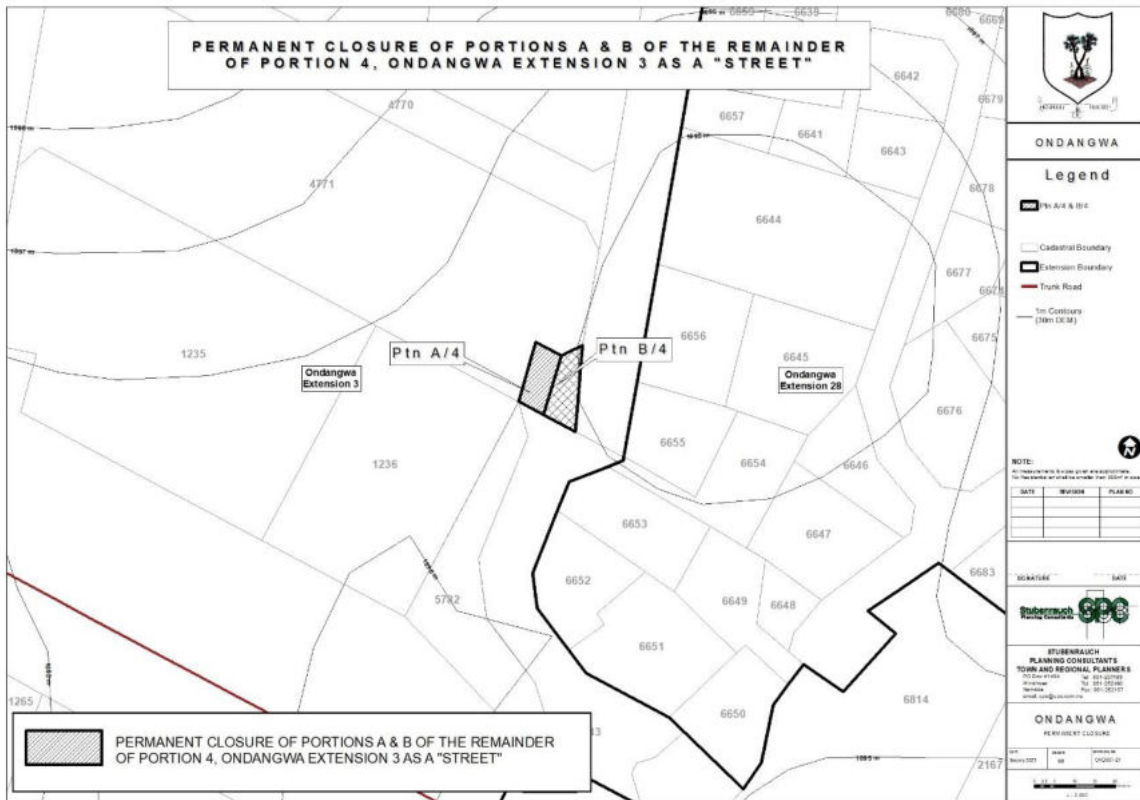


Figure 4-11: Permanent Closure of Portion A and B of the Remainder of Portion 4, Ondangwa extension 3 as Street.

(j) Rezoning of Portion A/4 and B/4 the Farm Ondangwa Town and Townland No. 882 from "Street" to "Public Open Space" and to "Civic"

As depicted in **Figure 4-12** below, the newly created Portions A and B of the Remainder of Portion 4 of the Farm Ondangwa Town and Townlands No. 882 are to be rezoned in terms of the Ondangwa Zoning Scheme respectively from "Street" to "Public Open Space" and "Civic",

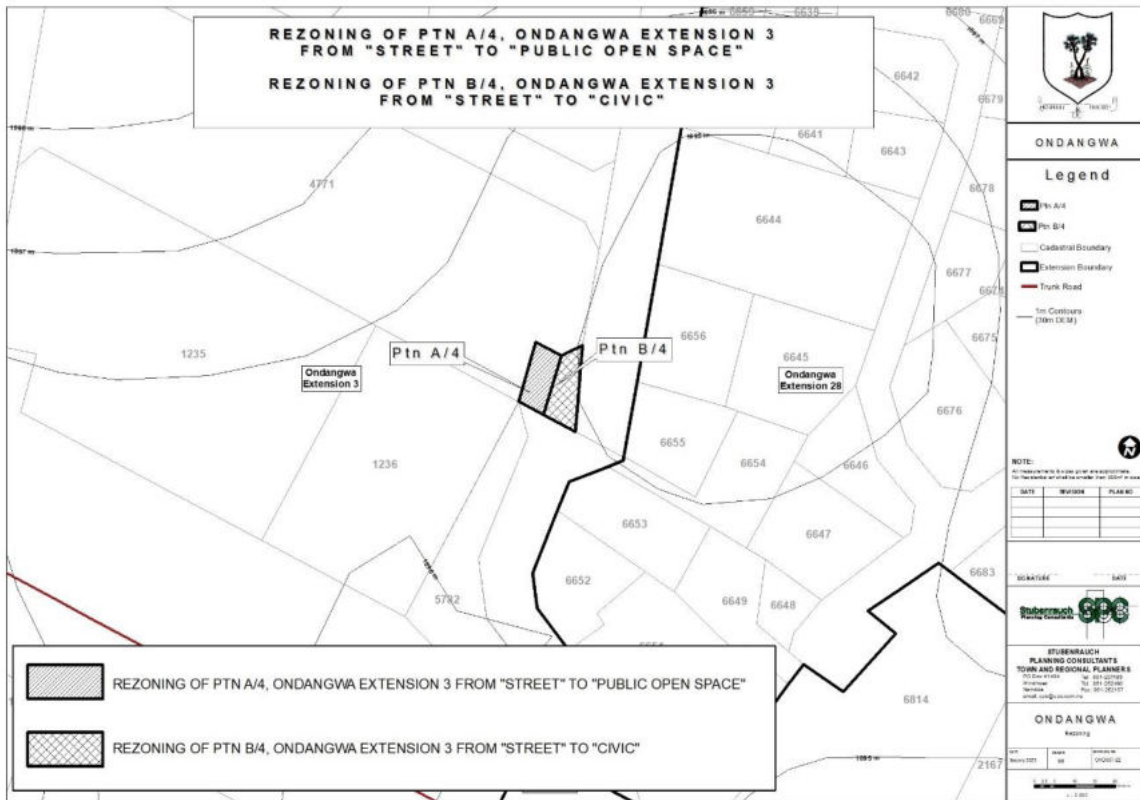


Figure 4-12: Rezoning of Portion A/4 and Portion B/4, of the Farm Ondangwa Town and Townland No. 882

(k) Subdivision of Erf 5783, Ondangwa Extension 3 into Erven A/5783, B/5783, C/5783, and Remainder

As depicted in **Figure 4-13** below, Erf 5783, Ondangwa Extension 3 is to be subdivided into Erven A/5783, B/5783, C/5783 and Remainder. Erf C/5783, and RE/5783 Ondangwa Extension 3 will retain their zonings of “Street”. Erf C/5783, measuring **80m²** while the RE/5783 measuring **666m²**.

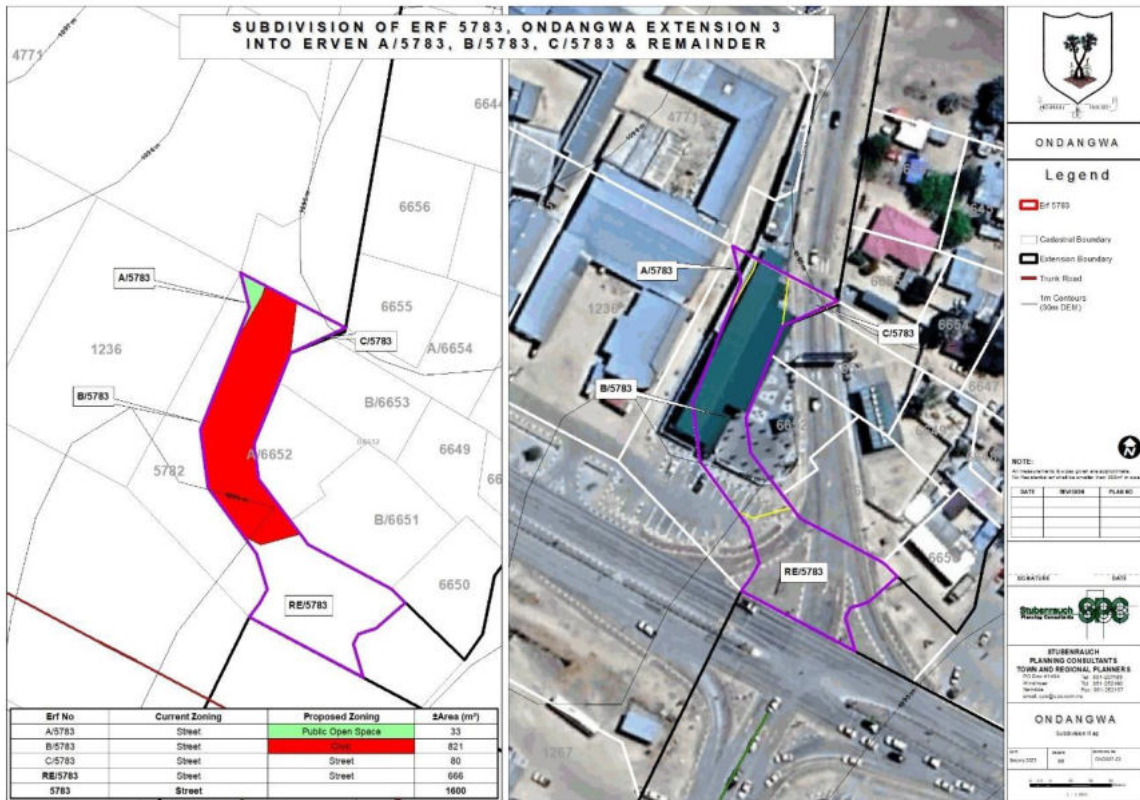


Figure 4-13: Subdivision of Erf 5783 Ondangwa Extension 3

(l) Permanent Closure of Erven A/5783 and B/5783, Ondangwa Extension 3 as “Street”

As depicted in **Figure 4-14** below, the newly created Erven A/5783 and B/5783, Ondangwa Extension 3 are to be permanently closed as “Street”.

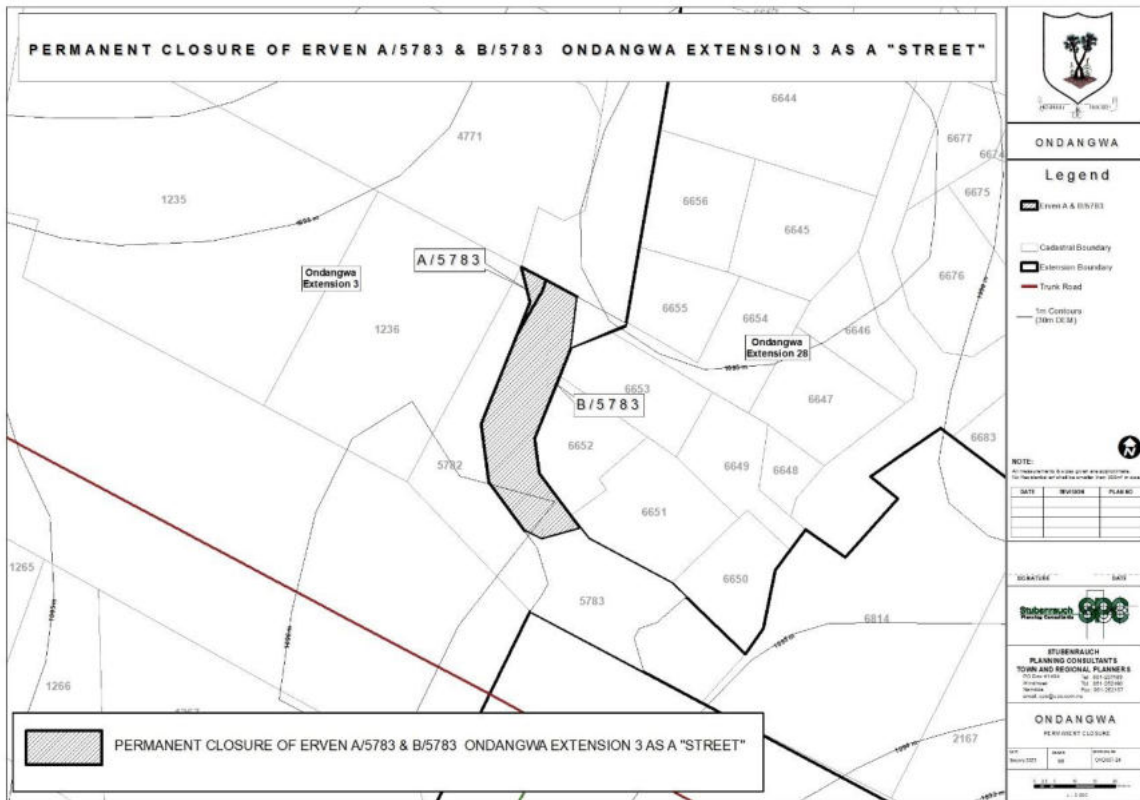


Figure 4-14: Permanent Closure of Erven A/5783 and B/5783, Ondangwa Extension 3 as a “Street”

(m) Rezoning of Erven A/5783 Ondangwa Extension 3 from “Street” to “Public Open Space” and B/5783 Ondangwa Extension 3 from “Street” to “Civic”

As depicted in **Figure 4-15** below, the newly created Erven A/5783 and B/5783, Ondangwa Extension 3 are to be rezoned in terms of the Ondangwa Zoning Scheme respectively from “Street” to “Public Open Space” and “Civic”. Erf A/5783 Ondangwa Extension 3 is zoned for Street and is proposed to be zoned for Public Open Space with area measuring **33m²**, Erf B/5783 Ondangwa Extension 3 is zoned for Street and is proposed to be zoned for Civic with area measuring **821 m²**.

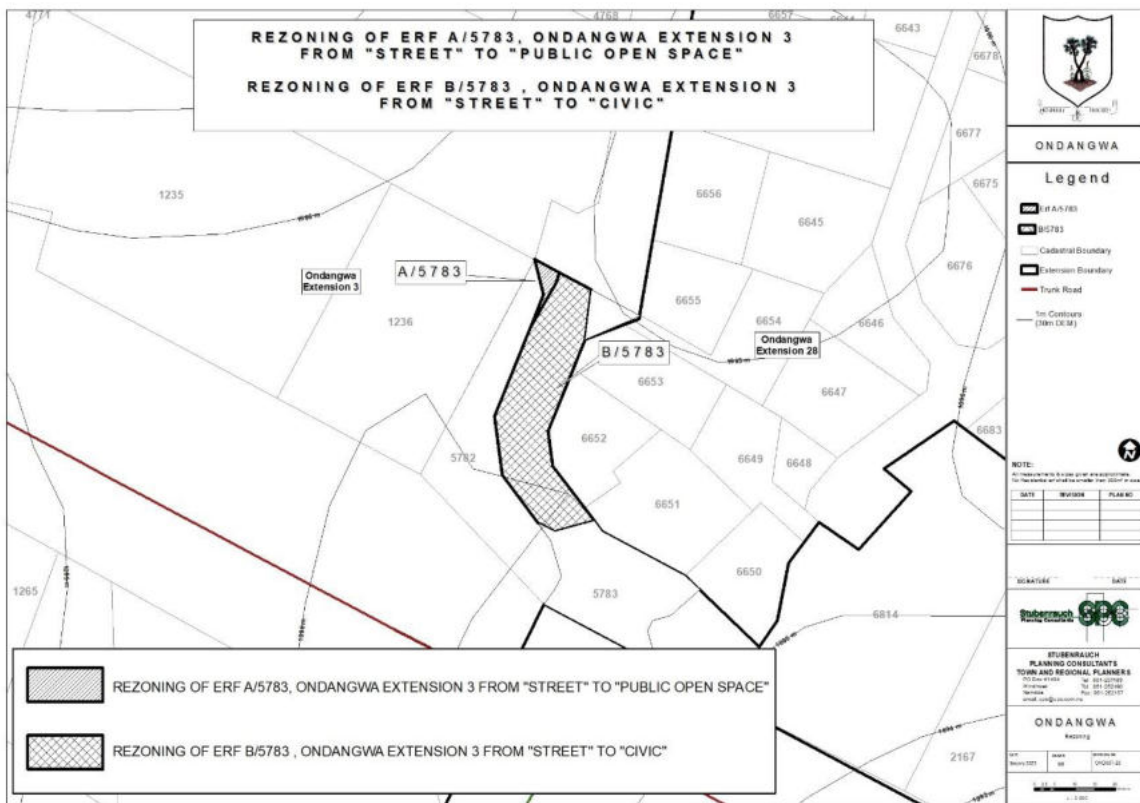


Figure 4-15: Rezoning of Erf A/5783 and B/5783, Ondangwa Extension 3

(n) Consolidation Erven A/5782, A/5783, A/Ptn 4 and B/4771, Ondangwa Extension 3 into Consolidated Erf S

As depicted in **Figure 4-16** below, the newly created Erven A/5782, A/5783, A/Ptn 4 and B/4771, Ondangwa Extension 3, are to be consolidated into the Consolidated Erf S.

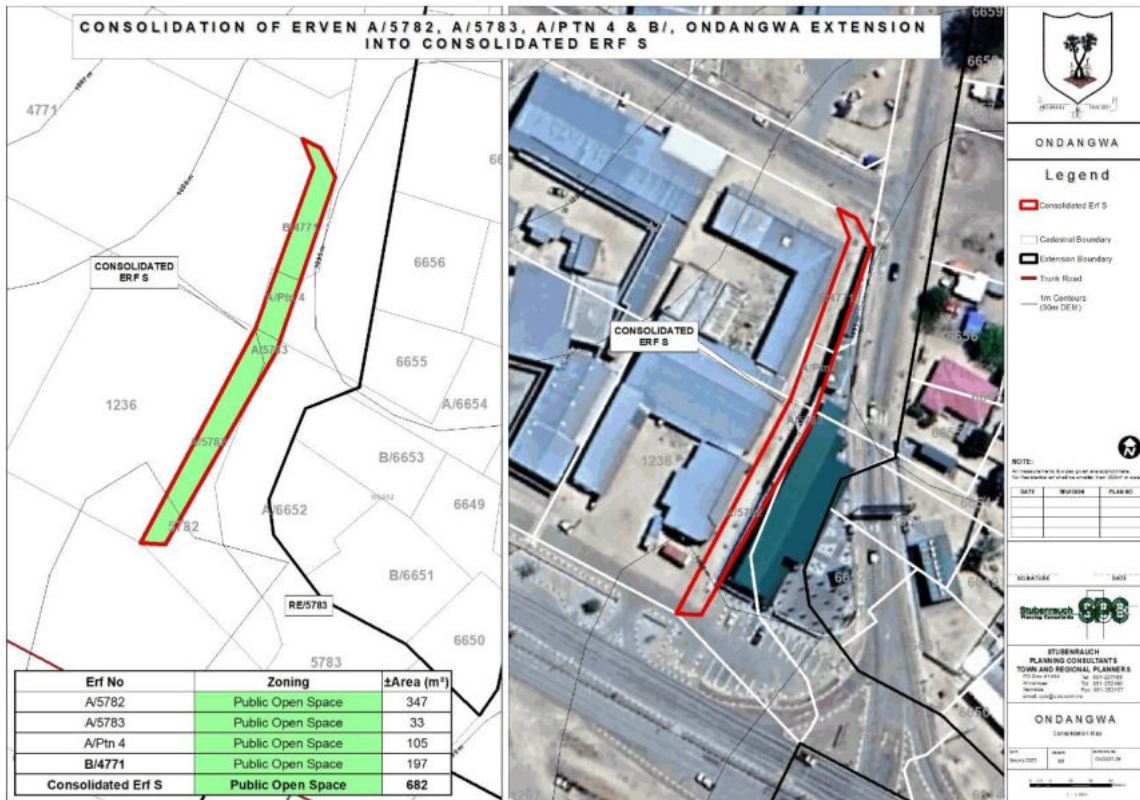


Figure 4-16: Consolidated Erf S

(o) **Alteration of boundaries of Ondangwa Extension 3 to include Consolidated Erf V of Extension 28**

As shown in **Figure 3-13**, it is the same as **Figure 4-17** below, the Ondangwa Town Council intends to have the boundaries of the Ondangwa Extension 3 altered, in order to incorporate the Consolidated Erf V of Ondangwa Extension 28, which is zoned “Civic” in accordance with the Ondangwa Zoning Scheme.

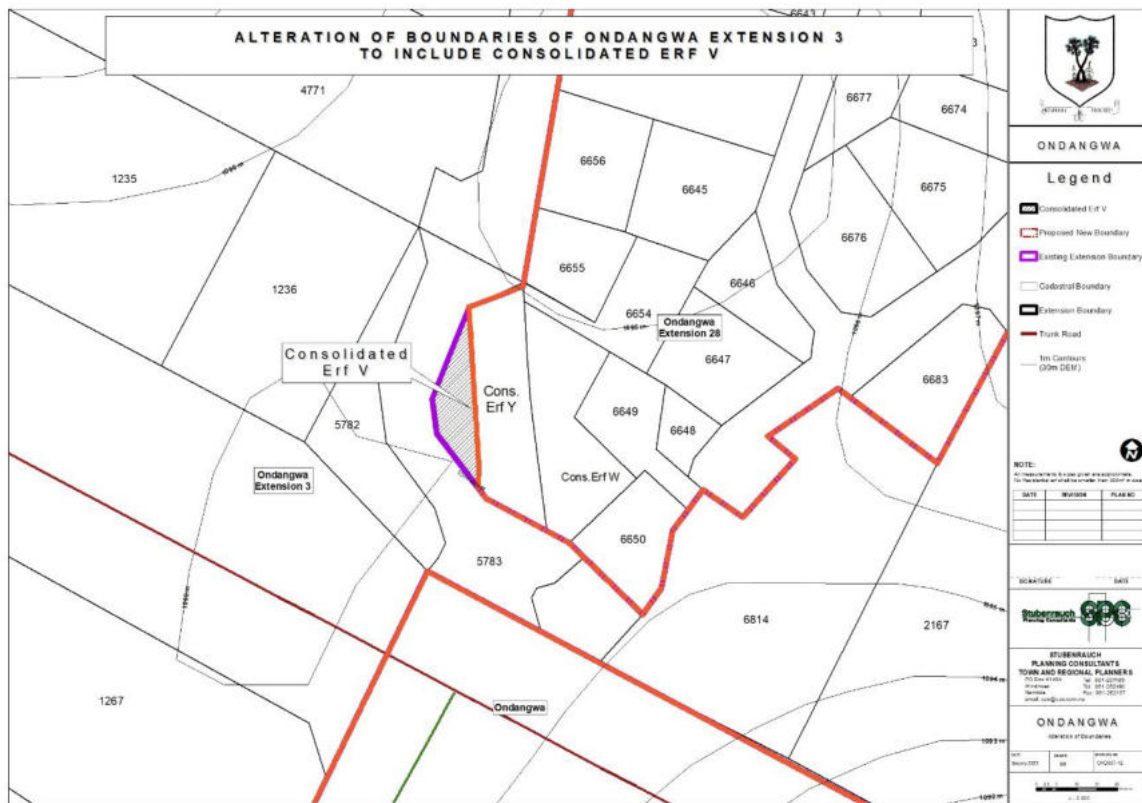


Figure 4-17: Alteration of the boundaries of Ondangwa Extension 3 to include Consolidated Erf V

(p) Consolidation of Erven B/5782, B/5783, B/Ptn 4 and the Consolidated Erf V, Ondangwa Extension 3, into Consolidated Erf T

Erven B/5782, B/5783, B/Ptn 4 and the Consolidated Erf V (newly incorporated into Ondangwa Extension 3), Ondangwa Extension 3 are to be Consolidated into the Consolidated Erf T as depicted in Figure 4-18 below, which accommodates the existing open market (Omatala) in Ondangwa

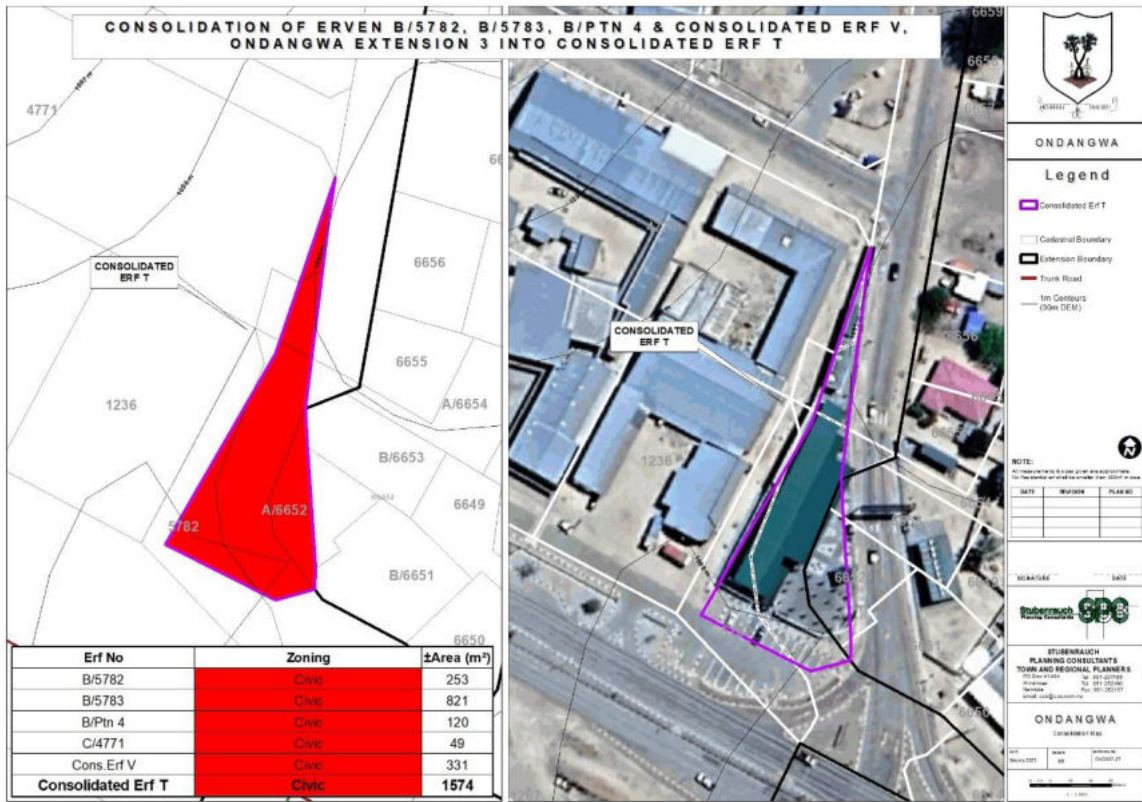


Figure 4-18: Consolidated Erf T

4.4.1 Engineering services for Ondangwa Ext 3

The subject properties are already connected to the municipal reticulation system of the Ondangwa Town Council, consisting of water, electricity, and sewage. Any amendments or additions to the current services will be done in accordance with the engineering standards and requirements of Ondangwa Town Council.

4.4.2 Storm Water

Stormwater is drained as per the natural drainage system on the site and in accordance with the Ondangwa Town Council Drainage System.

4.4.3 Access Provision

Erven 1235, 1236, 4471, 5782, 5783, Ondangwa Extension 3 is gained from the internal streets of Ondangwa Extension 3. The amended erven will retain the existing street access and any additional access required will be obtained from the existing internal street of Ondangwa Extension 3.

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.

5 THE ENVIRONMENTAL BASELINE

5.1 Overview

Ondangwa town is located right in the eastern boundary of the Oshana region, within the northern part of Namibia.

5.2 Biophysical Environment

5.2.1 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).

5.2.2 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 (Mendelssohn, 2002).

5.2.3 Hydrology and Hydrogeology

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).

6 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.

7 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. 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.

8 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 **21 June 2024**. For further information, or concerns, I&APs can complete the register below:

9 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 E-Mail: bronwynn@spc.com.na
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