

ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED ACTIVITY IN ONDANGWA

LAYOUT APPROVAL AND TOWNSHIP
ESTABLISHMENT OF OKANGWENA
PROPER TO OKANGWENA
EXTENSION 2

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

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; (The proposed
project includes the route

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:

- **Alteration of the Boundaries of Ondangwa Proper to exclude Erf 272;**
- **Subdivision of the Remainder of the Farm Ondangwa Town and Townlands No. 882 into Erf A, B and the Remainder;**
- **Consolidation of Erf 272 and Portion A of the Remainder of the Farm Ondangwa Town and Townlands No. 882 into Consolidated Portion X;**
- **Subdivision of "Consolidated Portion X" into Portion A, B and the Remainder;**
- **Layout approval and Township Establishment on Portion A (a portion of Consolidated Portion X) to become known as Okangwena Proper;**
- **Layout approval and Township Establishment on Portion B (a portion of Consolidated Portion X) to become known as Okangwena Extension 1;**
- **Layout approval and Township Establishment on the Remainder of "Consolidated Portion X" to become known as Okangwena Extension 2; and**
- **Inclusion of Okangwena Proper, Okangwena Extension 1 and Okangwena Extension 2 in the next Zoning Scheme to be prepared for Ondangwa.**

3.2 Status Quo

The area envisioned for the formalization of the Okangwena townships is built up with a mixture of both permanent and temporary structures that are utilized for mainly residential activities, for business activities or both as well as institutions.

3.3 Proposed Development

Due to the rapid development of informal structure in the area locally known as Okangwena, the number of households within the area has mushroomed and is continuing to increase. As such, the Ondangwa Town Council wishes to replan and formalise the existing informal settlement locally known as Okangwena into three registered townships in order to reduce the growth of informal structures within this area.

The following statutory steps need to be undertaken as part of the intended development:

- (a) Alteration of the Boundaries of Ondangwa Proper to exclude Erf 272;**
- (b) Subdivision of the Remainder of the Farm Ondangwa Town and Townlands No. 882 into Erf A, B and the Remainder;**
- (c) Consolidation of Erf 272 and Portion A of the Remainder of the Farm Ondangwa Town and Townlands No. 882 into Consolidated Portion X;**
- (d) Subdivision of “Consolidated Portion X” into Portion A, B and the Remainder;**
- (e) Layout approval and Township Establishment on Portion A (a portion of Consolidated Portion X) to become known as Okangwena Proper;**
- (f) Layout approval and Township Establishment on Portion B (a portion of Consolidated Portion X) to become known as Okangwena Extension 1;**
- (g) Layout approval and Township Establishment on the Remainder of “Consolidated Portion X” to become known as Okangwena Extension 2; and**
- (h) Inclusion of Okangwena Proper, Okangwena Extension 1 and Okangwena Extension 2 in the next Zoning Scheme to be prepared for Ondangwa.**

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.

3.3.1 The Alteration of the Boundaries of Ondangwa Proper to Exclude Erf 272

It is the intention of the proponent to alter the boundaries of Ondangwa Proper to exclude Erf 272, that is envisioned for the formalization of Okangwena. Erf 272, Ondangwa Proper is proposed to be excluded from the township due to its boundaries overlapping with the existing structures including both permanent and temporary buildings. This overlap might create potential planning discrepancies particularly land ownership and the formalization of the property rights. To avoid conflicts, the erf will be excluded and consolidated with a portion of the townlands. This consolidation allows for the

creation of new townships that respect the existing development, ensuring that no encroachments occur. Erf 272 will retain its “Undetermined” zone.

3.3.2 The Subdivision of the Remainder of the Farm Ondangwa Town and Townlands No. 882 into Erf A, B and the Remainder

The Remainder of the Farm Ondangwa Town and Townlands No. 882 to be subdivided into Erf A, B and the Remainder. Proposed Portion A currently accommodates structures that are part of the structures that need to be part of the formalisation of Okangwena. This portion will be consolidated with Erf 272 that has been excluded from Ondangwa Proper into Consolidated Portion X for the Establishments of the Okangwena Townships.

3.3.3 Consolidation of Erf 272 and Portion A of the Remainder of the Farm Ondangwa Town and Townlands No. 882 into Consolidated Portion X.

Erf 272 and Portion A of the Remainder of the Farm Ondangwa Town and Townlands No. 882 are to be consolidated for the establishment of the Okangwena Townships.

3.3.4 Subdivision of “Consolidated Portion X” into Portion A, B and the Remainder.

“Consolidated Portion X” is to be subdivided into 2 portions and the Remainder. The three townships of Okangwena will be established on the proposed subdivided portions as follows:

Okangwena Proper will be established on proposed Portion A (a portion of “Consolidated Portion X”), Okangwena Extension 1 will be established on proposed Portion B (a portion of “Consolidated Portion X”) whereas, Okangwena Extension 2 will be established on the Remainder of “Consolidated Portion X”.

3.3.5 Township Establishments and Layout approvals on Portions A, B (a portion of “Consolidated Portion X”), and the Remainder of “Consolidated Erf X” to become Known as Okangwena Proper, Okangwena Extension 1 and Okangwena Extension 3 respectively;

The Proponent wishes to formalise the informal settlement locally known as Okangwena into three registered townships called Okangwena Proper, Okangwena Extension 1 and Okangwena Extension 2. The proposed formalisation will enable the Ondangwa Town Council to provide the residents residing in Okangwena with security of tenure through the provision of freehold titles.

The primary motivation behind this proposal is to improve the living conditions of the residents in the informal settlement. By formalizing the settlement into 3 established townships, Council can ensure access to proper infrastructure, sanitation facilities, clean water and electricity. This will significantly enhance the quality of life of the inhabitants and promote a healthier and safer environment.

By converting the informal settlements of Okangwena into a planned and registered township the community and its residents will be empowered. They will have legal ownership and properties, fostering a sense of belonging and pride. It will also enable them to access formal credit and financial services, fostering economic growth and self-reliance.

Layout plan for the Okangwena Townships

The layout plans for the proposed townships of Okangwena Proper to Okangwena Extension 2 which are to be established on the Remainder of the Farm Ondangwa Town and Townlands No. 882 are largely informed by the land use survey and the engineering services, please refer to **Figure 2**. The layout for proposed Okangwena Proper to Okangwena Extension 2 has the aim to accommodate the existing household structures as much as possible, avoiding casualties and limiting the need for compensations which tend to be costly. The area envisioned for the establishment of the Okangwena Townships comprises of residential dwellings.

The main informants for the layout plan for Okangwena Proper, Okangwena Extension 1 and Okangwena Extension 2 are:

- (a)** Topography
- (b)** Existing access roads/routes
- (c)** Existing structures (both permanent and temporary)
- (d)** Existing land uses informed the land use zones
- (e)** Vegetation
- (f)** Engineering services

It is to be noted that the final layout is to be finalized with the inputs from the Public meeting to be hld.

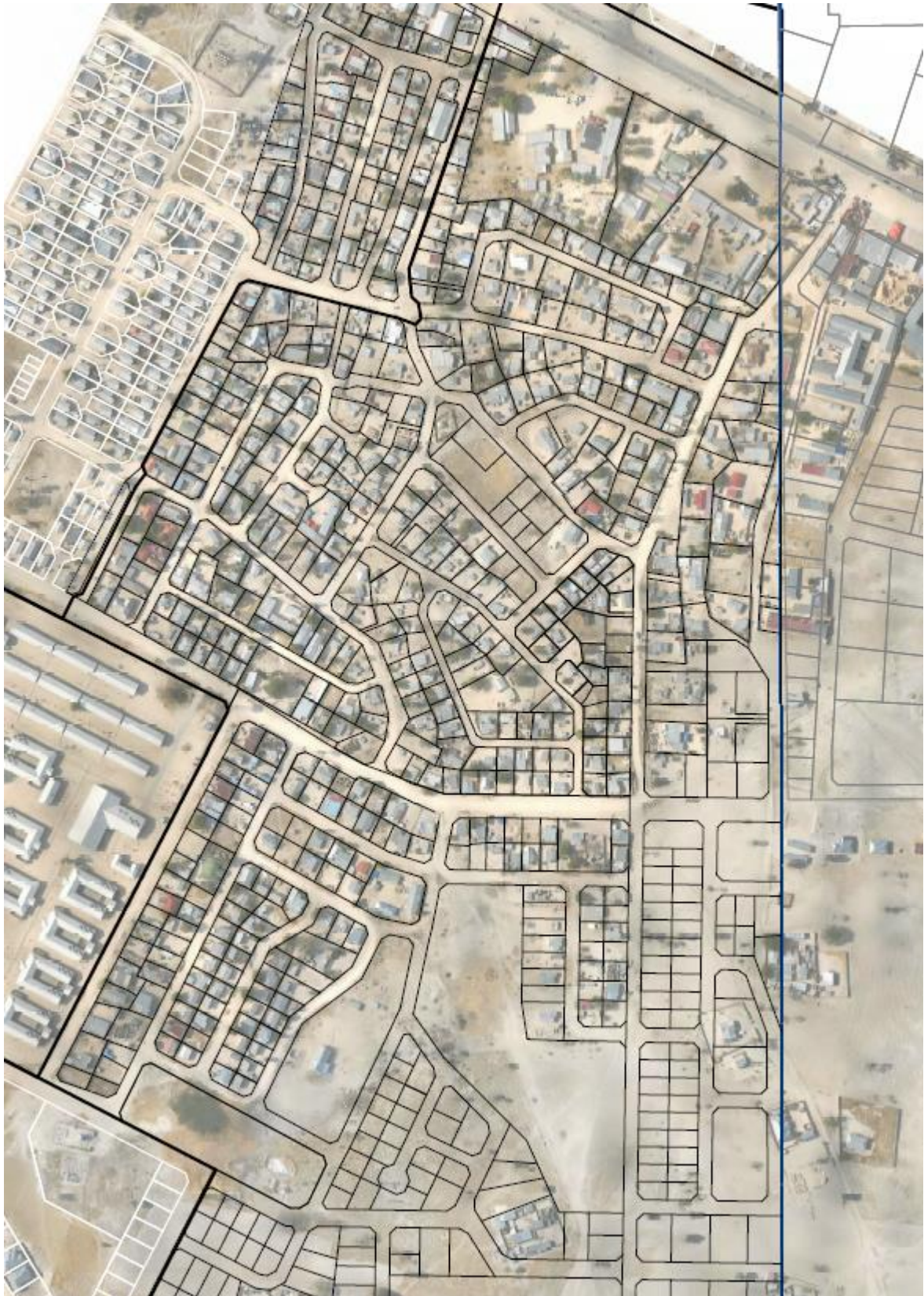


Figure 2: Aerial layout for Okangwena Proper, Okangwena Extension 1 and Okangwena Extension 2

3.4 Engineering services and Access Provision

Most of the households in the area of Okangwena which is to be formalized, have access to water and electricity which is provided by the Ondangwa Town Council. These properties are to maintain their current water and electricity connections and any new or additional connections will be done by the Ondangwa Town Council in accordance with their standards and requirements.

There are sewer connections in the neighbourhood of Okangwena which is to be formalized.

The area of Okangwena which is to be formalised is not heavily prone to stormwater ponding which however, there has been provision to fairly accommodate stormwater in the layout plan for the Okangwena townships on erven which are zoned “Public Open Space”.

Further measure 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.

The layout plan for proposed Okangwena Proper, Okangwena Extension 1 and Okangwena Extension 2 makes provision for an efficient road network for ease of movement within the neighbourhood and for efficient connectivity to the surrounding areas.

The major existing movement networks have been fairly respected and incorporated in the proposed layout plans for the proposed township.

The width of the roads in the proposed township ranges between 10m to 13m.

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.

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 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.
- **Flooding:** Provision needs to be made within the layouts in terms of managing and mitigating stormwater during flood events.
- **Traffic Impacts:** during construction the movement of construction material to and from site may cause additional traffic.

Potential Positive Impacts

- **Socio-economic impacts:** the proposed township establishment will make residential erven available to the residents of the ever-growing town of Ondangwa. Furthermore, the area

which is being formalised aim to improve the livelihoods of the residents by enabling their households to be located on a formal erf.

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 a public meeting will be held as follows:

Date: 06 December 2024

Time: 09H00

Venue: Okangwena Community Tree (Omukwa)

&

Date: 07 December 2024

Time: 09H00

Venue: Okangwena Community Tree (Omukwa)

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 **17 January 2025**. 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 E-Mail: bronwynn@spc.com.na
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