

Draft Environmental Assessment Scoping Report for

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

February 2025

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PROJECT DETAILS

Title	Environmental Scoping Report for the: Layout Approval and Township Establishment of Okangwena Proper to Okangwena Extension 2		
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EXECUTIVE SUMMARY

Introduction

The Ondangwa Town Council hereinafter referred to as the proponent intends to undertake the following activities:

- (a) Alteration of the Township 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**
Inclusion of Okangwena Proper, Okangwena Extension 1 and Okangwena Extension 2 in the next Zoning Scheme to be prepared for Ondangwa.

The above development triggers listed activities in terms of the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012).

As such the proponent appointed Stubenrauch Planning Consultants (SPC) to undertake an independent Environmental Assessment (EA) in order to obtain an Environmental Clearance Certificate (ECC) for the above activities. The competent authority is the Ministry of Environment, Forestry and Tourism: Department of Environmental Affairs and Forestry (MEFT: DEAF).

Project Description

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 formalize 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 formalization of Okangwena into three established townships is to be carried out by undertaking the following town planning statutory procedure:

- (a) Alteration of the Township Boundaries of Ondangwa Proper to exclude Erf 272;**
- (b) Rezoning of Erf 272 from “Residential” to “Undetermined”;**
- (c) Subdivision of the Remainder of the Farm Ondangwa Town and Townlands No. 882 into Erf A, B and the Remainder;**

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

Public Participation

Communication with Interested and Affected Parties (I&APs) about the proposed development was facilitated through the following means and in this order:

- A Background Information Document (BID) containing descriptive information about the proposed activities was compiled and sent out to all identified and registered I&APs via email on **22 November 2024**;
- Notices were placed in the New Era newspapers and the Namibian newspapers dated **22 November 2024 and 29 November 2024**, briefly explaining the activity and its locality, inviting members of the public to register as I&APs (**Appendix B**); and
- A notice was fixed at the project site (see **Appendix A**);
- Two Public meetings were held on the **6th & 7th of December 2024** on the site in Ondangwa

Public consultation was carried out according to the Environmental Management Act’s EIA Regulations. After the initial notification, the I&APs were given two weeks to submit their comments on the project (until **10 February 2025**). The comment period will remain open until the final scoping report is submitted to MEFT.

The Draft Scoping Report will be circulated from the **28 February 2025 until the 14 March 2025** so that the public could review and comment on it. The overall commentary received from the public on the draft report will be documented in the comments and responses report document of this report.

Conclusions and Recommendations

With reference to **Table 13**, none of the negative construction phase impacts were deemed to have a high significant impact on the environment. The construction impacts were assessed to a **Medium to Low (negative)** significance, without mitigation measures. With the implementation of the recommended mitigation measures in Chapter 7 as well as in the EMP, the significance of the construction phase impacts is likely to be reduced to a **Low (negative)**.

With reference to **Table 1**, none of the negative operational phase impacts were deemed to have a high significance impact on the environment. The operational impacts were assessed to a **Medium (negative)** significance, without mitigation measures. With the implementation of the recommended mitigation measures in Chapter 7 as well as in the EMP, the significance of the construction phase impacts is likely to be reduced to a **Low (negative)**.

It is recommended that this project be authorised because should the development not proceed the subject area will remain in its current state. The local community is expected to benefit from the development as a result of the potential job opportunities during construction as well as the increased development within the area. Furthermore, the community of Ondangwa are further expected to benefit from the new erven which will make available much needed residential erven. The significance of the social impact was therefore deemed to be **Medium (positive)**.

The “no go” alternative was thus deemed to have a **High (negative)** impact, as all the benefits resulting from the development would not be realised.

The significance of negative impacts can be reduced with effective and appropriate mitigation provided in this report and the EMP. If authorised, the implementation of the EMP should be included as a condition of approval.

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LIST OF ACRONYMS

AIDS	Acquired Immune Deficiency Syndrome
CRR	Comments and response report
dB	Decibels
DESR	Draft Environmental Scoping Report
EA	Environmental Assessment
EAP	Environmental Assessment Practitioner
EAR	Environmental Assessment Report
ECC	Environmental Clearance Certificate
ECO	Environmental Control Officer
EIA	Environmental Impact Assessment
EMA	Environmental Management Act
EMP	Environmental Management Plan
FESR	Final Environmental Scoping Report
GTZ	Gesellschaft für Technische Zusammenarbeit
HIV	Human Immunodeficiency Virus
I&AP	Interested and Affected Party
IUCN	International Union for Conservation of Nature
MEFT	Ministry of Environment, Forestry and Tourism
MEFT: DEAF	Ministry of Environment, Forestry and Tourism: Department of Environmental Affairs and Forestry
MURD	Ministry of Urban and Rural Development
MWTC	Ministry of Works Transport and Communication
NAMPAB	Namibia Planning Advisory Board
NPC	Namibia Planning Commission
POS	Public Open Space
PPP	Public Participation Process
SADC	Southern African Development Community
SME	Small Medium Enterprise
SPC	Stubenrauch Planning Consultants
USAID	United States Agency for International Development
VMMC	Voluntary Medical Male Circumcision

1 INTRODUCTION

1.1 PROJECT BACKGROUND

The Ondangwa Town Council hereinafter referred to as the proponent intends to undertake the following activities:

- Alteration of the Township Boundaries of Ondangwa Proper to exclude Erf 272;
- Rezoning of Erf 272 from “Residential” to “Undetermined”;
- 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.

The above are listed activities in terms of the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012).

In terms of the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012), the following listed activities in **Table 1** were triggered by the proposed project:

Table 1: List of triggered activities identified in the EIA Regulations which apply to the proposed project.

Activity description and No(s):	Description of relevant Activity	The portion of the development as per the project description that relates to the applicable listed activity
Activity 10.1 (a) Infrastructure	The construction of oil, water, gas and petrochemical and other bulk supply pipelines;	The proposed project involves the construction and operation of a truck port.

Activity description and No(s):	Description of relevant Activity	The portion of the development as per the project description that relates to the applicable listed activity
Activity 10.1 (b) Infrastructure	The construction of Public roads	The proposed project includes the construction of 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 determination of roads.

The above activities will be discussed in more detail in Chapter 4. The proponent appointed Stubenrauch Planning Consultants (SPC) to undertake an independent Environmental Assessment (EA) in order to obtain an Environmental Clearance Certificate (ECC) for the above activities. The competent authority is the Ministry of Environment, Forestry and Tourism: Department of Environmental Affairs and Forestry (MEFT: DEAF).

The process will be undertaken in terms of the gazetted Namibian Government Notice No. 30 Environmental Impact Assessment Regulations (herein referred to as EIA Regulations) and the Environmental Management Act (No 7 of 2007) (herein referred to as the EMA). The EIA process will investigate if there are any potential significant bio-physical and socio-economic impacts associated with the intended activities. The EIA process would also serve to provide an opportunity for the public and key stakeholders to provide comments and participate in the process.

1.2 PROJECT LOCATION

The area of Portion A, B and C of the Remainder of the Farm Ondangwa Town and Townlands No. 882 and Erf 272, Ondangwa Proper which are earmarked for the establishment of the Okangwena townships are situated along the B1 road, heading towards the town of Oniipa. The area lies between the eastern outskirts of Ondangwa Proper and the western boundary of Oniipa, directly at the border between the two towns as depicted in **Figure 1** below.

1.3 LAND USE

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. the area on which proposed Okangwena Proper to Okangwena

Extension 2 are to be established, are located on a relatively flat area, which has a slope of than 1:100. As outlined on the same map, the subject portions are not subject to seasonal flooding.

1.4 OWNERSHIP

The size zoning and ownership of the Remainder of the Farm Ondangwa Town and Townlands No. 882 and Erf 272, Ondangwa Proper are outlined in Table 1 below.

Figure 1: Zoning and Ownership

Portion No.	Zoning	Ownership	Title Deed No.
Remainder of the Farm Ondangwa Town and Townlands No. 882	Undetermined	Ondangwa Town Council	941/1991
Erf 272, Ondangwa Proper	Residential	Ondangwa Town Council	2191/1997

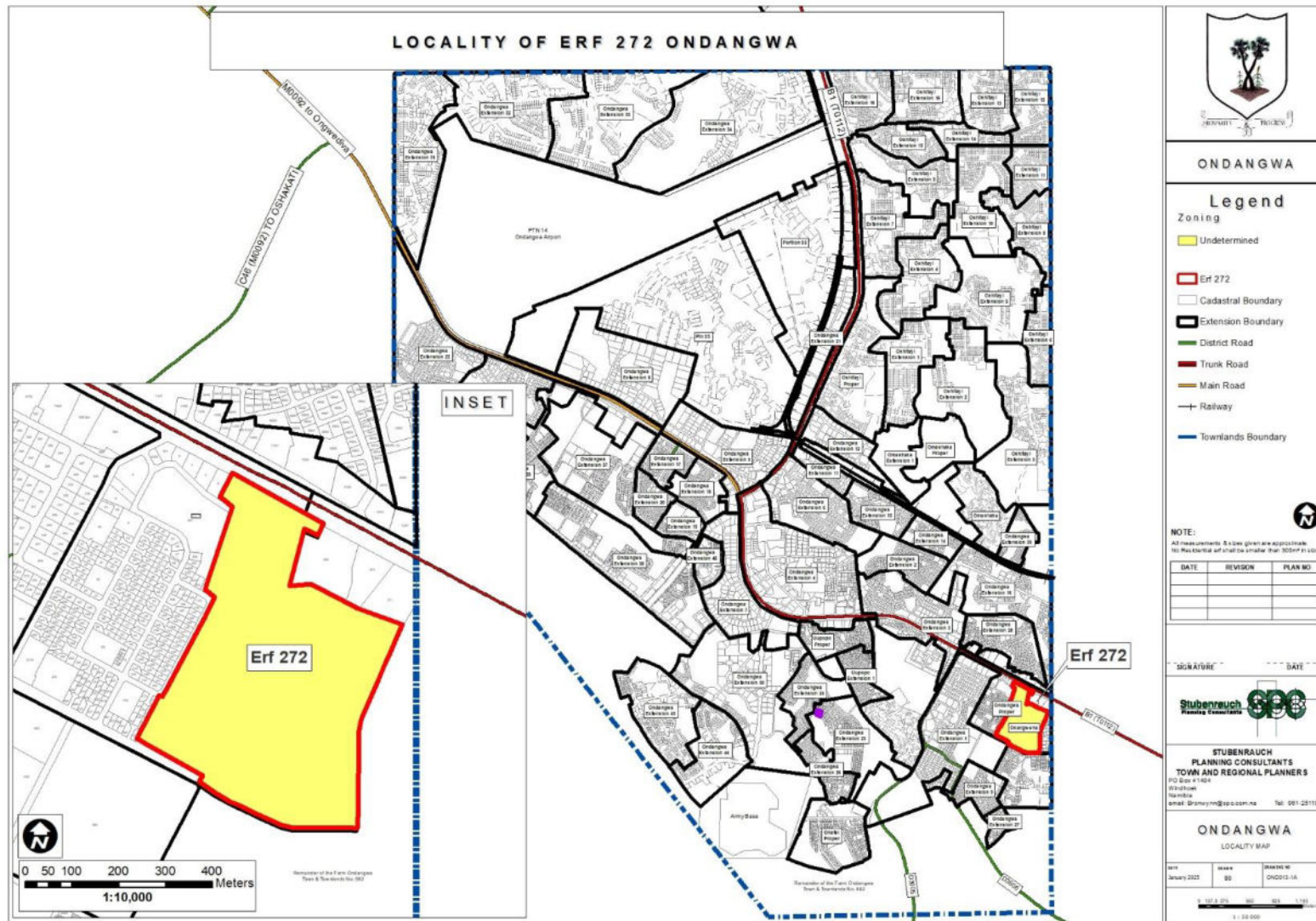


Figure 2: Locality map of Erf 272, Ondangwa

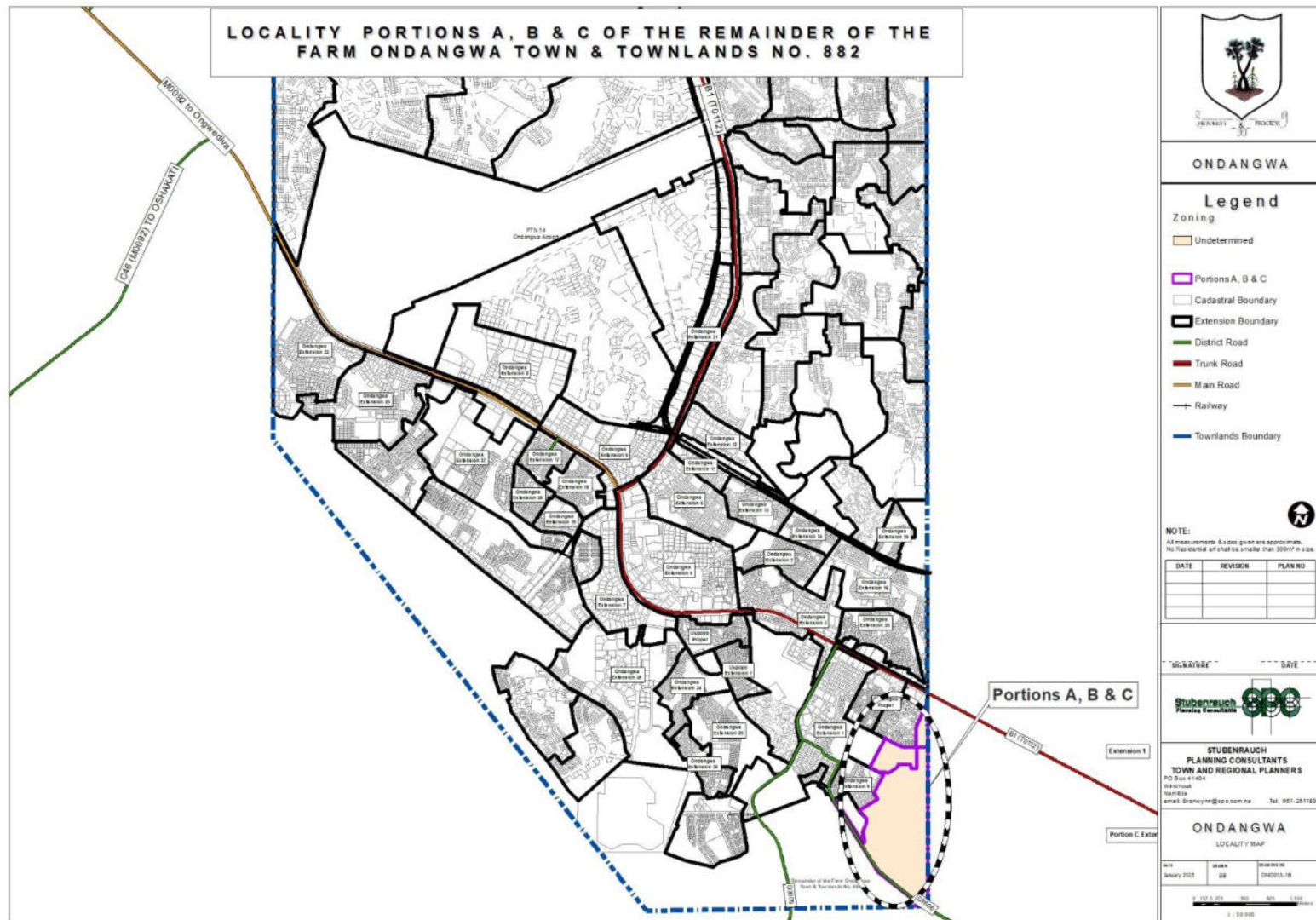


Figure 3: Locality map of Portions A, B and C of the Remainder of the Farm Ondangwa Town and Townlands No 882

1.5 TERMS OF REFERENCE AND SCOPE OF PROJECT

The scope of this project is limited to conducting an environmental impact assessment and applying for an Environmental Clearance Certificate for the following as indicated in section 1.1 above:

- **Alteration of the Township Boundaries of Ondangwa Proper to exclude Erf 272;**
- **Rezoning of Erf 272 from “Residential” to “Undetermined”;**
- **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.**

1.6 ASSUMPTIONS AND LIMITATIONS

In undertaking this investigation and compiling the Environmental Scoping Report, the following assumptions and limitations apply:

- Assumes the information provided by the proponent is accurate and discloses all information available.
- The limitation that no alternative except for the preferred layout plans and the ‘no-go’ option was considered during this assessment. The unique character and appeal of Ondangwa were however taken into consideration with the design perspective. Various layout alternatives were initially considered by the proponent, also taking terrain and environmental constraints into account, thus the current design plans being the most feasible result.

1.7 CONTENT OF ENVIRONMENTAL ASSESSMENT REPORT

Section 8 of the gazetted EIA Regulations requires specific content to be addressed in a Scoping / Environmental Assessment Report. **Table 2** below is an extract from the EMA and highlights the required contents of a Scoping / Environmental Assessment Report whilst assisting the reader to find the relevant section in the report.

Table 2: Contents of the Scoping / Environmental Assessment Report

Section	Description	Section of DESR/ Annexure
8 (a)	The curriculum vitae of the EAPs who prepared the report;	Refer to Annexure D
8 (b)	A description of the proposed activity;	Refer to Chapter 4
8 (c)	A description of the site on which the activity is to be undertaken and the location of the activity on the site;	Refer to Chapter 3
8 (d)	A description of the environment that may be affected by the proposed activity and the manner in which the geographical, physical, biological, social, economic and cultural aspects of the environment may be affected by the proposed listed activity;	Refer to Chapter 3
8 (e)	An identification of laws and guidelines that have been considered in the preparation of the scoping report;	Refer to Chapter 2
8 (f)	Details of the public consultation process conducted in terms of regulation 7(1) in connection with the application, including	Refer to Chapter 5
	(i) the steps that were taken to notify potentially interested and affected parties of the proposed application	Refer to Chapter 5
	(ii) proof that notice boards, advertisements and notices notifying potentially interested and affected parties of the proposed application have been displayed, placed or given;	Refer to Annexures A and B for site notices and advertisements respectively.
	(iii) a list of all persons, organisations and organs of state that were registered in terms of regulation 22 as interested and affected parties in relation to the application;	Refer to Annexure C
	(iv) a summary of the issues raised by interested and affected parties, the date of receipt of and the response of the EAP to those issues;	Refer to Annexure C
8 (g)	A description of the need and desirability of the proposed listed activity and any	Refer to Chapter 4

Section	Description	Section of DESR/ Annexure
	identified alternatives to the proposed activity that are feasible and reasonable, including the advantages and disadvantages that the proposed activity or alternatives have on the environment and on the community that may be affected by the activity;	
8 (h)	A description and assessment of the significance of any significant effects, including cumulative effects, that may occur as a result of the undertaking of the activity or identified alternatives or as a result of any construction, erection or decommissioning associated with the undertaking of the proposed listed activity;	Refer to Chapter 7
8 (i)	terms of reference for the detailed assessment;	NB – Assessment of impacts are included in this EA Report
8 (j)	An environmental management plan	Refer to Annexure E

2 LEGAL FRAMEWORK

2.1 LEGISLATION RELEVANT TO THE PROPOSED DEVELOPMENT

There are multiple legal instruments that regulate and have a bearing on good environmental management in Namibia. **Table 3** below provides a summary of the legal instruments considered to be relevant to this development and the environmental assessment process.

Table 3: Legislation applicable to the proposed development

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
The Constitution of the Republic of Namibia as Amended	Article 91 (c) provides for duty to guard against “the degradation and destruction of ecosystems and failure to protect the beauty and character of Namibia.” Article 95(l) deals with the “maintenance of ecosystems, essential ecological processes and biological diversity” and sustainable use of the country’s natural resources.	Sustainable development should be at the forefront of this development.
Environmental Management Act No. 7 of 2007 (EMA)	Section 2 outlines the objective of the Act and the means to achieve that. Section 3 details the principle of Environmental Management	The development should be informed by the EMA.
EIA Regulations GN 28, 29, and 30 of EMA (2012)	GN 29 Identifies and lists certain activities that cannot be undertaken without an environmental clearance certificate. GN 30 provides the regulations governing the environmental assessment (EA) process.	Activity 10.1 (a) Infrastructure Activity 10.1 b) Infrastructure Activity 10.2 (a) Infrastructure
Convention on Biological Diversity (1992)	Article 1 lists the conservation of biological diversity amongst the objectives of the convention.	The project should consider the impact it will have on the biodiversity of the area.
Draft Procedures and Guidelines for conducting EIAs and compiling EMPs (2008)	Part 1, Stage 8 of the guidelines states that if a proposal is likely to affect people, certain guidelines should be considered by the proponent in the scoping process.	The EA process should incorporate the aspects outlined in the guidelines.

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
Namibia Vision 2030	Vision 2030 states that the solitude, silence and natural beauty that many areas in Namibia provide are becoming sought after commodities and must be regarded as valuable natural assets.	Care should be taken that the development does not lead to the degradation of the natural beauty of the area.
Water Act No. 54 of 1956	Section 23(1) deals with the prohibition of pollution of underground and surface water bodies.	The pollution of water resources should be avoided during construction and operation of the development.
The Ministry of Environment and Tourism (MET) Policy on HIV & AIDS	MET has recently developed a policy on HIV and AIDS. In addition, it has also initiated a programme aimed at mainstreaming HIV and gender issues into environmental impact assessments.	The proponent and its contractor have to adhere to the guidelines provided to manage the aspects of HIV/AIDS. Experience with construction projects has shown that a significant risk is created when migrant construction workers interact with local communities.
Urban and Regional Planning Act 5 of 2018	The Act provides to consolidate the laws relating to urban and regional planning; to provide for a legal framework for spatial planning in Namibia; to provide for principles and standards of spatial planning; to establish the urban and regional planning board; to decentralise certain matters relating to spatial planning; to provide for the preparation, approval and review of the national spatial development framework, regional structure plans and urban structure plans; to provide for the preparation, approval, review and amendment of zoning schemes; to provide for the establishment of townships; to provide for the alteration of boundaries of approved townships, to provide for the disestablishment of approved townships; to provide for the change of name of approved townships; to provide for the subdivision and consolidation of land; to provide for the alteration,	The subdivision, closure and rezoning is to be done in accordance with the act.

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
	suspension and deletion of conditions relating to land; and to provide for incidental matters.	
Local Authorities Act No. 23 of 1992	The Local Authorities Act prescribes the manner in which a town or municipality should be managed by the Town or Municipal Council.	The development must comply with provisions of the Local Authorities Act.
Labour Act no. 11 of 2007	Chapter 2 details the fundamental rights and protections. Chapter 3 deals with the basic conditions of employment.	Given the employment opportunities presented by the development, compliance with the labour law is essential.
National Heritage Act No. 27 of 2004	The Act is aimed at protecting, conserving and registering places and objects of heritage significance.	All protected heritage resources (e.g. human remains etc.) discovered, need to be reported immediately to the National Heritage Council (NHC) and require a permit from the NHC before they may be relocated.
Roads Ordinance 17 of 1972	<ul style="list-style-type: none"> Section 3.1 deals with width of proclaimed roads and road reserve boundaries Section 27.1 is concerned with the control of traffic on urban trunk and main roads Section 36.1 regulates rails, tracks, bridges, wires, cables, subways or culverts across or under proclaimed roads Section 37.1 deals with Infringements and obstructions on and interference with proclaimed roads. 	Adhere to all applicable provisions of the Roads Ordinance.
Public and Environmental Health Act of 2015	This Act (GG 5740) provides a framework for a structured uniform public and environmental health system in Namibia. It covers notification, prevention and control of diseases and sexually transmitted	Contractors and users of the proposed development are to comply with these legal requirements.

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
	infections; maternal, ante-natal and neo-natal care; water and food supplies; infant nutrition; waste management; health nuisances; public and environmental health planning and reporting. It repeals the Public Health Act 36 of 1919 (SA GG 979).	
Nature Conservation Ordinance no. 4 of 1975	Chapter 6 provides for legislation regarding the protection of indigenous plants	Indigenous and protected plants must be managed within the legal confines.
Water Quality Guidelines for Drinking Water and Wastewater Treatment	Details specific quantities in terms of water quality determinants, which wastewater should be treated to before being discharged into the environment (see Appendix B).	These guidelines are to be applied when dealing with water and waste treatment
Environmental Assessment Policy of Namibia (1995)	The Policy seeks to ensure that the environmental consequences of development projects and policies are considered, understood and incorporated into the planning process, and that the term ENVIRONMENT is broadly interpreted to include biophysical, social, economic, cultural, historical and political components.	This EIA considers this term of Environment.
Water Resources Management Act No. 11 of 2013	Part 12 deals with the control and protection of groundwater Part 13 deals with water pollution control	The pollution of water resources should be avoided during construction and operation of the development. Should water need to be abstracted, a water abstraction permit will be required from the Ministry of Water, Agriculture and Forestry.
Forest Act 12 of 2001 and Forest Regulations of 2015	To provide for the establishment of a Forestry Council and the appointment of certain officials; to	Protected tree and plant species as per the Forest Act No 12 of 2001 and Forest Regulations of 2015 may

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
	consolidate the laws relating to the management and use of forests and forest produce; to provide for the protection of the environment and the control and management of forest fires; to repeal the Preservation of Bees and Honey Proclamation, 1923 (Proclamation No. 1 of 1923), Preservation of Trees and Forests Ordinance, 1952 (Ordinance No. 37 of 1952) and the Forest Act, 1968 (Act No. 72 of 1968); and to deal with incidental matters.	not be removed without a permit from the Ministry of Agriculture, Water and Forestry.
Atmospheric Pollution Prevention Ordinance No 45 of 1965	Part II - control of noxious or offensive gases, Part III - atmospheric pollution by smoke, Part IV - dust control, and Part V - air pollution by fumes emitted by vehicles.	The development should consider the provisions outlined in the act. The proponent should apply for an Air Emissions permit from the Ministry of Health and Social Services (if needed).

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
Hazardous Substance Ordinance 14 of 1974	To provide for the control of substances which may cause injury or ill-health to or death of human beings by reason of their toxic, corrosive, irritant, strongly sensitizing or flammable nature or the generation of pressure thereby in certain circumstances; to provide for the division of such substances into groups in relation to the degree of danger; to provide for the prohibition and control of the importation, manufacture, sale, use, operation, application, modification, disposal or dumping of such substances; and to provide for matters connected therewith.	The handling, usage and storage of hazardous substances on site should be carefully controlled according to this Ordinance.
Soil Conservation Act No 76 of 1969	Act to consolidate and amend the law relating to the combating and prevention of soil erosion, the conservation, improvement and manner of use of the soil and vegetation and the protection of the water sources	The proposed activity should ensure that soil erosion and soil pollution is avoided during construction and operation.

This EIA process will be undertaken in accordance with the EIA Regulations. A Flow Diagram (refer to **Figure 2** below) provides an outline of the EIA process to be followed.

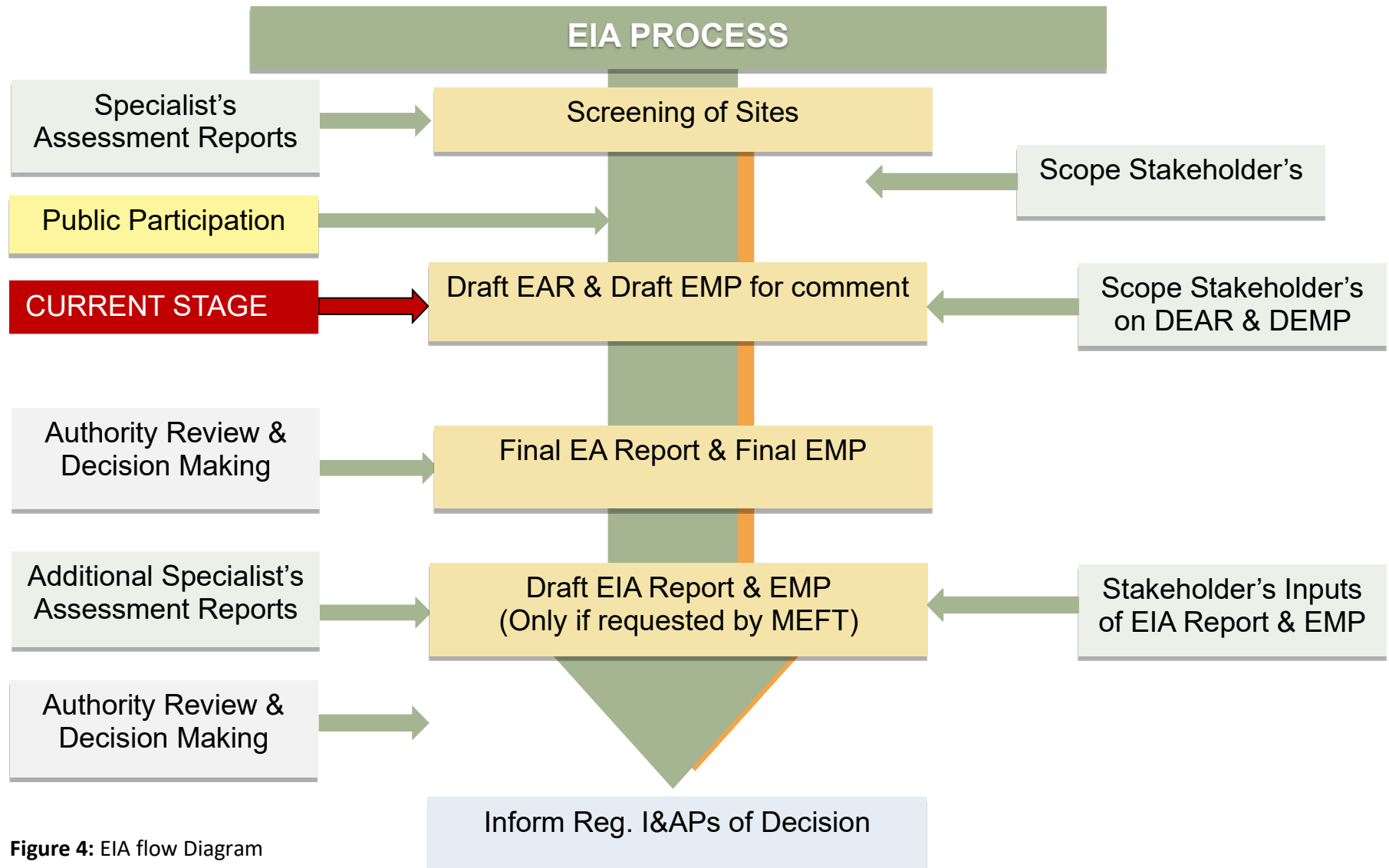


Figure 4: EIA flow Diagram

3 ENVIRONMENTAL BASELINE DESCRIPTION

3.1 SOCIAL ENVIRONMENT

3.1.1 Socio-Economic Context

The statistics shown in **Table 4** below are derived from the 2011 Namibia Population and Housing Census (Namibia Statistics Agency, 2011), and presented from a local and regional perspective.

Table 4: Statistics of the Ondangwa Constituency (Namibia Statistics Agency, 2011)

ONDANGWA CONSTITUENCY	
ATTRIBUTE	INDICATOR
Population	22 822
Females	19 744
Males	17 102
Population under 5 years	12%
Population aged 5 to 14 years	19%
Population aged 15 to 59 years	63%
Population aged 60 years and above	6%
Female: male ratio	87:100
Literacy rate of 15 years old and above	96%
People above 15 years who have never attended school	8%
People above 15 years who are currently attending school	18%
People above 15 years who have left school	71%
People aged 15 years and above who belong to the labour force	65%
Population employed	62%
Homemakers	7%
Students	64%
Retired or old age income recipients	30%
Income from pension	16%
Income from business and non-farming activities	20%
Income from farming	12%
Income from cash remittance	4%
Wages and salaries	44%
Main Language	Oshiwambo Languages- 94%
OSHANA REGION	
ATTRIBUTE	INDICATOR
Population	176 674
Population aged 60 years and above	8%
Population aged 5 to 14 years	21%
Population aged 15 to 59 years	59%

3.1.2 Archaeological and Heritage Context

No archaeological and heritage sites are known to be located within the proposed development area. The project management should however be made aware of the provisions of the National Heritage Act regarding the prompt reporting of archaeological finds.

3.2 BIO-PHYSICAL ENVIRONMENT

3.2.1 Climate

The climate of the subject area can be described as semi-arid. Average annual temperatures are usually more than 22 °C, with average maximum temperatures between 34°C and 36 °C and average minimum temperatures between 6°C and 8 °C (Mendelsohn, Jarvis, Roberts & Roberston, 2002).

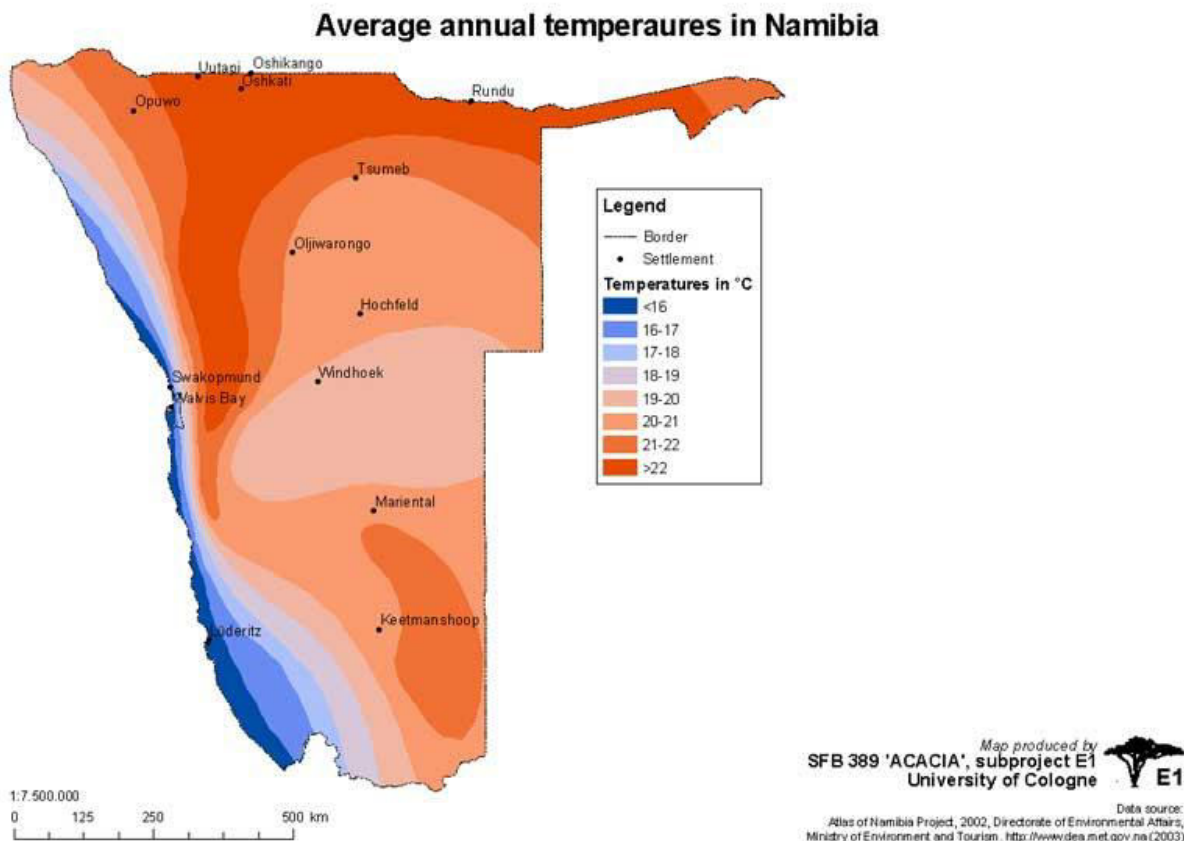


Figure 5: Annual average temperature (http://www.uni-koeln.de/sfb389/e/e1/download/atlas_namibia/e1_download_climate_e.htm#temperature_annual)

The subject area generally experiences more rainfall than the south and west of the country with an average rainfall of 350 to 550 mm as indicated in **Figure 6** below.

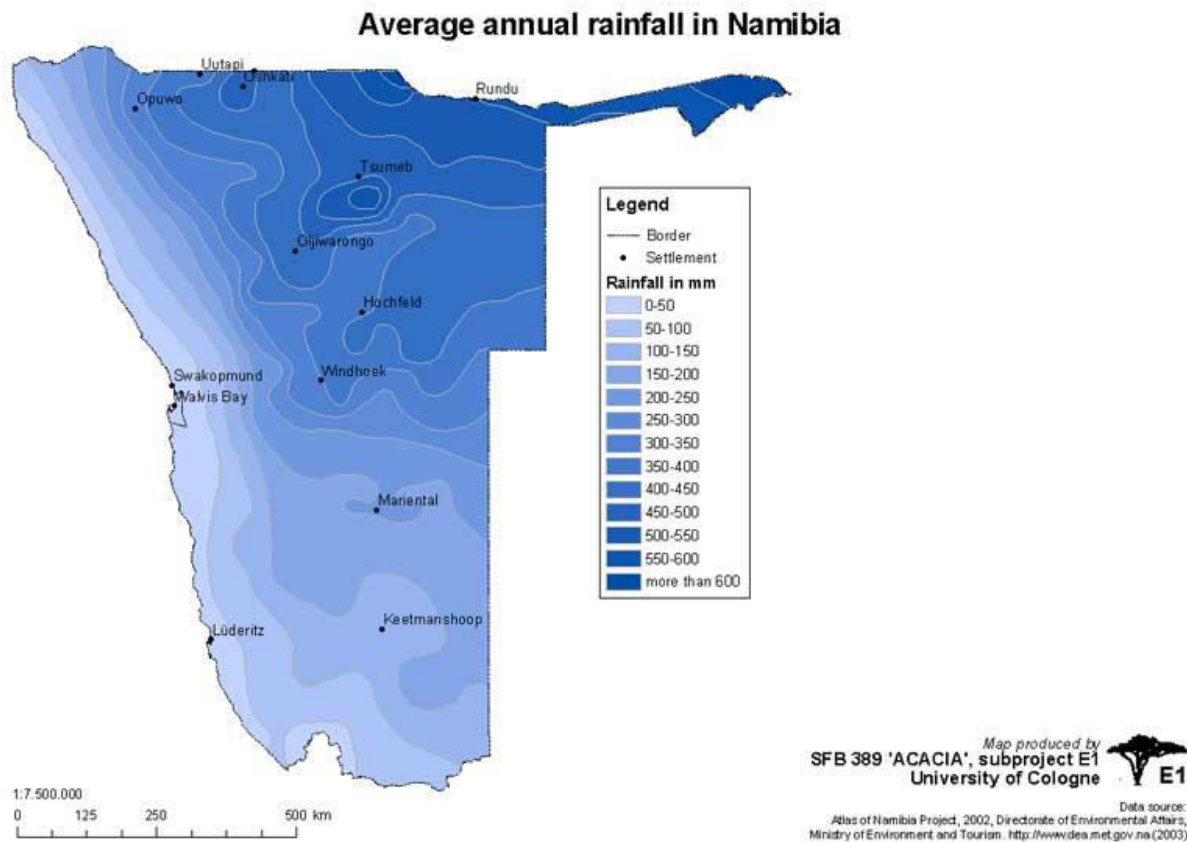


Figure 6: Average annual Rainfall (http://www.uni-koeln.de/sfb389/e/e1/download/atlas_namibia/pics/climate/rainfall-annual.jpg)

3.2.2 Topography, Geology and Soils

The Oshana Region forms part of the Kalahari Group Geological division depicted in pale yellow in **Figure 7** below. The dominant soils within the area are predominantly 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 *et al.*, 2002).

The slope of the subject area is generally flat, and the soil conditions and topography are suitable for the proposed development.

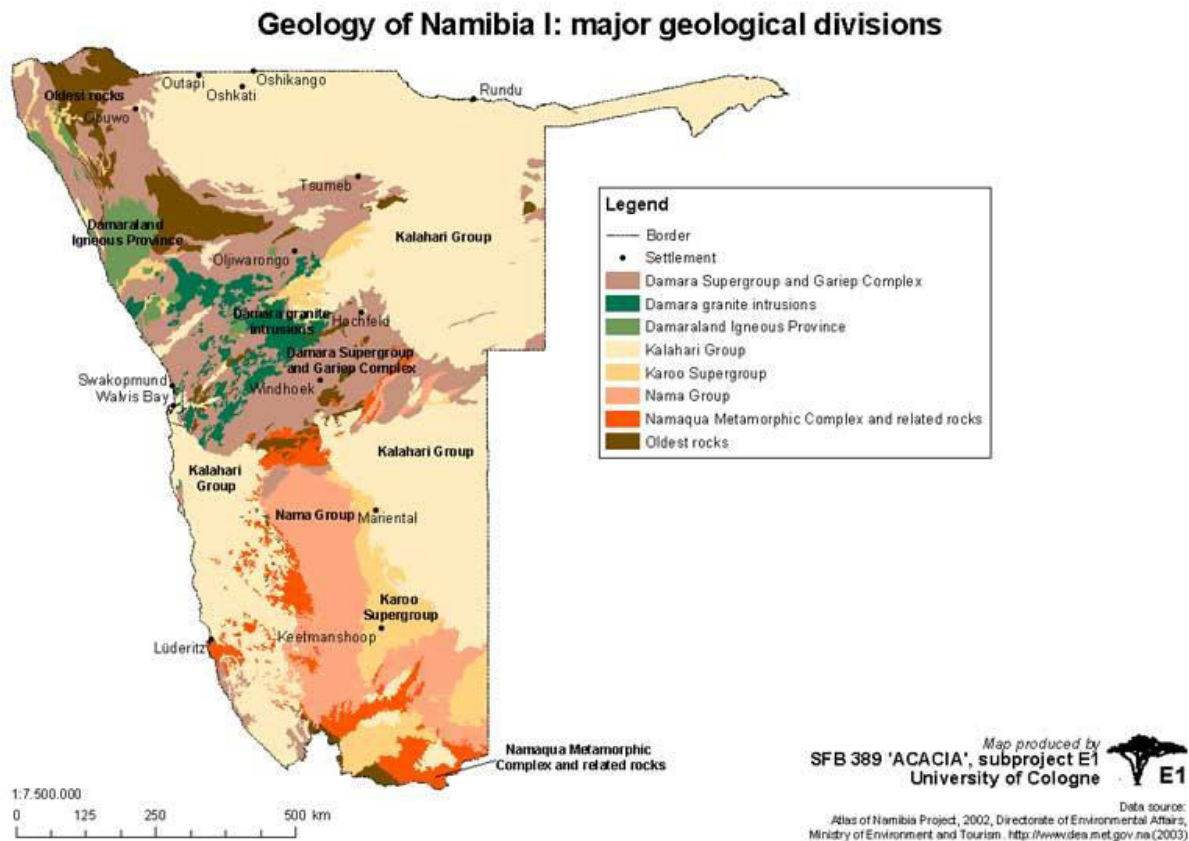


Figure 7: Geology of Namibia (http://www.uni-koeln.de/sfb389/e/e1/download/atlas_namibia/pics/physical/geology.jpg)

3.2.3 Hydrology and Hydrogeology

In terms of groundwater, the area falls within the Cuvelai-Etoshia groundwater basin as depicted in **Figure 8** below. The hydrogeological Cuvelai Basin comprises the Omusati, Oshana, Ohangwena, and Oshikoto Regions and parts of the Kunene Region (Ministry of Agriculture Water and Rural Development, 2011). The groundwater of the Cuvelai Basin is relatively shallow but mostly brackish or saline. All groundwater within the basin flows towards the Etosha Pan (Ministry of Agriculture Water and Rural Development, 2011).

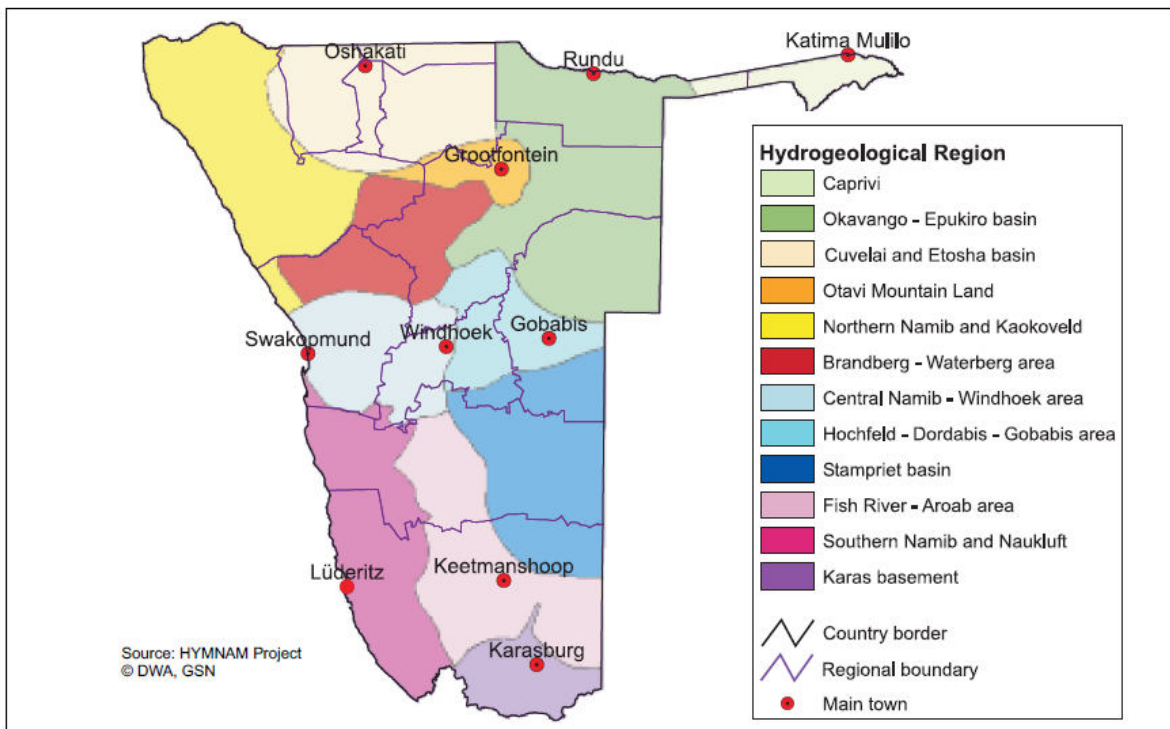


Figure 8: Groundwater basins and hydrogeological regions in Namibia

The Cuvelai Basin consists of thousands of drainage channels or oshanas which flow during the rainy season. The oshanas are “shallow, often vegetated and poorly defined, interconnected flood channels and pans through which surface water flows slowly or may form pools depending on the intensity of the floods (“efundja”)” (Ministry of Agriculture Water and Rural Development, 2011).

The Cuvelai Basin is one of the most densely populated areas in the country with most communities living in rural areas largely dependent on agriculture (Ministry of Agriculture Water and Rural Development, 2011). The villages and towns located within the Cuvelai Basin are supplied with water from the Calueque Dam, north of the Angolan border, via an extensive system of canals and pipelines. “Water stored in the Calueque Dam on the Kunene River just north of the border is pumped via a canal to the Olushandja Dam in Namibia, from where it is gravity fed via a concrete-lined canal to Oshakati” (Ministry of Agriculture Water and Rural Development, 2011).

Surface water is only available during the rainy season, people rely on other water sources during the dry season. As such groundwater is sourced in the region through dug wells and boreholes.

Most of the settlements within the Cuvelai basin experience flooding during the rainy season. Oshakati is no exception, however the developed part of the town generally is not severely affected by these seasonal flood occurrences as it is developed on higher ground than the surrounding Oshana areas (Stubenrauch Planning Consultants, 2016). This however cannot be said for the extended Townlands which experiences greater flooding challenges (Lithon Project Consultants, 2016).

Lower lying areas within town coupled with increasing run-off during flood occurrences pose a challenge for stormwater management. As such it is essential that stormwater management systems be implemented within town. Flooding occurring in Oshakati results mainly from local run-off that cannot drain away to the nearby iishana (Lithon Project Consultants, 2016).

The subject area currently features a water body which is connected to a local drainage channel, as well as an array of shrubs and trees and is located on a relatively flat terrain.

3.3 TERRESTRIAL ECOLOGY

3.3.1 Flora and Fauna

The Oshana Region falls within the broader Tree-and-Shrub Savanna Biome and forms part of the Acacia Tree-and-shrub Savanna sub-biome. The Acacia Tree-and-shrub Savanna sub-biome is characterized by large, open expanses of grasslands dotted with Acacia trees (Mendelsohn *et al.*, 2002). The trees within this biome are tallest in the east where they grow in deeper sands and become more shrub-like to the west where they grow in shallower soils.

The region falls within the Cuvelai Drainage vegetation type. Within north-central Namibia, Mopane is a very common tree species in the Cuvelai Drainage where grassy channels of oshana carry floodwater during heavy rains from the higher areas in the north of Angola (Mendelsohn & el Obeid, 2005). The indigenous trees found within the region include the Makalani Palm Trees (*Hyphaene petersiana*) and Mopane Trees (*Colophospermum mopane*). If removal of protected tree species is required a permit needs to be obtained from the local Department of Forestry prior to removal. Trees protected under the Forestry Act 12 of 2001 should be protected within the layout of the proposed development.

Most wildlife is located within the Etosha National Park and thus it is mostly animals such as cattle, donkeys and goats which are dominant within the subject area.

The proposed development is located within the urban locality of Ondangwa as such the area has already been developed and can therefore not be considered to be pristine. The natural vegetation within the area has been disturbed by human activities but does accommodate some trees scattered within the proposed sites which need to be considered in the proposed layouts of the development.

4 PROJECT DESCRIPTION

4.1 PROJECT COMPONENTS

As previously outlined in Section 1.1, the proposed project involves the following activities:

- **Alteration of the Township Boundaries of Ondangwa Proper to exclude Erf 272;**
- **Rezoning of Erf 272 from “Residential” to “Undetermined”;**
- **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.**

These components will be described in further detail below, in terms of their design, layout and footprint.

4.2 ALTERNATIVES

As pointed out in Section 1.4 above various layouts alternatives were initially considered by the proponent, ultimately resulting in the final layouts. As such only the no-go alternative will be discussed below.

4.2.1 No – Go Alternative

The no-go alternative is the baseline against which all alternatives are assessed. The no-go alternative would essentially entail maintaining the current situation of uncontrolled informal settlement growth. Thus, the Ondangwa Town Council and the residents will not be able to receive the benefits which may result from the construction and operational phase of the development. The residents will not be able to expand their financial security, as they will be able to use these land rights to expand their business, renovate their homes, pass their homes on to their dependants in the form of inheritance, which all works towards wealth generation and economic empowerment. Thus, the no-go alternative is not considered to be the preferred option.

4.3 THE PROPOSED DEVELOPMENT

The area commonly known as Okangwena has long been a part of the informal settlement landscape in Ondangwa. Despite several past efforts to formalize this settlement, these initiatives have yet to materialize. However, the need for adequate housing and improved living conditions remains a key priority for the Ondangwa Town Council.

In response to this ongoing challenge, the Proponent (Ondangwa Town Council) has appointed Stubenrauch Planning Consultants to oversee the formalization of Okangwena. This process will establish three distinct residential neighborhoods: Okangwena Proper, Okangwena Extension 1, and Okangwena Extension 2.

The formalization of Okangwena will contribute to a structured and well-regulated urban environment, facilitating sustainable growth and development. It will introduce an organized land-use system, allowing for improved infrastructure planning, zoning, and the provision of essential services such as sanitation, clean water, and electricity. Currently, the informal status of the area presents challenges in addressing community needs, particularly in accessing basic services and securing credit for property improvements.

The benefits of formalization extend beyond the residents to the broader community and the Town Council. Legal land ownership and the recognition of existing developments will stimulate economic growth, enhance property values, and improve overall living conditions. Additionally, the process will mitigate risks associated with informal settlements, including inadequate access to services and the insecurity of land tenure, which can lead to displacement and underdevelopment.

A key aspect of the formalization strategy is the adoption of cost-effective in-situ development, which eliminates the need for large-scale demolitions and compensations. This approach streamlines the project's implementation while reducing costs for the Town Council.

To accommodate more households and preserve community ties, the development plan includes erven sizes of less than 300m², ensuring affordable housing options. This proposal aligns with Subsection 8.10.2 of the National Housing Policy (2023). The following town planning steps are required to facilitate the intended development:

- **Alteration of the Township Boundaries of Ondangwa Proper to exclude Erf 272;**
- **Rezoning of Erf 272 from "Residential" to "Undetermined";**
- **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.**

4.3.1 The Alteration of the Township Boundaries of Ondangwa Proper to exclude Erf 272

It is the intention of the Ondangwa Town Council 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 onto the existing structures including both permanent and temporary buildings, some of which fall within the townlands.

This overlap might create potential planning discrepancies particularly land ownership and the formalization of the property rights. To avoid conflicts and ensure a smooth planning process, 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 discrepancies occurs. The alteration of the township boundaries of Ondangwa as depicted in **Figure 10** below.

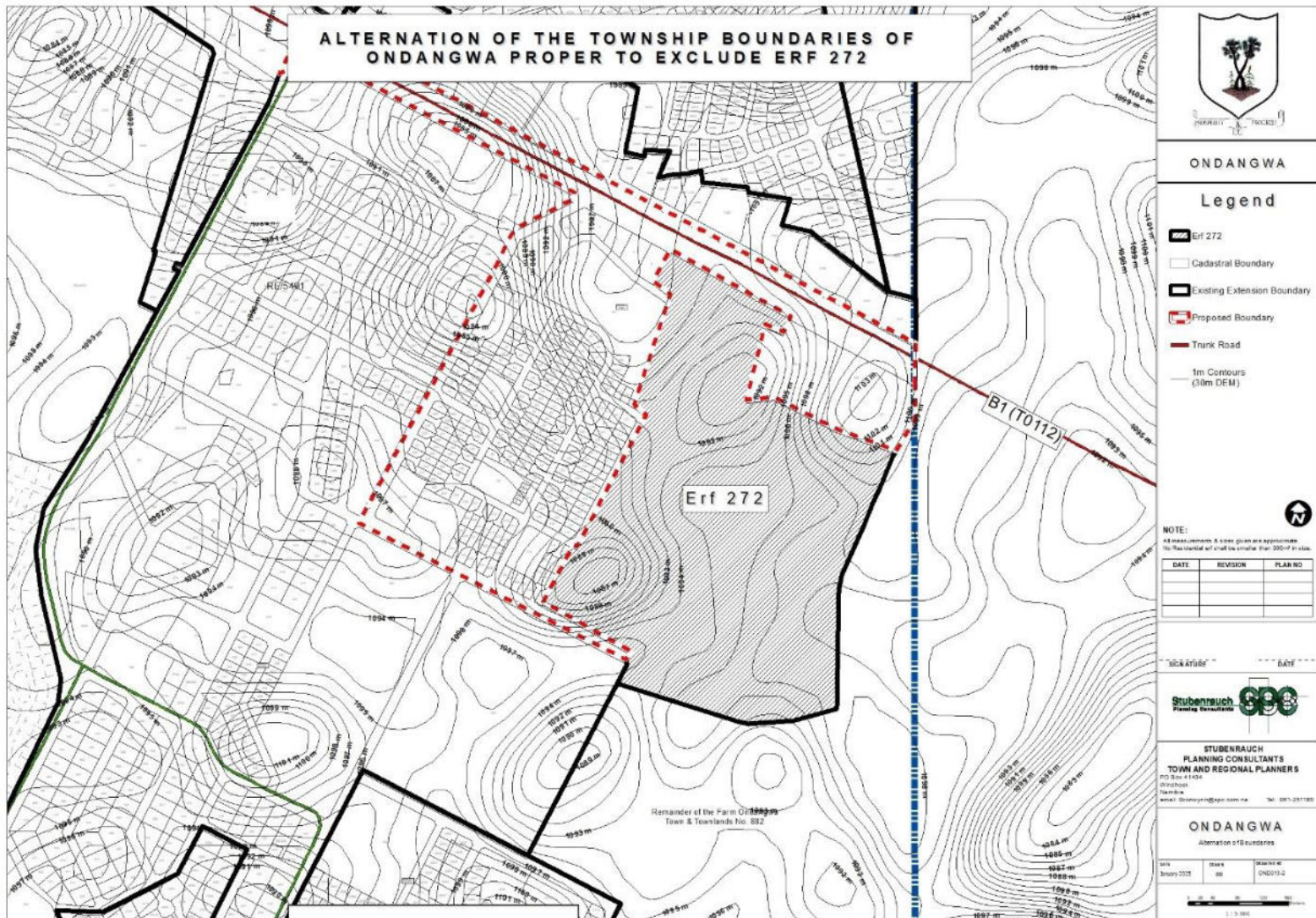


Figure 10: Alteration of the Township Boundaries of Ondangwa Proper to exclude Erf 272

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

The Remainder of Farm Ondangwa Town and Townlands No. 882 is set to be subdivided into Portion A, Portion B, and the Remainder as depicted in **Table 5** below.

Proposed Portion A currently contains structures that form part of the Okangwena formalization project. To facilitate this process, Portion A will be consolidated with Erf 272—which has been excluded from Ondangwa Proper—into a single Consolidated Portion X, designated for the establishment of the Okangwena Townships.

Proposed Portion B has been created to prevent the formation of a split remainder. This portion will be left undetermined, allowing flexibility for future township development or other potential land uses.

Proposed Portion A will maintain its “Undetermined” zoning to accommodate the formalization process.

This subdivision of the Remainder of Farm Ondangwa Town and Townlands No. 882 aims to support structured urban development while ensuring efficient land use planning for future growth.

Table 5: Subdivision of the Remainder of the Farm Ondangwa Town and Townlands No. 882 into Portion A, B and the Remainder

<u>Ptn No</u>	<u>Zoning</u>	<u>±Area (m²)</u>
Ptn A	Undetermined	157757,59
Ptn B	Undetermined	846123,42

The subdivision of the Remainder of the Farm Ondangwa Town and Townlands No. 882 is depicted under **Figure 11** below.

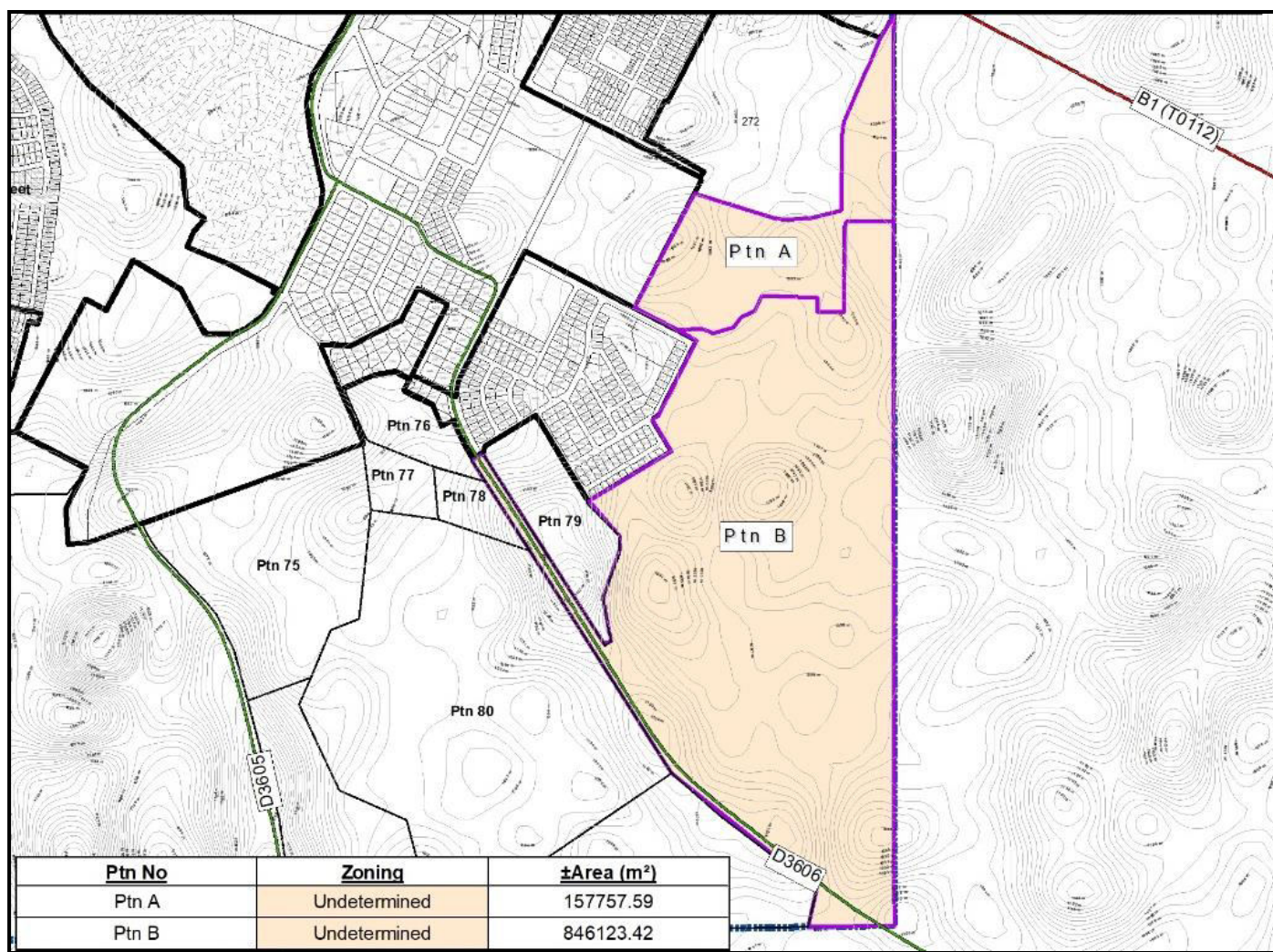


Figure 11: Subdivision of the Remainder of the Farm Ondangwa Town and Townlands No. 882 into Portion A, B and the Remainder

4.3.3 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 as afore mentioned. The consolidation of Erf 272 and Portion A of the Farm Ondangwa Town and Townlands No. 882 into consolidate Portion X is outlined in **Table 6** below.

Table 6: Consolidation of Erf 272 and Portion A of the Farm Ondangwa Town and Townlands No. 882 into consolidate Portion X

Ptn No	Zoning	± ha
272	Undetermined	23,3783
Ptn A	Undetermined	15,7758
Consolidated Ptn X	Undetermined	39,1541

Figure 12 below depicts the consolidation of Erf 272 and Portion A of the Farm Ondangwa Town and Townlands No. 882 into consolidate Portion X

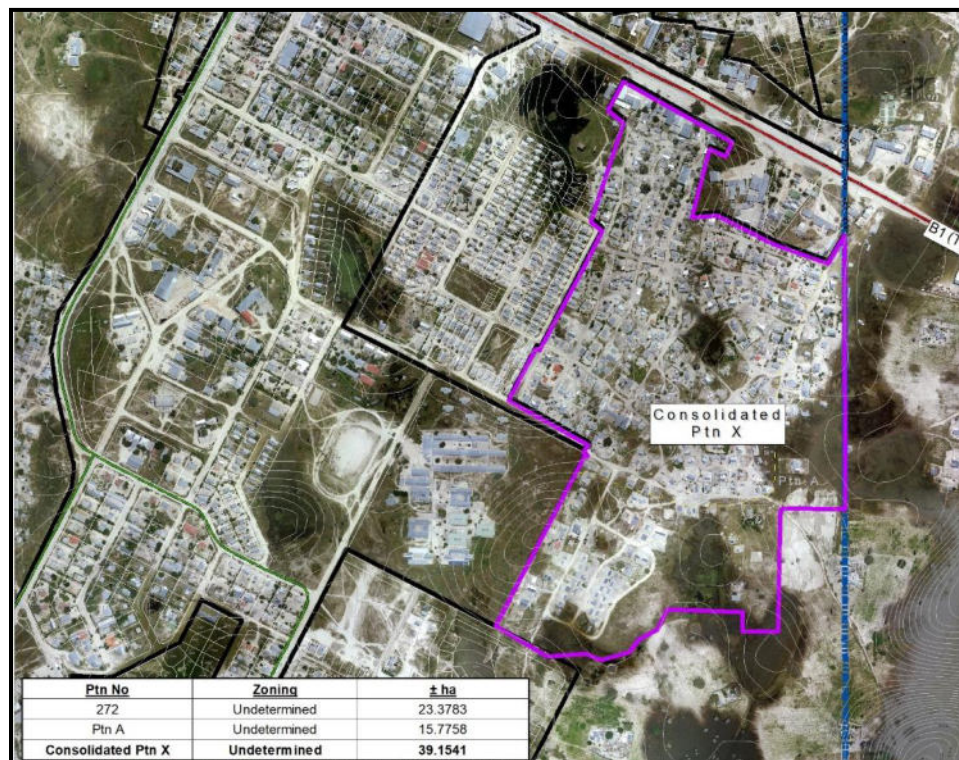


Figure 12: Consolidation of Erf 272 and Portion A of the Farm Ondangwa Town and Townlands No. 882 into “Consolidate Portion X”

4.3.4 Layout approval and Township Establishment on Portion A (a portion of Consolidated Portion X) to become known as Okangwena Proper;

The formalization of Okangwena Proper, comprising 162 erven and Remainder (streets), seeks to align existing land uses with the appropriate zoning, reinforcing the current development patterns. With 130 Single Residential erven, the layout prioritizes accommodating existing households while offering a range of residential options.

The Single Residential erven sizes, ranging from 218m² to 450m² on average, thus reflecting the diverse needs of the community, ensuring flexibility and inclusivity. However, there are some residential erven much larger than this. The layout plan for proposed Okangwena Proper has the aim to accommodate the existing households as much as possible.

The layout also makes provision for five (5) General Residential Properties, thus promoting a variety of housing typologies which will promote inclusivity and social diversity. These general residential properties will in the near future offer choice and cater to the different income levels.

There are twenty-four (24) Business zoned properties, these properties have been operating business activities as such the proposed zoning will allow these business to gain legal recognition, ensuring that they are in compliance with regulations and foster long term growth and development.

There are three (3) Public Open Space reserved in the layout, and these Public Open Spaces have been created to accommodate the existing powerlines.

Overall, the formalization of Okangwena Proper is a recognition of the established land uses and an essential step toward enhancing the legal status of the area, creating a more organized and cohesive environment. Please refer to **Table 7** below.

Table 7: Summary Table for Okangwena Proper:

Zoning	No of Erven	± Total Area (ha)	% of Total Area
Single Residential	130	7.02	60.16
General Residential	5	0.22	1.91
Business	24	1.39	11.94
Public Open Space	3	0.06	0.52
Street	Remainder	2.97	25.47
Total	162 & Remainder	11.67	100.00

There are no other land uses other than Single Residential, General Residential, Business and Public Open Space provided for in Okangwena Proper, as the neighbouring Okangwena Extension 1 and 2 has these supporting land uses, and they can be utilised by the residents of Okangwena Proper.

The street network of Okangwena Proper will allow for the efficient connection of services, as well as the efficient distribution of traffic throughout the neighbourhood. The streets vary in width, from a minimum of 10 metre wide to 12-metre-wide streets.

In the formalization of Okangwena proper, the decision to limit public open space provision stems from the need to prioritize essential infrastructure and housing density in alignment with the residential needs of the residents. By focusing on maximizing land use efficiency, Council can better accommodate the growing population and improve living conditions.

The layout of Okangwena Proper is depicted in **Figure 13** below.

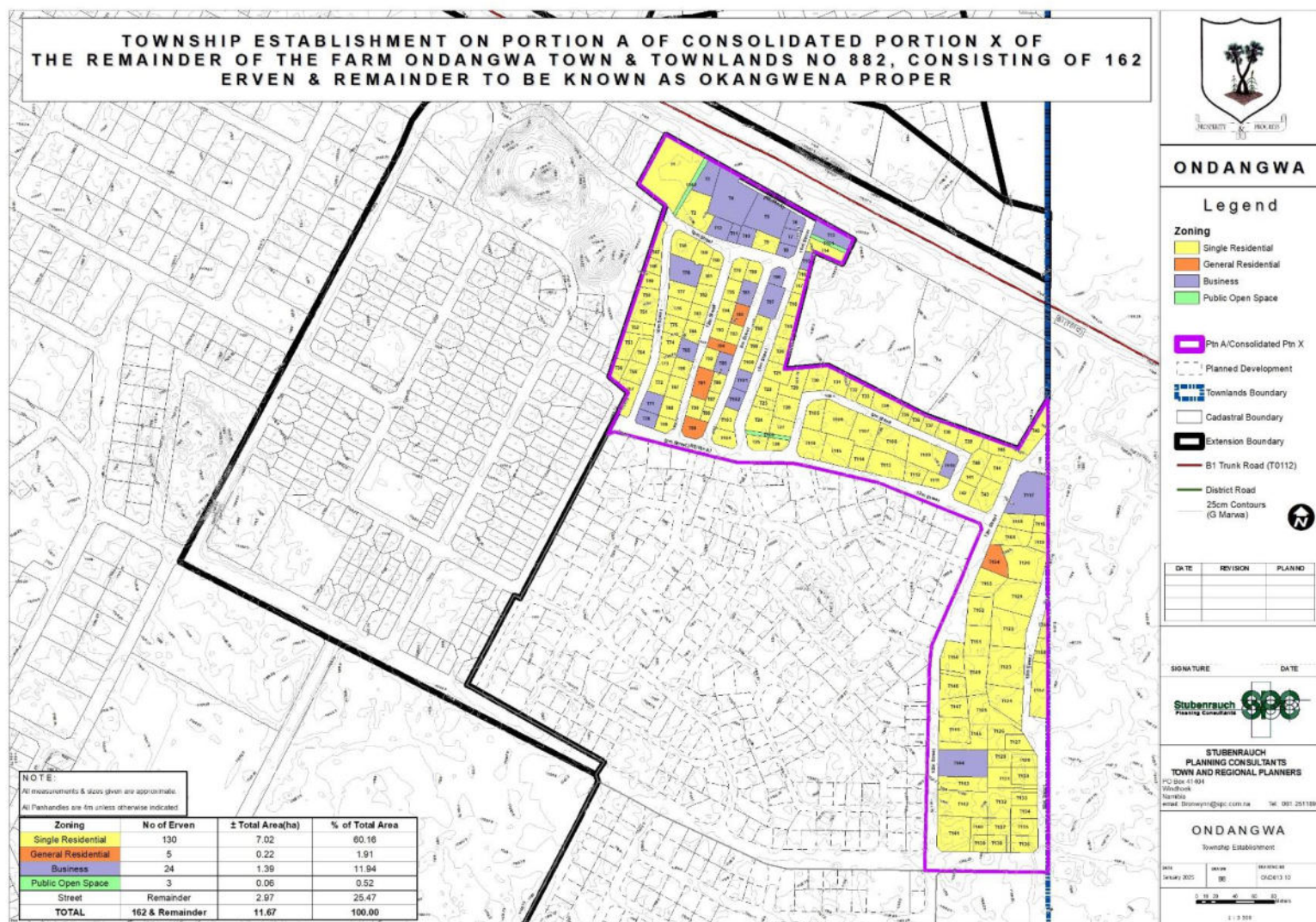


Figure 13: Layout of Proposed Okangwena Proper of Portion A (a portion of Consolidated Portion X)

4.3.5 Layout approval and Township Establishment on Portion B (a portion of Consolidated Portion X) to become known as Okangwena Extension 1;

Okangwena Extension 1 comprises 261 erven and Remainder (Streets), with a focus on providing residential opportunities. The 232 Single Residential erven, alongside 11 General Residential erven, aim to meet the growing demand for housing, while the variety in erven sizes accommodates diverse housing needs. The General Residential erven promote housing diversity, catering to different income levels and fostering inclusivity within the community.

Okangwena Extension 1 makes provision for nine (9) Business erven, and all of these erven measure 0.55ha in extent. The business erven will provide a commercial aspect to the neighbourhood, as there are developed shops, convenience stores, and other business-related land uses that allow the residents of Okangwena Extension 1 to obtain amenities, without having to travel to the Central Business District of Ondangwa.

Additionally, there are four (4) Institutional erven which are crucial for community services. Three of the institution zoned erven currently accommodates an existing kindergarten south of the extension, a kindergarten north east of the extension. An additional vacant institutional erf has been created, this erf will be developed as per the needs of the community. This includes community facilities such as a library, a community centre and other related land uses.

The layout also incorporates three (3) Local Authority erven, two of these erven accommodate a pump station as well as a kiosk respectively. The additional erf created will be developed to accommodate a “Civic office” as per the needs of the Ondangwa Town Council.

One vacant Public Open Space has been created. This Public Open Space can be developed into recreational areas, as determined by the community’s needs. This can include play park and other related land uses.

This formalization aligns existing land uses with appropriate zoning and infrastructure, creating a cohesive, well-served neighborhood that addresses residential, commercial, and institutional needs while preparing for future growth. Please refer to **Table 8** below.

Table 8: Summary Table for Okangwena Extension 1:

Zoning	No of Erven	± Total Area (ha)	% of Total Area
Single Residential	232	10.70	66.87
General Residential	11	0.72	4.47
Business	9	0.55	3.41
Institutional	4	0.26	1.65

Local Authority	3	0.20	1.28
Public Open Space	2	0.25	1.54
Street	Remainder	3.33	20.78
Total	261 & Remainder	16.01	100.00

The street network of Okangwena Extension 1 is an extension of the neighbouring extension of Okangwena Proper. It follows a simple grid layout, which will allow for the efficient connection of services, as well as the efficient distribution of traffic throughout the neighbourhood. The streets vary in width, from a minimum of 10 metre wide to 15-metre-wide streets.

The layout of Okangwena Extension 1 is depicted in **Figure 14** below.

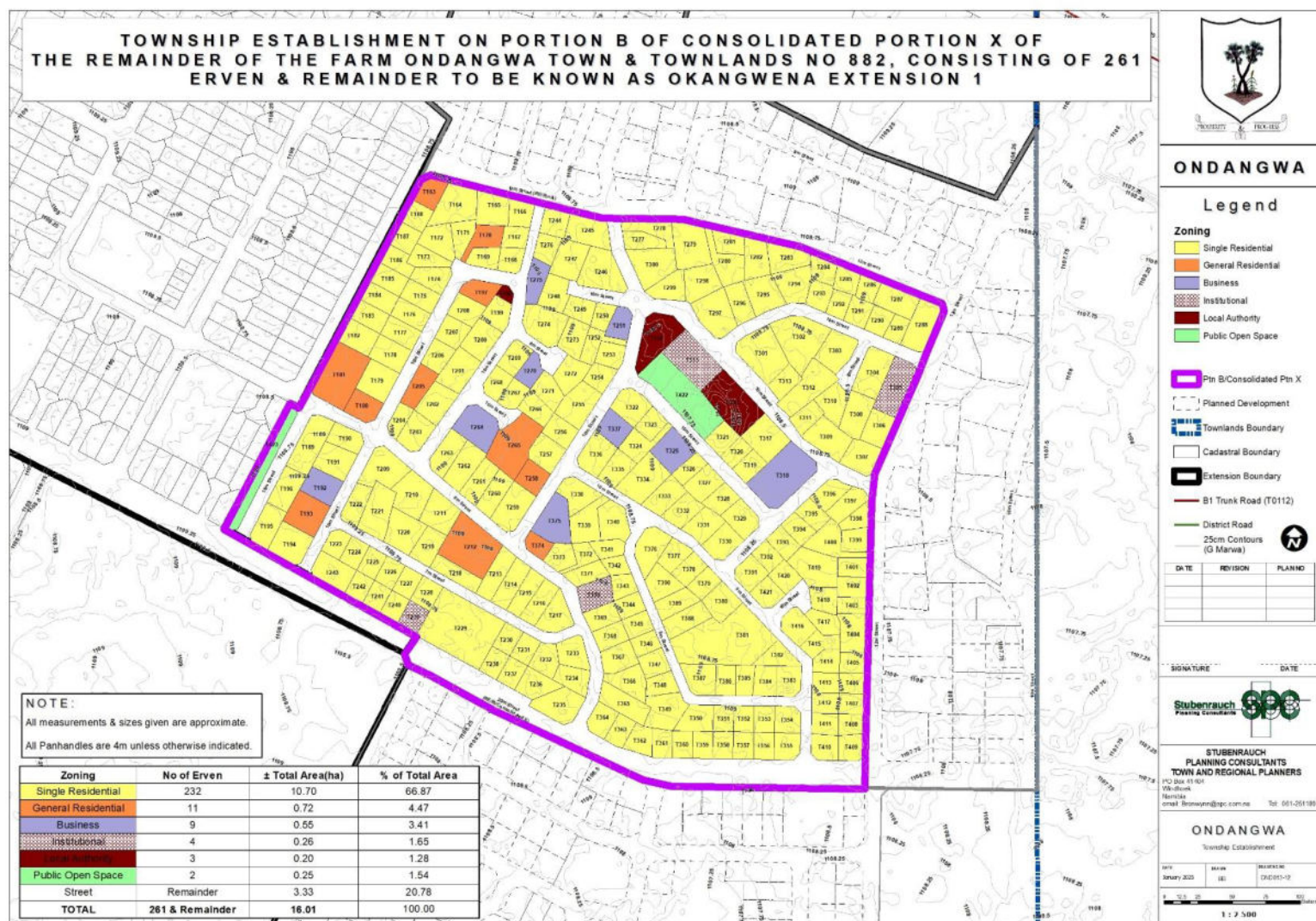


Figure 14: Layout of Proposed Okangwena Extension 1 on Portion B (a portion of Consolidated Portion X)

5.6. Layout approval and Township Establishment on the Remainder of “Consolidated Portion X” to become known as Okangwena Extension 2;

Okangwena Extension 2 proposes 148 erven and Remainder (Steets), with 137 Single Residential erven forming the core of the development. The layout addresses the need for residential properties while offering flexibility in house sizes, ranging from 283m² to larger homestead erven.

Okangwena Extension 2 makes provision for two (2) General Residential erven, these erven collectively measure 0.07ha in extent. The General Residential erven already accommodate rental units, as such, this zoning is merely to formalize these land use activities.

A total of six (6) erven measuring 1.45ha have been zoned Institutional, some of which accommodate school, kindergarten, creche and churches. An additional vacant institutional erf has been created, this erf will be developed as per the needs of the community. This includes community facilities such as a library, a community centre and other related land uses.

The layout makes provision for one (1) Local Authority erf. The erf created will be developed to accommodate the needs of the Ondangwa Town Council.

Okangwena Extension 2 makes provision two (2) Public Open Space. This Public Open Spaces can be developed into recreational areas, soccer fields and other related land uses as determined by the community's needs.

The street network in Okangwena Extension 2 is designed to be in harmony with the neighboring areas, ensuring seamless connectivity and efficient infrastructure distribution. The formalization of this extension will provide a structured environment where residential, commercial, and institutional land uses are in harmony, enhancing the livability and functionality of the area. Please refer to **Table 7** below.

Table 7: Summary Table for Okangwena Extension 2

Zoning	No of Erven	± Total Area (ha)	% of Total Area
Single Residential	137	5.73	50.54
General Residential	2	0.07	0.61
Institutional	6	1.45	12.83
Local Authority	1	0.05	0.42
Public Open Space	2	1.21	10.65
Street	Remainder	2.83	24.95
Total	148 & Remainder	11.33	100.00

The layout of Okangwena Extension 1 is depicted in **Figure 15** of this application.

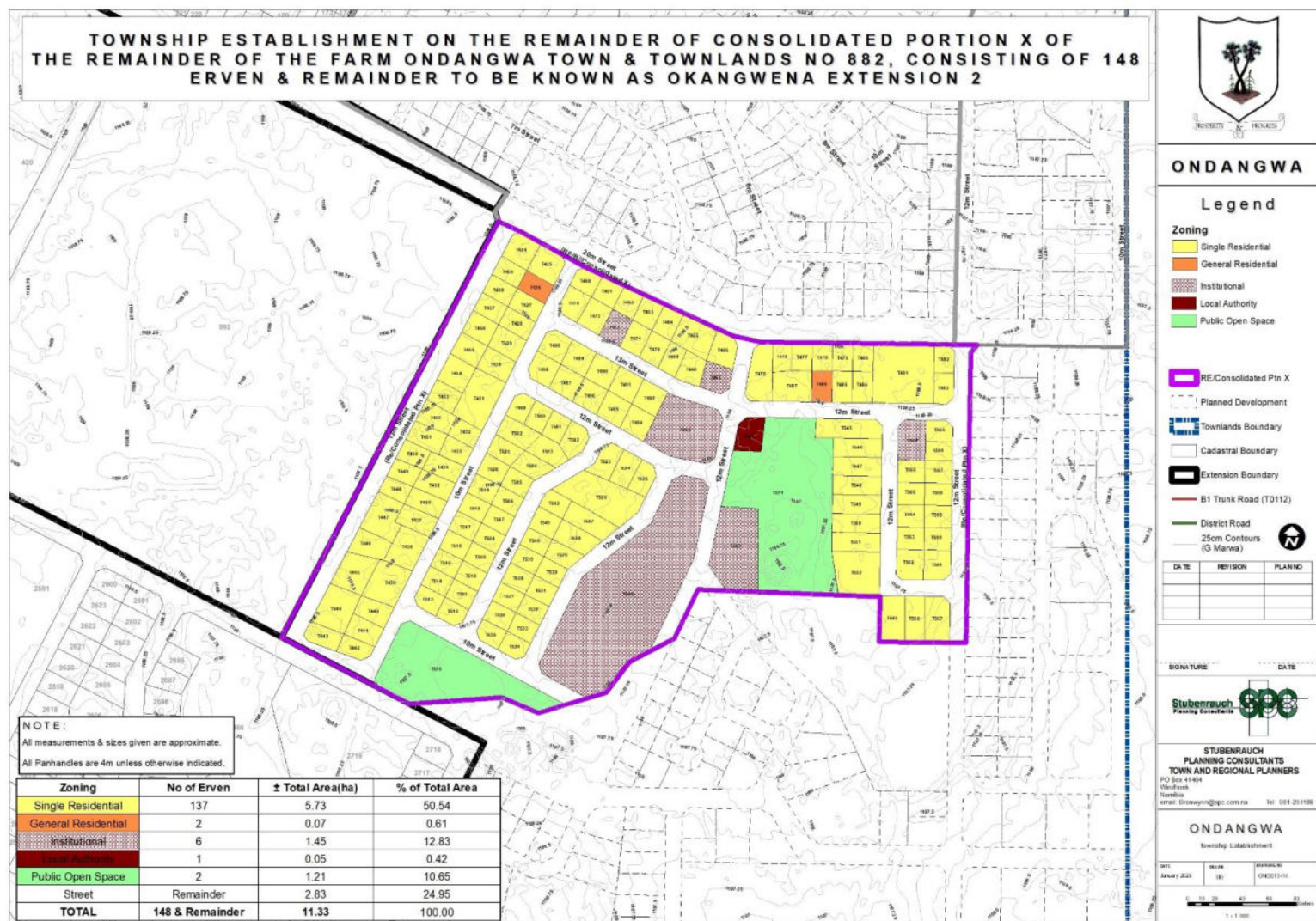


Figure 15: Layout of Proposed Okangwena Extension 2 on the Remainder of Consolidated Portion X

4.3.6 Engineering Services and Access Provision

4.3.6.1 Water and Electricity

Most households within the area of Okangwena, designated for formalization, already have access to water and electricity provided by the Ondangwa Town Council. These existing connections will be retained, ensuring uninterrupted service to residents. Any new or additional connections will be installed by the Ondangwa Town Council in compliance with established standards and regulations.

4.3.6.2 Sewer

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

4.3.6.3 Storm Water

The area of Okangwena which is to be formalized 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 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.

4.3.6.4 Access Provision

The layout plans for proposed Okangwena Proper, Okangwena Extension 1 and Okangwena Extension 2 makes provision for an efficient road network for ease of movement within the neighborhood 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. Panhandles, 4 meters wide were created in the formalization of newly created townships. These panhandles are necessary to enable access to residential properties that do not have direct street access.

The width of the roads in the proposed township range between 10m to 15m.

5 PUBLIC PARTICIPATION PROCESS

5.1 PUBLIC PARTICIPATION REQUIREMENTS

In terms of Section 21 of the EIA Regulations a call for open consultation with all I&APs at defined stages of the EIA process is required. This entails participatory consultation with members of the public by providing an opportunity to comment on the proposed project. Public Participation has thus incorporated the requirements of Namibia's legislation, but also takes account of international guidelines, including Southern African Development Community (SADC) guidelines and the Namibian EIA Regulations. Public participation in this project has been undertaken to meet the specific requirements in accordance with the international best practice. Please see **Table 9** below for the activities undertaken as part of the public participation process. The I&APs were given time to comment from **21 February 2024 to 12 March 2024**.

Table 9: Table of Public Participation Activities

ACTIVITY	REMARKS
Placement of site notice/poster in Ondangwa	See Annexure A
Placing advertisements in two newspapers namely the Namibian and New Era (22 November 2024 and 29 November 2024)	See Annexure B
Written notice to surrounding property owners and Interested and Affected Parties via Email (22 November 2024)	See Annexure C
Two public meeting held on 6 & 7 December 2024 on site in Ondangwa	See Annexure C

5.1.1 Environmental Assessment Phase 2

The second phase of the PPP involved the lodging of the Draft Environmental Scoping Report (DESR) to all registered I&APs for comment. Registered and potential I&APs will be informed of the availability of the DESR for public comment *via* a letter/email dated **28 February 2025**. An Executive Summary of the DESR will also be included in the letters to the registered I&APs. I&APs have until **14 March 2025** to submit comments or raise any issues or concerns they may have with regard to the proposed project.

6 ASSESSMENT METHODOLOGY

The purpose of this chapter is to describe the assessment methodology utilized in determining the significance of the construction and operational impacts of the proposed project, and where applicable the possible alternatives, on the biophysical and socio-economic environment.

Assessment of predicted significance of impacts for a proposed development is by its nature, inherently uncertain – environmental assessment is thus an imprecise science. To deal with such uncertainty in a comparable manner, a standardised and internationally recognised methodology has been developed. Such accepted methodology is applied in this study to assess the significance of the potential environmental impacts of the proposed development, outlined as follows in **Table 10**.

Table 10: Impact Assessment Criteria

CRITERIA	CATEGORY
Impact	Description of the expected impact
Nature Describe type of effect	Positive: The activity will have a social / economical / environmental benefit. Neutral: The activity will have no effect Negative: The activity will have a social / economical / environmental harmful effect
Extent Describe the scale of the impact	Site Specific: Expanding only as far as the activity itself (onsite) Small: restricted to the site's immediate environment within 1 km of the site (limited) Medium: Within 5 km of the site (local) Large: Beyond 5 km of the site (regional)
Duration Predicts the lifetime of the impact.	Temporary: < 1 year (not including construction) Short-term: 1 – 5 years Medium term: 5 – 15 years Long-term: >15 years (Impact will stop after the operational or running life of the activity, either due to natural course or by human interference) Permanent: Impact will be where mitigation or moderation by natural course or by human interference will not occur in a particular means or in a particular time period that the impact can be considered temporary
Intensity Describe the magnitude (scale/size) of the Impact	Zero: Social and/or natural functions and/ or processes remain unaltered Very low: Affects the environment in such a way that natural and/or social functions/processes are not affected Low: Natural and/or social functions/processes are slightly altered

CRITERIA	CATEGORY
	<p>Medium: Natural and/or social functions/processes are notably altered in a modified way</p> <p>High: Natural and/or social functions/processes are severely altered and may temporarily or permanently cease</p>
<p>Probability of occurrence Describe the probability of the Impact <u>actually</u> occurring</p>	<p>Improbable: Not at all likely</p> <p>Probable: Distinctive possibility</p> <p>Highly probable: Most likely to happen</p> <p>Definite: Impact will occur regardless of any prevention measures</p>
<p>Degree of Confidence in predictions State the degree of confidence in predictions based on availability of information and specialist knowledge</p>	<p>Unsure/Low: Little confidence regarding information available (<40%)</p> <p>Probable/Med: Moderate confidence regarding information available (40-80%)</p> <p>Definite/High: Great confidence regarding information available (>80%)</p>
<p>Significance Rating The impact on each component is determined by a combination of the above criteria.</p>	<p>Neutral: A potential concern which was found to have no impact when evaluated</p> <p>Very low: Impacts will be site specific and temporary with no mitigation necessary.</p> <p>Low: The impacts will have a minor influence on the proposed development and/or environment. These impacts require some thought to adjustment of the project design where achievable, or alternative mitigation measures</p> <p>Medium: Impacts will be experienced in the local and surrounding areas for the life span of the development and may result in long term changes. The impact can be lessened or improved by an amendment in the project design or implementation of effective mitigation measures.</p> <p>High: Impacts have a high magnitude and will be experienced regionally for at least the life span of the development, or will be irreversible. The impacts could have the no-go proposition on portions of the development in spite of any mitigation measures that could be implemented.</p>

*NOTE: Where applicable, the magnitude of the impact has to be related to the relevant standard (threshold value specified and source referenced). The magnitude of impact is based on specialist knowledge of that particular field.

For each impact, the EXTENT (spatial scale), MAGNITUDE (size or degree scale) and DURATION (time scale) are described. These criteria are used to ascertain the SIGNIFICANCE of the impact, firstly in the case of no mitigation and then with the most effective mitigation measure(s) in place. The decision as to which combination of alternatives and mitigation measures to apply lies with the proponent, and their acceptance and approval ultimately with the relevant environmental authority.

The SIGNIFICANCE of an impact is derived by taking into account the temporal and spatial scales and magnitude. Such significance is also informed by the context of the impact, i.e. the character and identity of the receptor of the impact.

6.1 MITIGATION MEASURES

There is a mitigation hierarchy of actions which can be undertaken to respond to any proposed project or activity (See **Figure 16** below). These cover avoidance, minimization, restoration and compensation. It is possible and considered sought after to enhance the environment by ensuring that positive gains are included in the proposed activity or project. If negative impacts occur, then the hierarchy indicates the following steps.

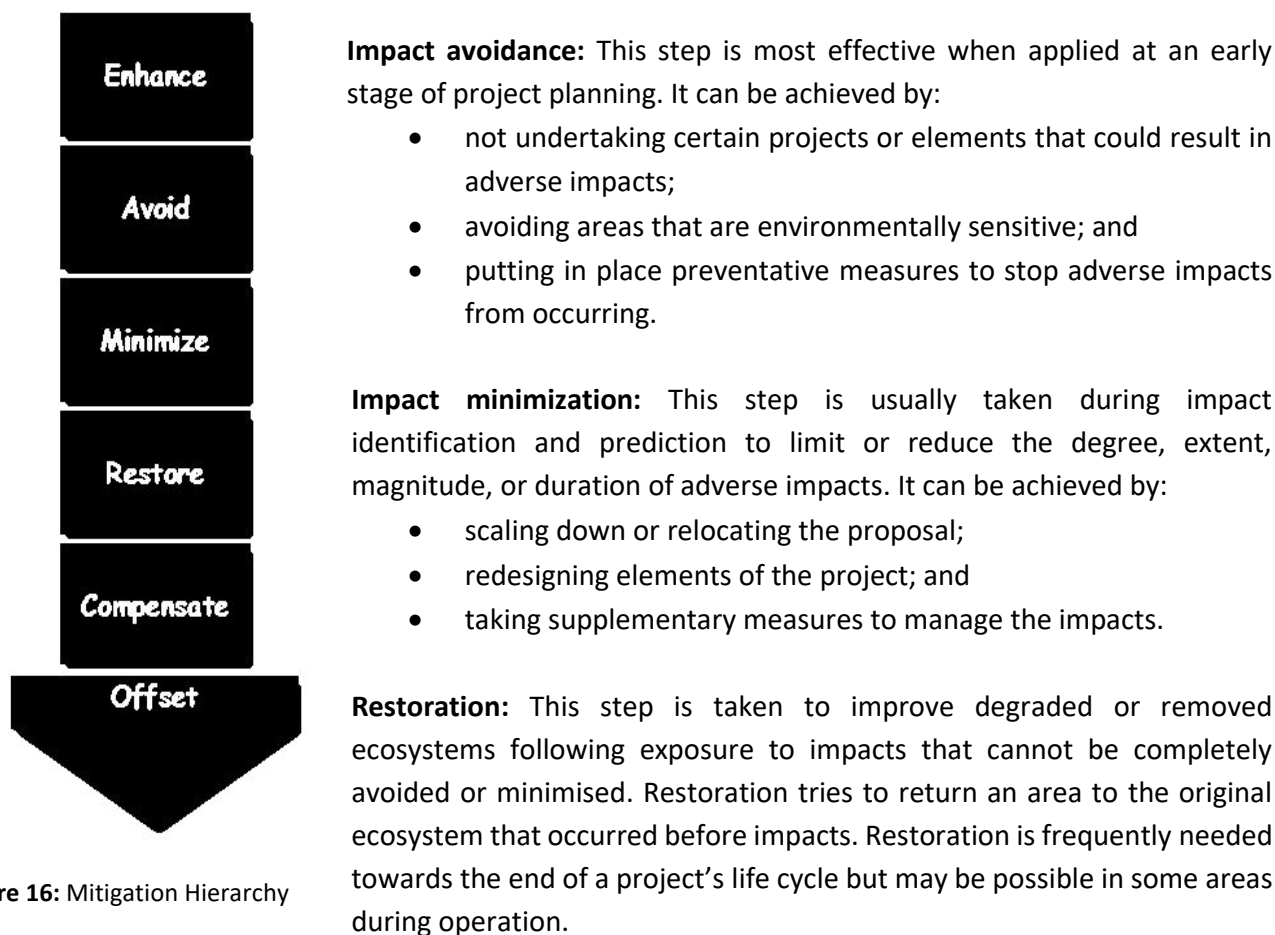


Figure 16: Mitigation Hierarchy

Impact compensation: This step is usually applied to remedy unavoidable residual adverse impacts. It can be achieved by:

- rehabilitation of the affected site or environment, for example, by habitat enhancement;
- restoration of the affected site or environment to its previous state or better; and
- replacement of the same resource values at another location (offset), for example, by wetland engineering to provide an equivalent area to that lost to drainage or infill.

7 ASSESSMENT OF POTENTIAL IMPACTS AND POSSIBLE MITIGATION MEASURES

7.1 INTRODUCTION

This Chapter describes the potential impacts on the biophysical and socio-economic environments, which may occur due to the proposed activities described in Chapter 4. These include potential impacts, which may arise during the operation of the proposed development (i.e. long-term impacts) as well as the potential construction related impacts (i.e. short to medium term). The assessment of potential impacts will help to inform and confirm the selection of the preferred layouts to be submitted to MEFT: DEAF for consideration. In turn, MEFT: DEAF's decision on the environmental acceptability of the proposed project and the setting of conditions of authorisation (should the project be authorised) will be informed by this chapter, amongst other information, contained in this EA Report.

The baseline and potential impacts that could result from the proposed development are described and assessed with potential mitigation measures recommended. Finally, comment is provided on the potential cumulative impacts which could result should this development, and others like it in the area, be approved.

7.2 PLANNING AND DESIGN PHASE IMPACTS

During the planning and design phase consideration should be given on aspects such as impacts of traffic and existing municipal infrastructure.

7.2.1 Traffic Impacts

The intended development may have an impact on traffic in the subject area as the sites are currently undeveloped. Once the proposed sites are developed traffic in the area is expected to increase. The traffic is not expected to increase significantly as the portions are in close proximity to an already developed area within the town.

7.2.2 Existing Service Infrastructure Impacts

The subject erven is fully connected to the municipal reticulation system of the Ondangwa Town Council, which consists of water, electricity and sewer connections, this connection will be maintained. Storm water run-off will be accommodated within the street reserves or then as stipulated by the Ondangwa Town Council.

7.3 CONSTRUCTION PHASE IMPACTS ON THE BIOPHYSICAL ENVIRONMENT

The construction phase impacts are those impacts on the biophysical and socio-economic environment that would occur during the construction phase. These impacts are inherently temporary in duration but may have longer lasting effects.

7.3.1 Flora and Fauna Impacts (Biodiversity)

The land uses that currently exist in the area, the natural environment and drainage patterns are respected, and as such, no negative impacts on the natural or urban environment of Ondangwa are expected to arise from the proposed development. The physical land use for the property will also not negatively impact the natural environment as most of the vegetation found on-site will be respected in all the town planning processes.

7.3.2 Surface and Ground Water Impacts

Surface and groundwater impacts may be encountered during the construction and operation phase, especially if development takes place within the rainy season. The risk of contaminating such water sources can be increased by accidental spillage of oils and fuels and any other equipment used during construction. This risk is minimized by the fact that the construction phase will be a short-term activity.

The area is located on higher grounds, limiting the effect of possible inundations from the natural stormwater drainage lines (iishana) which surround the subject area.

7.3.3 Soil Erosion Impacts

Given the characteristics of the proposed site, soil erosion is likely to be encountered especially if construction will take place during the rainy season, the removal of the sparse vegetation will render the soil vulnerable to erosion as they also serve the purpose of keeping the soils compacted.

7.4 CONSTRUCTION PHASE IMPACTS ON THE SOCIO-ECONOMIC ENVIRONMENT

7.4.1 Heritage impacts

No archaeological and heritage resources are expected to be found on the site. The project management should however be made aware of the provisions of the National Heritage Act regarding the prompt reporting of archaeological finds. Section 3.1.2 provides an overview of the archaeological and heritage context of the town and region.

7.4.2 Health, Safety and Security Impacts

Due to the demand for construction workers during the construction of the proposed project an influx of migrant workforce who will require temporary accommodation in Ondangwa might be experienced. Experience with other construction projects in a developing-world context has shown that, where migrant construction workers have the opportunity to interact with the local community, a significant risk is created for the development of social conditions and sexual behaviors that contribute to the spread of HIV and AIDS.

In response to the threat the pandemic poses, MEFT has developed a policy on HIV and AIDS. This policy, which was developed with support from USAID, GTZ and the German Development Fund, provides for a non-discriminatory work environment and for workplace programs managed by a Ministry-wide committee. The MEFT has also recently initiated a programme aimed at mainstreaming HIV and gender issues into environmental impact assessments.

7.4.3 Traffic Impacts

Traffic is expected to increase during the construction phase of the project in areas where construction will take place. A number of trucks and other heavy machinery will be required to deliver, handle and position construction materials as well as to remove spoil material. Not only will the increase in traffic result in associated noise impacts, but it will also impact on the roads in the area.

7.4.4 Noise Impacts

Construction may result in associated noise impacts. These noise impacts will mainly be associated with construction machinery and construction vehicles. The impact is however limited mainly to the construction period only.

7.4.5 Dust and Emission Impacts

Excavation and stockpiles during the construction phase could result in dust impacts, if not managed correctly. Dust could impact negatively on the health of the nearby community if mitigation measures are not implemented. Dust impacts are primarily associated with the construction phase.

7.4.6 Municipal Services

The construction phase will result in additional people on-site, who will require provision of the following services:

- Potable water for domestic (ablution and drinking) and construction purposes.
- Temporary toilets during the construction phase.

- Solid waste management (domestic and construction waste).

These services if not managed well are likely to create an opportunity for water wastage; litter; solid and human waste pollution.

7.4.7 Storage and Utilisation of Hazardous Substances

Hazardous substances are regarded by the Hazardous Substance Ordinance (No. 14 of 1974) as those substances which may cause injury or ill-health to or death of human beings by reason of their toxic, corrosive, irritant, strongly sensitizing or flammable nature or the generation of pressure thereby in certain circumstances. During the construction period, the use and storage of these types of hazardous substances, such as shutter oil, curing compounds, types of solvents, primers and adhesives and diesel, on-site could have negative impacts on the surrounding environment if these substances spill and enter the environment.

7.5 OPERATIONAL PHASE IMPACTS

The operational phase impacts are those impacts on the biophysical and socio-economic environment that would occur during the operational phase of the proposed project and are inherently long-term in duration.

7.5.1 Visual and Sense of Place Impacts

The extent of this disturbance will depend on how highly the interested and affected parties valued the initial aesthetic quality of the site. The intended activities for the proposed site may alter the sense of place for the existing community and property owners situated in close proximity to the site, as well as the residents of Ondangwa who frequent the sites.

7.5.2 Noise Impacts

The operational activities may result in associated noise impacts, depending on the exact type of activities taking place on the properties. However due to the nature of the land uses proposed for the subject even it is not expected that the noise levels will be significant if managed well.

7.5.3 Emission Impacts

The air quality in the area is considered to be fairly good. Additional emissions are not expected due to the land uses that are intended for the site.

7.5.4 Waste Impacts

Increased amounts of waste may be generated as a result of the operational activities at the sites. Effective waste management on site should be practiced as per the recommendations in the EMP.

7.5.5 Social Impacts

The establishment of Okangwena Proper, Okangwena Extension 1, and Okangwena Extension 2 aims to formalize the previously informal settlement, enabling the Ondangwa Town Council to grant freehold land titles to residents and provide them with tenure security.

Tenure security is essential as it grants residents legal recognition of their property, protecting them from eviction and displacement while allowing them to pass down their land to future generations, ensuring long-term family stability. With official land ownership, residents gain a sense of ownership, encouraging investment in their properties, enhancing living conditions, and fostering community development and cohesion.

Additionally, formalization will enable the Town Council to establish clear property boundaries and facilitate access to essential services, such as water, sanitation, and electricity, significantly improving residents' quality of life.

A major challenge associated with informal settlements is the lack of land titles, which often prevents residents from accessing financial credit. By formalizing the area, property owners will have the ability to use their land as collateral for loans, easing access to credit for home improvements and business investments, ultimately driving individual and community-level economic growth.

Therefore, the proposed township establishment is expected to have a positive socio-economic impact on Ondangwa, contributing to sustainable urban development and improved livelihoods for its residents.

7.6 CUMULATIVE IMPACTS

The cumulative impact of the proposed developments regarding the degradation of the project area is very difficult to rate. If all proposed mitigation measures are however in place to minimise the overall impacts then the cumulative impact can be expected to be rated as **Medium-Low (negative)** for the proposed developments.

7.7 ENVIRONMENTAL MANAGEMENT PLAN

An Environmental Management Plan (EMP) is contained in **Annexure E** of this report. The purpose of the EMP is to outline the type and range of mitigation measures that should be implemented during the construction, operation and decommissioning phases of the project to ensure that negative impacts associated with the development are avoided or mitigated.

7.8 SUMMARY OF POTENTIAL IMPACTS

A summary of all the potential impacts from the proposed project assessed above is included in **Table 11**. The **Tables 12 – 14** provide a summary of the mitigation measures proposed for the impacts. While some difference in magnitude of the potential impacts would result from the proposed alternatives this difference was not considered to be significant for any of the potential impacts. As such, the table below applies to all proposed alternatives.

Table 11: Summary of the significance of the potential impacts

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
PLANNING AND DESIGN PHASE										
1. Traffic Impacts	Ondangwa	No mitigation	Local	Medium	Medium term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Low	Medium term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
2. Proposed services	Ondangwa	No mitigation	Local	Medium	Medium term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Low	Medium term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
CONSTRUCTION PHASE										
3. Biodiversity (Fauna and Flora)	Ondangwa	No mitigation	Local	Medium-Low	Short term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
4. Surface & ground water	Ondangwa	No mitigation	Local	Medium	Short term	Medium	Probable	Certain	Reversible	Medium (-ve)

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
	No go	Mitigation	Local	Low	Short term	Medium - low	Probable	Certain	Reversible	Medium - Low (-ve)
		No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
5. Soil erosion	Ondangwa	No mitigation	Local	Medium	Short term	Medium - low	Probable	Certain	Reversible	Medium - low (-ve)
		Mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
6. Heritage	Ondangwa	No mitigation	Local	Very low	Short term	Very low	Probable	Certain	Irreversible	Very low(-ve)
		Mitigation	Local	Negligible	Short term	Negligible	Probable	Certain	Irreversible	Negligible (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
7. Health, safety and security	Ondangwa	No mitigation	Local	Medium-Low	Short term	Medium-Low	Probable	Certain	Reversible	Medium-Low (-ve)
		Mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
8. Traffic impacts	Ondangwa	No mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
		Mitigation	Local	Very low	Short term	Very low	Probable	Certain	Reversible	Very low

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
9. Noise impacts	Ondangwa	No mitigation	Local	Medium	Short term	Medium - low	Probable	Certain	Reversible	Medium - Low (-ve)
		Mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Very low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
10. Emissions impacts	Ondangwa	No mitigation	Local	Medium	Short term	Low	Probable	Certain	Reversible	Low (-ve)
		Mitigation	Local	Low	Short term	Very Low	Probable	Certain	Reversible	Very Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
11. Municipal services	Ondangwa	No mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
		Mitigation	Local	Very low	Short term	Very low	Probable	Certain	Reversible	Very low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
12. Waste	Ondangwa	No mitigation	Local	Low	Short term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Very low	Short term	Low	Probable	Certain	Reversible	Low (-ve)

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
13. Hazardous Substances	Ondangwa	No mitigation	Local	Low	Short term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Very low	Short term	Low	Probable	Certain	Reversible	Very low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
OPERATIONAL PHASE										
1. Visual & sense of place	Ondangwa	No mitigation	Local	Medium	Medium term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Medium-Low	Medium term	Medium-Low	Probable	Certain	Reversible	Medium-Low (-ve)
	No go	No mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
2. Noise	Ondangwa	No mitigation	Local	Medium-Low	Medium term	Medium-Low	Probable	Certain	Reversible	Medium-Low (-ve)
		Mitigation	Local	Low	Medium term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
3. Emissions	Ondangwa	No mitigation	Local	Medium-Low	Medium term	Low	Probable	Certain	Reversible	Low (-ve)
		Mitigation	Local	Low	Medium term	Very Low	Probable	Certain	Reversible	Very Low (-ve)
	No go	No mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
4. Waste	Ondangwa	No mitigation	Local	Low	Long term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Very low	Long term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
5. Social impact	Ondangwa	No mitigation	Local	High	Long term	Medium (+)	Probable	Probable	Reversible	Medium (+)
		Mitigation	Local	High	Long term	Medium (+)	Probable	Probable	Reversible	Medium (+)
	No go	No mitigation	Local	Neutral	Long term	Neutral	Probable	Probable	Reversible	Neutral
		Mitigation	Local	Neutral	Long term	Neutral	Probable	Probable	Reversible	Neutral

Table 12: Proposed mitigation measures for the planning and design phase

PLANNING AND DESIGN PHASE IMPACTS	
Impact	Mitigation Measures
Traffic	<ul style="list-style-type: none"> • Ensure that road junctions have good sightlines. • Provide formal road crossings at relevant areas. • Provide for speed reducing interventions such as speed bumps at relevant road sections.
Existing Service Infrastructure	<ul style="list-style-type: none"> • It is recommended that alternative and renewable sources of energy be explored and introduced into the proposed development to reduce dependency on the grid. • Solar geysers and panels should be considered to provide for general lighting and heating of water and buildings. • Water saving mechanisms should be considered for incorporation within the developments in order to further reduce water demands. • Re-use of treated wastewater should be considered wherever possible to reduce the consumption of potable water.

Table 13: Proposed mitigation measures for the construction phase

CONSTRUCTION PHASE IMPACTS	
Impact	Mitigation Measures
Flora and Fauna	<ul style="list-style-type: none"> • Adapt the proposed developments to the local environment – e.g. small adjustments to the site layout could avoid potential features such as water bodies and vegetation. • Prevent the destruction of protected and endemic plant species. • Prevent contractors from collecting wood, veld food, etc. during the construction phase. • Do not clear cut the entire development site, but rather keep the few individual trees/shrubs not directly affecting the developments as part of the landscaping. • The plants that are to be kept should be clearly marked with “danger tape” to prevent accidental removal.

CONSTRUCTION PHASE IMPACTS	
Impact	Mitigation Measures
	<ul style="list-style-type: none"> • Regular inspection of the marking tool should be carried out. • The very important plants should be “camped off” to prevent the unintended removal or damage to these trees. • Recommend the planting of local indigenous species of flora as part of the landscaping as these species would require less maintenance than exotic species. • Transplant removed plants where possible, or plant new plants in lieu of those that have been removed. • Prevent the introduction of potentially invasive alien ornamental plant species such as; <i>Lantana</i>, <i>Opuntia</i>, <i>Prosopis</i>, <i>Tecoma</i>, etc.; as part of the landscaping as these species could infest the area further over time.
Surface and Ground Water Impacts	<ul style="list-style-type: none"> • It is recommended that construction takes place outside of the rainy season in order to limit flooding on site and surface water pollution. • No dumping of waste products of any kind in or in close proximity to surface water bodies. • Heavy construction vehicles should be kept out of any surface water bodies and the movement of construction vehicles should be limited where possible to the existing roads and tracks. • Ensure that oil/ fuel spillages from construction vehicles and machinery are minimised and that where these occur, that they are appropriately dealt with. • Drip trays must be placed underneath construction vehicles when not in use to contain all oil that might be leaking from these vehicles. • Contaminated runoff from the construction sites should be prevented from entering the surface and ground water bodies. • All materials on the construction site should be properly stored. • Disposal of waste from the sites should be properly managed and taken to the designated landfill site. • Construction workers should be given ablution facilities at the construction sites that are located at least 30 m away from any surface water and regularly serviced.

CONSTRUCTION PHASE IMPACTS	
Impact	Mitigation Measures
	<ul style="list-style-type: none"> Washing of personnel or any equipment should not be allowed on site. Should it be necessary to wash construction equipment these should be done at an area properly suited and prepared to receive and contain polluted waters.
Soil Erosion	<ul style="list-style-type: none"> It is recommended that construction takes place outside of the rainy season in order to limit potential flooding and the runoff of loose soil causing further erosion. Appropriate erosion control structures must be put in place where soil may be prone to erosion. Checks must be carried out at regular intervals to identify areas where erosion is occurring. Appropriate remedial actions are to be undertaken wherever erosion is evident.
Heritage	<ul style="list-style-type: none"> The project management should be made aware of the provisions of the National Heritage Act regarding the prompt reporting of archaeological finds. In the event of such finds, construction must stop, and the project management or contractors should notify the National Heritage Council of Namibia immediately.
Health, Safety and Security	<ul style="list-style-type: none"> Construction personnel should not overnight at the site, except the security personnel. Ensure that all construction personnel are properly trained depending on the nature of their work. Provide for a first aid kit and a properly trained person to apply first aid when necessary. Restrict unauthorised access to the site and implement access control measures. Clearly demarcate the construction site boundaries along with signage of “no unauthorised access”. Clearly demarcate dangerous areas and no-go areas on site. Staff and visitors to the site must be fully aware of all health and safety measures and emergency procedures on site. The contractor must comply with all applicable occupational health and safety requirements. The workforce should be provided with all necessary Personal Protective Equipment where appropriate.

CONSTRUCTION PHASE IMPACTS	
Impact	Mitigation Measures
Traffic	<ul style="list-style-type: none"> • Limit and control the number of access points to the site. • Ensure that road junctions have good sightlines. • Construction vehicles need to be in a road worthy condition and maintained throughout the construction phase. • Transport the materials in the least number of trips as possible. • Adhere to the speed limit. • Implement traffic control measures where necessary.
Noise	<ul style="list-style-type: none"> • No amplified music should be allowed on site. • Inform immediate neighbours of construction activities to commence and provide for continuous communication between the neighbours and contractor. • Limit construction times to acceptable daylight hours. • Install technology such as silencers on construction machinery if noise levels are significantly high. • Do not allow the use of horns as a general communication tool but use it only where necessary as a safety measure.
Dust and Emission	<ul style="list-style-type: none"> • It is recommended that dust suppressants such as Dustex be applied to all the construction clearing activities to ensure at least 50% control efficiency on all the unpaved roads and reduce water usage. • Construction vehicles to only use designated roads. • During high wind conditions the contractor must make the decision to cease works until the wind has calmed down. • Cover any stockpiles with plastic to minimise windblown dust. • Provide workers with dust masks.

CONSTRUCTION PHASE IMPACTS	
Impact	Mitigation Measures
Waste	<ul style="list-style-type: none"> • It is recommended that waste from the temporary toilets be disposed of at an approved Wastewater Treatment Works. • A sufficient number of waste bins should be placed around the site for the general waste. • A sufficient number of skip containers for the heavy waste and rubble should be provided for around the site. • Solid waste will be collected and disposed of at an appropriate local land fill or an alternative approved site, in consultation with the local authority.
Hazardous Substances	<ul style="list-style-type: none"> • Storage of the hazardous substances in a bunded area, with a volume of 120 % of the largest single storage container or 25 % of the total storage containers whichever is greater. • Refuel vehicles in designated areas that have a protective surface covering and utilise drip trays for stationary plant.

Table 14: Proposed mitigation measures for the operational phase

OPERATIONAL PHASE IMPACTS	
Impact	Mitigation Measures
Visual and Sense of Place	<ul style="list-style-type: none"> • It is recommended that more 'green' technologies be implemented within the architectural designs and building materials of the development where possible in order to minimise the visual prominence of such a development within the more natural surrounding landscape. • Natural colours and building materials such as wood and stone should be incorporated as well as the use of indigenous vegetation in order to help beautify the development. • Visual pollutants can further be prevented through mitigations (i.e. keep existing trees, introduce tall indigenous trees; keep structures unpainted and minimise large advertising billboards).
Noise	<ul style="list-style-type: none"> • Do not allow commercial activities that generate excessive noise levels. • Continuous monitoring of noise levels should be conducted to make sure the noise levels does not exceed acceptable limits. • No activity having a potential noise impact should be allowed after 18:00 hours if possible.
Emissions	<ul style="list-style-type: none"> • Consider tarring of the internal road network. • Manage activities that generate emissions.
Waste	<ul style="list-style-type: none"> • Solid waste will be collected from site regularly. • Waste should be disposed of at an appropriate local land fill, in consultation with the local authority. • No waste may be buried or burned.
Social Impacts	No specific mitigation measures are required, only that the local community be consulted in terms of possible job creation opportunities and must be given first priority if unspecialised job vacancies are available.

8 CONCLUSION

The purpose of this Chapter is to briefly summarise and conclude the DESR and describe the way forward.

8.1 CONSTRUCTION PHASE IMPACTS

With reference to **Table 13**, none of the negative construction phase impacts were deemed to have a high significance impact on the environment. The construction impacts were assessed to a **Medium to Low (negative)** significance, without mitigation measures. With the implementation of the recommended mitigation measures in Chapter 7 as well as in the EMP, the significance of the construction phase impacts is likely to be reduced to a **Low (negative)**.

8.2 OPERATIONAL PHASE

The most significant operational phase impact **medium (positive)** is the social impact. This is as a result of the potential job opportunities during construction as well the increased development within the area. Furthermore, the community of Ondangwa are expected to benefit from the new accommodation facility due to it providing housing and additional amenities which may not be readily available in the town.

8.3 LEVEL OF CONFIDENCE IN ASSESSMENT

With reference to the information available at the project planning cycle, the confidence in the environmental assessment undertaken is regarded as being acceptable for the decision-making, specifically in terms of the environmental impacts and risks. The Environmental Assessment Practitioner believes that the information contained within this DESR is adequate to allow MEFT: DEAF to be able to determine the environmental acceptability of the proposed project.

It is acknowledged that the project details will evolve during the detailed design and construction phases. However, these are unlikely to change the overall environmental acceptability of the proposed project and any significant deviation from what was assessed in this DESR should be subject to further assessment. If this was to occur, an amendment to the Environmental Authorisation may be required in which case the prescribed process would be followed.

8.4 MITIGATION MEASURES

With the implementation of the recommended mitigation measures in Chapter 7 as well as in the EMP, the significance of the construction and operational phase impacts is likely to be reduced to a **Low (negative)**. It is further extremely important to include an Environmental Control Officer (ECO)

on site during the construction phase of the proposed project to ensure that all the mitigation measures discussed in this report and the EMP are enforced.

It is noted that where appropriate, these mitigation measures and any others identified by MEFT: DEAF could be enforced as Conditions of Approval in the Environmental Authorisation, should MEFT: DEAF issue a positive Environmental Authorisation.

8.5 OPINION WITH RESPECT TO THE ENVIRONMENTAL AUTHORISATION

Regulation 15(j) of the EMA, requires *that the EAP include an opinion as to whether the listed activity must be authorised and if the opinion is that it must be authorised, any condition that must be made in respect of that authorisation.*

It is recommended that this project be authorised because should the development not proceed the subject area will remain in its current state. The local community is expected to benefit from the development as a result of the potential job opportunities during construction as well as the increased development within the area. Furthermore, the community of Ondangwa are further expected to benefit from the new erven which will make available much needed residential erven. The significance of the social impact was therefore deemed to be **Medium (positive)**.

The “no go” alternative on the other hand was deemed to have a **High (negative)** impact, as all the social benefits resulting from the development would not be realised.

The significance of negative impacts can be reduced with effective and appropriate mitigation provided in this report and the EMP. If authorised, the implementation of an EMP should be included as a condition of approval.

8.6 WAY FORWARD

The Draft Environmental Scoping Report will be made available for public comment from **28 February 2025 until the 14 March 2025 (at SPC Offices 45 Feld Street Windhoek and Ondangwa Town Council Office Main Road, Ondangwa)** and all additional comments will be incorporated into the Final Environmental Scoping Report (FESR). The FESR will then be prepared and submitted to MEFT: DEAF for consideration and decision making. If MEFT: DEAF approves, or requests additional information / studies all registered I&APs and stakeholders will be kept informed of progress throughout the assessment process.

9 REFERENCES

Mendelsohn, J. & el Obeid, S. 2004. The flow of a lifeline.

Mendelsohn, J., Jarvis, A., Roberts, C. & Roberston, T. 2002. Atlas of Namibia.

Namibia Statistics Agency. 2011. Namibia 2011 Population & Housing Census - Main Report. 214. [Online], Available: [http://www.nsa.org.na/files/downloads/Namibia 2011 Population and Housing Census Main Report.pdf](http://www.nsa.org.na/files/downloads/Namibia_2011_Population_and_Housing_Census_Main_Report.pdf).

Namibia Statistics Agency. 2013. 2011 Population and Housing Census Kavango Regional Profile.

Stubenrauch Planning Consultants. 2013. Oshakati Structure Plan.

Annexure A: Proof of Site Notices/ Posters

PUBLIC NOTICE

FORMALIZATION OF OKANGWENA PROPER, EXTENSION 1 AND EXTENSION 2 ENVIRONMENTAL AND TOWN PLANNING PUBLIC MEETING

Take note that Stubenrauch Planning Consultants (Town and Regional Planners and Environmental Consultants) on behalf of Ondangwa Town Council (the proponent), the registered owner of Remainder of the Farm Ondangwa Town and Townlands No. 882 and Erf 272, Ondangwa Proper intends on applying to the Urban and Regional Planning Board and the Environmental Commissioner for the following:

PROJECT DETAILS:

- 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.

PROJECT LOCATION: Ondangwa, Oshana Region

The Proponent: Ondangwa Town Council

Environmental Assessment Practitioner (EAP): Stubenrauch Planning Consultants (Pty) Ltd

Due to the rapid development of informal structures in the area locally known as Okangwena, the number of households within the area has mushroomed and is continuing to increase. As such, the Proponent wishes to regularise 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 general public as well as any interested parties are hereby invited to attend the environmental and town planning scoping meetings during which the draft layout design prepared and potential environmental and social impacts of the new townships will be presented for comments and inputs from the public. The meetings are scheduled to take place as follows:

Date: 06 December 2024

Time: 09H00

Venue: Okangwena Community Tree (Okangwa)

Date: 07 December 2024

Time: 09H00

Venue: Okangwena Community Tree (Okangwa)

REGISTRATION OF INTEREST AND SUBMISSION OF COMMENTS

In line with Namibia's Environmental Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 2012), all I&APs are hereby invited to register with the applicant to obtain further information. Further take notice that any person having objections and/or comments to the proposed township establishment as depicted above, may lodge such objection/comment in writing with the Chief Executive Officer of the Ondangwa Town Council and with the applicant (EAP) in writing via Email: stabenrauch@stabenrauch.com.na; Tel: 061 25 11 89 or Fax: 061 25 41 51 on or before 17 January 2025.

LOCALITY OF OKANGWENA PROPER EXTENSION 1 & EXTENSION 2



Annexure B: Proof of Advertisements

tered owner of the Remainder of the Farm Ondangwa Town and Townlands No. 882 has applied to the Ondangwa Town Council and intends on applying to the Urban and Regional Planning Board and the Environmental Commissioner for the following:

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

SPC herewith in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012), gives public notification of the above application as submitted to the Ondangwa Town Council. The area on the Remainder of the Farm Ondangwa Town and Townlands No. 882 and Erf 272, Ondangwa Proper which is earmarked for the establishment of the Okangwena townships is situated along the B1 road, heading towards the town of Oniipa. The area lies between the the eastern edge of Ondangwa Proper and the western boundary of Oniipa, directly at the border between the two towns. The general public as well as any interested and affected parties are hereby invited to attend the environmental and town planning meeting during which the draft layout designs prepared, and potential environmental and social impacts of the new townships will be presented for comments and inputs from the public. The meeting is scheduled to take place as follows: **Date of meeting:** 06 December 2024
Meeting to start: 09H00
Venue of meeting: Okangwena Community Tree
Date of meeting: 07 December 2024
Meeting to start: 09h00
Venue of meeting: Okangwena Community Tree (Omukwa) A copy of the, maps and its accompanying documents are available for inspection during normal office hours at the Ondangwa Town Council Office and SPC Office, 45 Feld Street, Windhoek.

REGISTRATION OF INTERESTED AND AFFECTED PARTIES (I&APs) AND SUBMISSION OF COMMENTS:
All I&APs are hereby invited to register with the applicant to obtain further information. Further take notice that any person having objections and/or comments to the proposed township establishment as depicted above, may lodge such objection/ comment in writing with the Chief Executive Officer of the Ondangwa Town Council and with the applicant (SPC) before 17 January 2025. Applicant: Stubenrauch Planning Consultants (SPC) PO Box 41404, Windhoek
Tel.: (061) 251189 Our Ref: OND/013
Email: bronwynn@spc.com.na
clao240004147

**IN THE HIGH COURT OF NAMIBIA
(Main Division) CASE NO : HC-MD-CIV-ACT-CON-2022/05187**
in the matter between: FIRST NATIONAL BANK OF NAMIBIA LIMITED EXECUTION CREDITOR and ELSABE GERALDINE ZAAHL EXECUTION DEBTOR
NOTICE OF SALE IN EXECUTION IN THE EXECUTION of a Judgment granted by the High Court signed by the Registrar of the High Court on 31st January 2024, the following movable property will be sold on 29 November 2024 at 10h00 at Erf 3965, Newton Street, New Industrial Area, SWAKOPMUND. 1 x L-Shape lounge suite 1 x Coffee table 1 x Lazy Boy 1 x Television cabinet 1 x Samsung television flatscreen 1 x Wooden cabinet 1 x Dining table with 6 chairs 1 x Hisense Microwave 1 x Hisense two door fridge 1 x Deepfreezer **CONDITIONS OF SALE:** "VOETSTOOT'S". CASH TO THE HIGHEST BIDDER. DATED at WINDHOEK this 15th day of NOVEMBER 2024. FRANCOIS ERASMUS & PARTNERS Legal Practitioners for Plaintiff 5 Conradie Street Windhoek REF: FGE/FIR/5/0192/02
CLAO240004102

NOTICE OF ALIENATION OF BUSINESS IN TERMS OF SECTION 34(1) OF THE INSOLVENCY ACT NO. 24 OF 1936 (AS AMENDED) KINDLY TAKE NOTICE THAT BAREND JACOBUS BURGER PIENAAR AND ITHA PIENAAR sold the properties as business and going concern situated at Erf No. 1157 (a Portion of Erf 663) Okahandja (Extension No.2), Erf No. 1158 (a Portion of Erf 663) Okahandja (Extension No.2), Erf 1159 (a Portion of Erf 663) Okahandja (Extension No. 2), and Remainder of Erf No. 663 (a Portion of Erf No. 652) Okahandja (Extension No. 2) to be consolidated into Erf 4462 Okahandja (Extension No. 2) to HENDRIK FREDERIK PRINSLOO AND LOAMI, together carrying on business in partnership under the name Prinsloo Investments Partnership t/a Namzang Timber, with effective date the date of registration of transfer at the Deeds Office of Windhoek of the immovable property situated at Erf No. 1157 (a Portion of Erf 663) Okahandja (Extension No.2), Erf No. 1158 (a Portion of

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Notices

• Legal •

NOTICE THAT this the above-named Applicant / Judgment Creditor will make application to this Court on FRIDAY, 30 JANUARY 2025, at 10:00 or as soon thereafter as counsel may be heard, for an order in the following terms: 1.An order declaring the following immovable property specially executable: CERTAIN:ERF NO. 1839 OKAHANDJA (EXTENSION NO. 9) SITUATE:IN THE MUNICIPALITY OF OKAHANDJA REGISTRATION DIVISION "J" OTJOZONDJUPA REGION MEASURING: 300 (THREE NIL NIL) SQUARE METRES HELD:UNDER DEED OF TRANSFER NO. T7432/2014 SUBJECT:TO THE CONDITIONS CONTAINED THEREIN 2.Costs of suit on a scale as between attorney and client. 3. Further and or alternative relief. TAKE NOTICE FURTHER THAT the affidavit of ATHALIA EUNICE WALLACE, together with the annexures hereto will be used in support of this application. TAKE NOTICE FURTHER THAT the Applicant/Plaintiff has appointed Dr. Weder, Kauta & Hoveka Inc. of 3rd Floor, WKH House, Ausspannplatz, Jan Jonker Road, Windhoek, Namibia, at which the Applicant/Plaintiff will accept notice and service of all process in these proceedings. TAKE NOTICE FURTHER THAT the Applicant/Plaintiff will seek an order declaring the mortgaged property(ies) to be executable. The Respondent(s)/ Defendant(s) are herewith advised of the Plaintiff's intention to seek an order declaring the immovable property(ies) executable as provided for by Rule 108(2). TAKE NOTICE FURTHER THAT if you intend to oppose this application you are required to: 1. Within 10 days from the date of service of this application on you, deliver your notice(s) of intention to oppose the application and to in terms of Rule 108(2)(a), (b) and (c) place relevant facts and/or circumstances before this Honourable Court under oath showing why the immovable property(ies) should not be declared executable. Failure to do so may result in the immovable property(ies) being declared specifically executable. 2. Further that you are required to appoint in such notification an address within a flexible radius from the court, referred to in rule 65(5) at which you will accept notice and service of all documents in these proceedings. If no notice of intention to oppose is given, the application will be moved on the 30th day of January 2025, and the respondent(s) is/are cautioned to be present in person and or represented by a legal practitioner. KINDLY SET THE MATTER DOWN ACCORDINGLY. DATED AT WINDHOEK THIS 26th DAY OF NOVEMBER 2024. DR WEDER KAUTA & HOVEKA INC PER: TSHUKA LUVINDAO LEGAL PRACTITIONER FOR PLAINTIFF WKH HOUSE JAN JONKER ROAD WINDHOEK REF: LUVINDAO-MAT99210/MVH TO:THE REGISTRAR HIGH COURT – MAIN DIVISION WINDHOEK AND TO:VICTORINE METANGAJE TJKUNDI ERF NO. 1839 (EXTENSION NO. 9) OKAHANDJA NAMIBIA (Service via Substituted Service) AND TO: ISSASKAR NOMOVITA TJKUNDI ERF NO. 1839 (EXTENSION NO. 9) OKAHANDJA NAMIBIA (Service via Substituted Service) CLAO240004191

PUBLIC NOTICE
INVITATION TO AN ENVIRONMENTAL AND TOWN PLANNING PUBLIC MEETING NOTICE TO APPLY FOR THE LAYOUT APPROVAL AND TOWNSHIP ESTABLISHMENT OF OKANGWENA PORPER, OKANGWENA EXTENSION 1 AND OKANGWENA EXTNSION 2 Take note that Stubenrauch Planning Consultants (SPC), on behalf of the Ondangwa Town Council (the proponent), the registered owner of the Remainder of the Farm Ondangwa Town and Townlands No. 882 has applied to the Ondangwa Town Council and intends on applying to the Urban and Regional Planning Board and the Environmental Commissioner for the following:
1. Alteration of the Boundaries of Ondangwa Proper to exclude Erf 272;
2. Subdivision of the Remainder of the Farm Ondangwa Town and Townlands No. 882 into Portion A, B and the Remainder;
3. Consolidation of Erf 272 and Portion A of the Remainder of the Farm Ondangwa Town and Townlands No. 882 into Consolidated Portion X;
4. Subdivision of "Consolidated Portion X" into Portion A, B and the Remainder;

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Notices

• Legal •

5. Layout approval and Township Establishment on Portion A (a portion of Consolidated Portion X) to become known as Okangwena Proper;
6. Layout approval and Township Establishment on Portion B (a portion of Consolidated Portion X) to become known as Okangwena Extension 1;
7. Layout approval and Township Establishment on the Remainder of "Consolidated Portion X" to become known as Okangwena Extension 2; and
8. Inclusion of Okangwena Proper, Okangwena Extension 1 and Okangwena Extension 2 in the next Zoning Scheme to be prepared for Ondangwa.
SPC herewith in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012), gives public notification of the above application as submitted to the Ondangwa Town Council. The area on the Remainder of the Farm Ondangwa Town and Townlands No. 882 and Erf 272, Ondangwa Proper which is earmarked for the establishment of the Okangwena townships is situated along the B1 road, heading towards the town of Oniipa. The area lies between the the eastern edge of Ondangwa Proper and the western boundary of Oniipa, directly at the border between the two towns. The general public as well as any interested and affected parties are hereby invited to attend the environmental and town planning meeting during which the draft layout designs prepared, and potential environmental and social impacts of the new townships will be presented for comments and inputs from the public. The meeting is scheduled to take place as follows:
Date of meeting: 06 December 2024 Meeting to start: 09H00
Venue of meeting: Okangwena Community Tree (Omukwa)
Date of meeting: 07 December 2024 Meeting to start: 09h00
Venue of meeting: Okangwena Community Tree (Omukwa)
A copy of the maps and its accompanying documents are available for inspection during normal office hours at the Ondangwa Town Council Office and SPC Office, 45 Feld Street, Windhoek. REGISTRATION OF INTERESTED AND AFFECTED PARTIES (I&APs) AND SUBMISSION OF COMMENTS: All I&APs are hereby invited to register with the applicant to obtain further information. Further take notice that any person having objections and/ or comments to the proposed township establishment as depicted above, may lodge such objection/ comment in writing with the Chief Executive Officer of the Ondangwa Town Council and with the applicant (SPC) before 17 January 2025. Applicant:Stubenrauch Planning Consultants (SPC)
PO Box 41404, Windhoek
Tel.: (061) 251189
Our Ref: OND/013
Email: bronwynn@spc.com.na

CLAO240004174

H C - M D - C I V - A C T - MAT-2024/01734 IN THE HIGH COURT OF NAMIBIA, MAIN DIVISION, HELD AT WINDHOEK ON MONDAY, the 18th DAY OF NOVEMBER 2024 BEFORE THE HONOURABLE JUSTICE ANGULA In the matter between: ERIKA NUSES PLAINTIFF and VINCENTIUS FABINES GERTZE DEFENDANT COURT ORDER Having heard MR KANIITA, on behalf of the Plaintiff and having read the pleadings for HC-MD-CIV-ACT-MAT-2024/01734 and other documents filed of record: IT IS ORDERED THAT: The Court grants judgment for the Plaintiff for an order of Restitution of Conjugal Rights and orders the Defendant to return or to receive the Plaintiff on or before the 30th day of December 2024, failing which, to show cause, if any, to this court on the 27th day of January day of 2025 at 10:00, why: 1. The bonds of marriage subsisting between the Plaintiff and the Defendant should not be dissolved; 2. The joint estate should not be divided equally between the parties; 3. The Plaintiff is further granted leave to effect service of this Restitution of Conjugal Rights order to the Defendant by way of substituted service by publishing it in The Namibian Newspaper. BY ORDER OF THE COURT REGISTRAR TO: TO: SALOMO KANYEMBA On behalf of Plaintiff SALOMON KANYEMBA INC. No. 5 HANDEL STREET WINDHOEK-WEST Komas Namibia 9000 AND TO: VINCENTIUS FABINES GERTZE Defendant NHE

CLAO240004181

THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME I, (1) MARSHA MAPENZI residing at WINDHOEK WEST and carrying on business / employed as (2) ADMINISTRATOR intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume the surname BANDORA for the reasons that (3) I WOULD LIKE TO CHANGE MY CURRENT SURNAME TO MY BIOLOGICAL FATHER'S SURNAME MR A. ANICK BANDORA PASSPORT NO.A5312307. DUE THE CURRENT SURNAME NOT BELONGING TO MY BIOLOGICAL FATHER'S SURNAME, THE SURNAME I CURRENTLY BORE BELONGS TO MY STEP-FATHER I previously bore the name (s) MARSHA LINDA MAPENZI I intend also applying for authority to change the surname of my wife N/A and minor child(ren) (5) To Any person who objects to my/ our assumption of the said surname of BANDORA should as soon as may be lodge his/ her objection, in writing, with a statement of his/her reasons therefore, with the Magistrate of WINDHOEK Date: 19 NOVEMBER 2024

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Notices

• Legal •

551 OHWA STREET OKURYANGAVA WINDHOEK KHOMAS Namibia 9000 AND TO:The Master of the High Court John Meinert Street, Windhoek

CLAO240004183

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Notices

• Name Change •

THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME I, (1) MOSALAESI LUCKY PIETERS residing at PETRONELLA STREET 2072, KHOMASDAL and carrying on business / employed as (2) LECTURER, IUM DORADO CAMPUS intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume the surname MOSALELE for the reasons that (3) IT IS MY MOTHER'S SURNAME, HAS DEEP PERSONAL AND CULTURAL SIGNIFICENCE TO HONOR MY MATERAL LINEAGE. MY MOTHER NEVER CHANGED THE SURNAME AFTER HER DIVORCE IN 1975 AND THE PIETERS SURNAME IS A COLONIAL SURNAME THAT DOES NOT REFLECT MY HERITAGE OR RICH CULTURAL LEGACY OF MY FAMILY MOTHER. MOSALELE IS THE ORIGINAL SURNAME OF MY MOTHER AND SYMBOLIZES A COMMITMENT TO MY ROOTS. I previously bore the name (s) (4) LUCKY PIETERS I intend also applying for authority to change the surname of my wife WILLEMINA ANTELIA PIETERS and minor child (ren) (5) To MOSALELE Any person who objects to my/ our assumption of the said surname of MOSALELE should as soon as may be lodge his/her objection, in writing, with a statement of his/her reasons therefore, with the Magistrate of WINDHOEK Date: 19/11/2024

CLAO240004180

THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME I, (1) JIM JEMIN GARISEB residing at ERF 376-2, GROOT AUB, KHOMAS REGION RURAL and carrying on business / employed as (2) SELF-EMPLOYED intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume the surname OPPERMAN for the reasons that (3) HE IS MY FATHER AND ALSO CHANGING MY SON'S SURNAME TO OPPERMAN I previously bore the name (s) (4) GARISEB I intend also applying for authority to change the surname of my wife N/A and minor child (ren) (5) BONGINKOSI GARISEB To BONGINKOSI OPPERMAN Any person who objects to my/ our assumption of the said surname of OPPERMAN should as soon as may be lodge his/her objection, in writing, with a statement of his/her reasons therefore, with the Magistrate of WINDHOEK Date: 13/11/2024

CLAO240004073

THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME I, (1) MARSHA MAPENZI residing at WINDHOEK WEST and carrying on business / employed as (2) ADMINISTRATOR intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume the surname BANDORA for the reasons that (3) I WOULD LIKE TO CHANGE MY CURRENT SURNAME TO MY BIOLOGICAL FATHER'S SURNAME MR A. ANICK BANDORA PASSPORT NO.A5312307. DUE THE CURRENT SURNAME NOT BELONGING TO MY BIOLOGICAL FATHER'S SURNAME, THE SURNAME I CURRENTLY BORE BELONGS TO MY STEP-FATHER I previously bore the name (s) MARSHA LINDA MAPENZI I intend also applying for authority to change the surname of my wife N/A and minor child(ren) (5) To Any person who objects to my/ our assumption of the said surname of BANDORA should as soon as may be lodge his/ her objection, in writing, with a statement of his/her reasons therefore, with the Magistrate of WINDHOEK Date: 19 NOVEMBER 2024

CLAO240004183

THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME I, (1) TYIVIYA CECILIA TJITOKA residing at RUNDU and carrying on business / employed as (2) N/A intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume the surname MUNGENGA for the reasons that (3) I WANT TO CHANGE MY SURNAME TYIVIYA THAT OF MY GRANDFATHER TYIVIYA JOSEF TO THAT OF MY BIOLOGICAL FATHER'S SURNAME MUNGENGA I previously bore the name (s) (4) TYIVIYA I intend also applying for authority to change the surname of my wife and minor child (ren) (5) To Any person who objects to my/ our assumption of the said surname of MUNGENGA should as soon as may be lodge his/her objection, in writing, with a statement of his/her reasons therefor, with the Magistrate of WINDHOEK Date: 11/11/2024

CLAO240004063

THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME I, (1) TYIVIYA CECILIA TJITOKA residing at RUNDU and carrying

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Notices

• Name Change •

on business / employed as (2) N/A intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume the surname MUNGENGA for the reasons that (3) I WANT TO CHANGE MY SURNAME TYIVIYA THAT OF MY GRANDFATHER TYIVIYA JOSEF TO THAT OF MY BIOLOGICAL FATHER'S SURNAME MUNGENGA I previously bore the name (s) (4) TYIVIYA I intend also applying for authority to change the surname of my wife and minor child (ren) (5) To Any person who objects to my/ our assumption of the said surname of MUNGENGA should as soon as may be lodge his/her objection, in writing, with a statement of his/her reasons therefor, with the Magistrate of WINDHOEK Date: 11/11/2024

CLAO240004015

THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME I, (1) SECILIA NASHIDHAME residing at ERF 3893, WILLBARD KAPUENENE STREET, KATUTURA and carrying on business / employed as (2) RESERVATION OFFICER intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume the surname CHANGING OF SURNAME FROM SECILIA NASHIDHAME TO SECILIA NASHIDHAME KUUTONDOKWA for the reasons that (3) I MARRIED JOHANNES PENDA KUUTONDOKWA ON 12/12/2009 AND I WOULD LIKE TO ADD MY HUSBAND'S SURNAME TO MY SURNAME TO BECOME SECILIA NASHIDHAME KUUTONDOKWA I previously bore the name (s) (4) SECILIA NASHIDHAME I intend also applying for authority to change the surname of my wife N/A and minor child (ren) (5) N/A To N/A Any person who objects to my/ our assumption of the said surname of SECILIA NASHIDHAME KUUTONDOKWA should as soon as may be lodge his/her objection, in writing, with a statement of his/her reasons therefore, with the Magistrate of WINDHOEK Date: 07/08/2024

CLAO240004146

THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME I, (1) VICTOR HITUKWASHI LEONARD residing at HAKAHANA and carrying on business / employed as (2) N/A intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume the surname HAILEKA for the reasons that (3) THE SURNAME ON MY IDENTITY CARD IS MY FATHER'S NAME, THEREFORE I WOULD LIKE TO CHANGE TO HIS SURNAME HAILEKA I previously bore the name (s) (4) VICTOR HITUKWASHI LEONARD I intend also applying for authority to change the surname of my wife N/A and minor child (ren) (5) N/A To N/A Any person who objects to my/ our assumption of the said surname of HAILEKA should as soon as may be lodge his/her objection, in writing, with a statement of his/her reasons therefore, with the Magistrate of WINDHOEK Date: 18/11/2024

CLAO240004133

THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME I, (1) ANNEEN EVELINE IZAAKS residing at UNIT 3 RHEINHARD COURT, VOLAN STREET, WINDHOEK WEST and carrying on business / employed as (2) BRANCH MANAGER intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume the surname IZAAKS for the reasons that (3) CHANGE OF SURNAME. MY SON'S FATHER IS STAYING OUTSIDE THE COUNTRY IN UPINGTON. HE GAVE PERMISSION FOR OUR TO HAVE MY SURNAME IZAAKS I previously bore the name (s) TYRELL NICHOLAS JACOBS I intend also applying for authority to change the surname of my wife N/A and minor child(ren) (5) TYRELL NICHOLAS JACOBS TO IZAAKS Any person who objects to my/ our assumption of the said surname of IZAAKS should as soon as may be lodge his/her objection, in writing, with a statement of his/ her reasons therefore, with the Magistrate of WINDHOEK Date: 12 NOVEMBER 2024

CLAO240004063

THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME I, (1)

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• Name Change •


LIINA LINONGAMBA NAKALE residing at MPUNGU VILLAGE (KAVANGO WEST) and carrying on business / employed as (2) PENSIONER intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume the surname MUREMI for the reasons that (3) I AM KNOWN UNDER MUREMI I previously bore the name (s) (4) NAKALE LIINA I intend also applying for authority to change the surname of my wife and minor child (ren) (5) To Any person who objects to my/ our assumption of the said surname of MUREMI should as soon as may be lodge his/her objection, in writing, with a statement of his/her reasons therefor, with the Magistrate of WINDHOEK Date: 8/11/2024

CLAO240004003

THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME I, (1) GWYNETH GLENDA YOLANDE NGARINGUMBE residing at ERF 1906 ROMEINE STREET, KATUTURA and carrying on business / employed as (2) UNEMPLOYED intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume the surname NGARINGOMBE for the reasons that (3) MY SCHOOL DOCUMENTS, CHURCH DOCUMENTS AS WELL AS THOSE OF BOTH MY CHILDREN AND MY FATHER, MY BANK ACCOUNTS AND INVESTMENTS ALL OF IT IS CORRECTLY SPELLED. I previously bore the name (s) (4) GWYNETH GLENDA YOLANDE NGARINGUMBE I intend also applying for authority to change the surname of my wife and minor child (ren) (5) N/A To N/A Any person who objects to my/ our assumption of the said surname of NGARINGOMBE should as soon as may be lodge his/her objection, in writing, with a statement of his/ her reasons therefor, with the Magistrate of WINDHOEK Date: 12/11/2024

CLAO240004018

THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME I, (1) KAULI KALELUA residing at ERF NO. 487, GOREANGAB and carrying on business / employed as (2) N/A intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume the surname HAIMBALA for the reasons that (3) I WANT TO CHANGE MY SURNAME KAULI WHICH IS MY FIRST NAME TO HAIMBALA WHICH IS MY FATHER'S SURNAME. I previously bore the name (s) (4) KAULI KALELUA I intend also applying for authority to change the surname of my wife and minor child (ren) (5) N/A To N/A Any person who objects to my/ our assumption of the said surname of KAULIKALELUA HAIMBALA should as soon as



LIQUIDATION AND DISTRIBUTION ACCOUNTS IN DECEASED ESTATES LYING FOR INSPECTION

In terms of section 35 (5) of the Act 66 of 1965 notice is hereby given that copies of the liquidation and distribution accounts (first and final, unless otherwise stated) in the estates specified below will be open for the inspection of all persons interested therein for a period of 21 days (or longer if specially stated) from the date specified or from the date of publication hereof, whichever may be the later, and at the offices of the Masters and Magistrates as stated. Should no objection thereto be lodged with the Masters concerned during the period, the executors will proceed to make payments in accordance with the accounts. Registered number of estate E 54/2023
Surname: IVULA
Christian names: MARTHA NAND-JUNGU
Date of birth: 03 AUGUST 1975
Identity Number: 750803 1030 8
Last Address: OKAHAO, NAMIBIA
Date of death: 16 OCTOBER 2022
Marital status:WIDOWED
Christian names and surname of surviving spouse: Complete only if deceased was married in community of property Identity number: Period for lodgement of claims other than 30 days: N/A
Name and (only one) address of executor or authorised agent: NANGULA KWENANI, ANGULACO INCORPORATED,NO 11 SHUSTER STREET,WINDHOEK, REF: MAT12315
Date: 20 NOVEMBER 2024
Telephone number: (+264) 81 9500666
Notice for publication in the government gazette: 29 NOVEMBER 2024
CLAO240004186

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Notices


• Name Change •

may be lodge his/her objection, in writing, with a statement of his/her reasons therefor, with the Magistrate of WINDHOEK Date: 11/11/2024

CLAO240004040

THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME I, (1) THOMAS MAYANGA residing at ERF 8742 OLWETWOVENI , SWAKOPMUND and carrying on business / employed as (2) TRUCK DRIVER intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume the surname NZARO for the reasons that (3) MAYANGA IS MY BIOLOGICAL MOTHER'S SURNAME AND NZARO IS MY BIOLOGICAL FATHER'S SURNAME. I INTEND USING MY FATHER'S SURNAME – NZARO I previously bore the name (s) (4) MAYANGA (THOMAS SONDAHA) I intend also applying for authority to change the surname of my wife N/A and minor child (ren) (5) To Any person who objects to my/ our assumption of the said surname of NZARO should as soon as may be lodge his/her objection, in writing, with a statement of his/her reasons therefor, with the Magistrate of WINDHOEK Date: 2023/10/28

CLAO240004174




LIQUIDATION AND DISTRIBUTION ACCOUNT IN DECEASED ESTATE LYING FOR INSPECTION – SECTION 35

Estate of the late **EDWARD FORSTER**, a resident of Keetmanshoop, Estate Number: **2034/2017**.

Notice is hereby given that the attached First and Final Liquidation and Distribution Account in the above estate will lie for inspection at the offices of the Master of the High Court, Windhoek and at the Magistrate's Office, Keetmanshoop for a period of 21 days as from **29 NOVEMBER 2024**.

CLAO240004143



NOTICE TO CREDITORS IN DECEASED ESTATES

All persons having claims against the estates specified below, are called upon to lodge their claims with the executors concerned within a period of 30 days (or otherwise as indicated) from the date of publication hereof. Registered number of estate: E1972/2024
Surname:AKWAAKE
Christian names: FRIEDA NELAGO
Date of birth: 17 SEPTEMBER 1976
Identity Number: 760917 0019 7
Last Address: OSHAKATI, NAMIBIA
Date of death: 13 JANUARY 2021
Marital status: DIVORCED {Christian names and surname of surviving spouse Complete only if deceased was married in community of property Identity Number: Period for lodgement of claims other than 30 days: N/A
Name and (only one) address of executor or authorised agent: NANGULA KWENANI, ANGULACO. INCORPORATED,NO 11 SCHUSTER STREET,WINDHOEK. REF: MAT14120
Date: 19 NOVEMBER 2024
Telephone number: (+264) 81 9500666
Notice for publication in the government gazette on: 29 NOVEMBER 2024
CLAO240004182


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Obituaries

• Death & Funeral Notice •

IN LOVING MEMORY OF

VERONICA OIKANYENG MOKOMELE
*10 October 1945
+ 20 November 2024
MEMORIAL SERVICE
29 November 2024
Isak Kazongari Street, Gemeente 10/48, Katutura 18:00
BURIAL
30 November 2024
Family Home 6:30
Mass at Holy Redeemer Parish 8:00
Pionierspark Cemetery
2 Timothy 4:7-8
I have fought the good fight, I have finished the race, I have kept the faith.
Enquiries:
0812961282
CLAO240004193

• In Memoriam •

Philip Amunyela
07-07-1961
29-11-2014

Today marks 10 years since we lost you, Dad. Though time has passed, your love, wisdom, and presence remain alive in our hearts.

We honor your memory, cherishing the lessons you taught and the legacy you left behind. You are deeply missed, but your spirit continues to guide us every day. Forever in our hearts.

From the Children
CLAO240004193



FIRST & FINAL LIQUIDATION AND DISTRIBUTION ACCOUNT IN DECEASED ESTATE LYING FOR INSPECTION IN TERMS OF SECTION 35 (5) OF ACT 66 OF 1965.

Notice is hereby given that copies of the Liquidation and Distribution accounts in the estate specified below will be open for inspection to all persons interested therein for a period of 21 days from the date of publication hereof at the offices of the Masters and Magistrates as stated. Should no objection thereto be lodged with the Masters concerned during the period, the executors will proceed to make payments in accordance with the accounts. Registered number of estate:E397/2024
Surname: SITON
Christian names: HANNAH
Identity number:050251255
Last address: SPORTS VILLAGE, UNIT 48, WINDHOEK, NAMIBIA
Description of account: FIRST AND FINAL
Period of inspection: 21 DAYS
Magistrates Office:WINDHOEK
Master's office: WINDHOEK
Name of Agent on behalf of executor: MULUTI & PARTNERS LEGAL PRACTITIONERS
NO. 65 ANDIMBA TOIVO YA TOIVO STREET, ERF 4928, SUIDERHOF P.O. BOX 98380 WINDHOEK NAMIBIA
TEL: (061) 302 118
FAX: (061) 302 119
DATED AT WINDHOEK on this 19TH OF NOVEMBER 2024.
CLAO240004199

CLASSIFIEDS

Tel: (061) 208 0800/44

Fax: (061) 220 584

Email: classifieds@nepc.com.na

Services	Notice	Notice	Notice	Notice	Notice	Notice
General	Legal Notice	Legal Notice	Legal Notice	Legal Notice	Legal Notice	Legal Notice

CLASSIFIEDS

Rates and Deadlines

- To avoid disappointment of an advertisement not appearing on the date you wish, please book timeously • Classifieds smalls and notices: 12:00, two working days prior to placing • Cancellations and alterations: 16:00, two days before date of publication in writing only
 - Notices (VAT Inclusive)
 - Legal Notice N\$460.00
 - Lost Land Title N\$575.00
 - Liquor License N\$460.00
 - Name Change N\$460.00
 - Birthdays from N\$200.00
 - Death Notices from N\$200.00
 - Tombstone Unveiling from N\$200.00
 - Thank You Messages from N\$200.00
- Terms and Conditions Apply.

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Notice

Legal Notice

CHANGE OF SURNAME • THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME

I, (1) **ANNEEN EVELYN IZAAKS** residing at **UNIT 3 RHEINHARD COURT, VOLAN STREET WINDHOEK-WEST** carrying on business / employed a (2) **BRANCH MANAGER** intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume **IZAAKS** for the reasons that (3) **CHANGE OF SURNAME. MY SON'S FATHER IS STAYING OUTSIDE THE COUNTRY IN UPINGTON. HE GAVE PERMISSION FOR OUR SON TO HAVE MY SURNAME IZAAKS.** I previously bore the name(s) (4) **TYRELL NICHOLAS JACOBS.** I intend also applying for authority to change the surname of my wife **N/A** and minor child(ren) (5) **TYRELL NICHOLAS JACOBS.** Any person who objects to my/our assumption of the said surname of **IZAAKS** should as soon as my be lodge his/her objection, in writing, with a statement of his/her reasons therefore, with the magistrate of **WINDHOEK MAGISTRATE COURT, 12 NOVEMBER 2024**



PUBLIC NOTICE

Please take note that **Kamau Town Planning and Development Specialists and Environmental Consultants** has been appointed by the owner of **Erf 740, Omulunga Extension 2, Grootfontein**, to apply to the Municipality of Grootfontein, the Urban and Regional Planning Board, and to the Environmental Commissioner for the:

1. SUBDIVISION OF ERF 740, OMULUNGA EXTENSION 2, GROOT-FONTEIN INTO ERF A, ERF B AND THE REMAINDER OF ERF 740 (RE/740)
2. SUBSEQUENT REZONING OF THE PROPOSED SUBDIVIDED ERF A FROM 'PRIVATE OPEN SPACE' TO 'GENERAL BUSINESS' (BUSINESS II) WITH A BULK OF 1
3. REZONING OF THE PROPOSED SUBDIVIDED ERF B FROM 'PRIVATE OPEN SPACE' TO 'STREET'

In accordance with the Municipality of Grootfontein Zoning Scheme, Part 2, Section 105 of the Urban and Regional Planning Act No. 5 of 2018, the Environmental Management Act (No. 7 of 2007), and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012), Kamau TPDS hereby provides public notification of the above application.

Erf 740 is located in Grootfontein, Omulunga Extension 2, at the intersection of Bahnhof Street and Ehangano Street. Erf 740 covers an area of 56,392m² in extent, and is currently zoned 'Private Open Space'.

In order to maximise the development potential of the property, the owner of Erf 740, Omulunga Extension 2, intends to subdivide it into Erf A, Erf B, and the Remainder of Erf 740. Subsequently, the owner would like to rezone the proposed subdivided Erf A from Private Open Space to General Business (Business II) with a bulk of 1, and rezone the proposed subdivided Erf B from Private Open Space to Street. The remainder of Erf 740 will remain zoned as public open space.

Please further take note that -

- (a) For more enquiries regarding the consolidation and the rezoning application, visit the Municipality of Grootfontein's Department of Planning.
- (b) any person having objections to the subdivision and the rezoning concerned or who wants to comment, may in writing lodge such objections and comments, together with the grounds, with the Chief Executive Officer of the Municipality of Grootfontein, and with the applicant within 14 days of the last publication of this notice, i.e. no later than 20 December 2024.

REGISTRATION OF INTERESTED AND AFFECTED PARTIES (I&APs) AND SUBMISSION OF COMMENTS:

In line with Namibia's Environmental Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 6 February 2012), all I&APs are hereby invited to register and submit their comments, concerns or questions in writing on or before **20 December 2024**.

FOR MORE INFORMATION AND QUERIES, KINDLY CONTACT:

Applicant	Local Authority
 No. 59 Jenner Street Windhoek West c: +264 81 6532389 t: +264 83 7227000 P.O. Box 22296 Windhoek hope@kamautpds.com w: www.kamau-architects.com	 Municipality Grootfontein P O Box 23 499 West Street 264-67 243 100 itlungameni@gmail.com

CHANGE OF SURNAME • THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME

I, (1) **MARSHA MAPENZI** residing at **WINDHOEK WEST** and carrying on business / employed a (2) **ADMINISTRATOR** intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume **BANDORA** for the reasons that (3) **I WOULD LIKE TO CHANGE MY CURRENT SURNAME TO MY BIOLOGICAL FATHER'S SURNAME MR. A. ANICK BANDORA PASSPORT NO. A5312307 DUE TO THE CURRENT SURNAME NOT BELONGING TO MY BIOLOGICAL FATHER'S SURNAME. THE SURNAME I CURRENTLY BORE BELONGS TO MY STEPFATHER.** I previously bore the name(s) (4) **MARSHA LINDA MAPENZI.** I intend also applying for authority to change the surname of my wife **N/A** and minor child(ren) (5) **N/A.** Any person who objects to my/our assumption of the said surname of **BANDORA** should as soon as may be lodge his/her objection, in writing, with a statement of his/her reasons therefore, with the magistrate of **WINDHOEK MAGISTRATE COURT, 19 NOVEMBER 2024**

FOR Classifieds

061-2080800

PUBLIC NOTICE

Please take note that **KAMAU TOWN PLANNING AND DEVELOPMENT SPECIALIST** has been appointed by the owner of Erf 1261 Extension 4, Henties Bay to apply to the Municipality of Henties Bay and the Urban and Regional Planning Board for the:

- SUBDIVISION OF ERF 1261 HENTIES BAY EXTENSION 4 INTO PORTION X AND THE REMAINDER
- REZONING OF THE REMAINDER OF ERF 1261 HENTIES BAY EXTENSION 4 FROM RESIDENTIAL WITH A DENSITY OF 1:600 TO RESIDENTIAL WITH A DENSITY OF 1:300

Erf 1261 Extension 4, Henties Bay, which is to be subdivided, is located along Kavango Street at the junction of Nossob Street and Kavango Street. It measures 1 285sqm in extent and is currently zoned as "Single Residential" with a density of 1:600. In order to maximize the development potential of the property, the owner of Erf 1261 Henties Bay intends to subdivide the property and subsequently rezone the remainder of the property from "Residential" with a density of 1:600sqm to "Residential" with a density of 1:300sqm.

Please further take note that –

- a) the plan of the portion lies for inspection at the offices of the Municipality (Henties Bay) Town Planning Department;
- b) any person having objections to the rezoning concerned or who wants to comment, may in writing lodge such objections and comments, together with the grounds, with the Chief Executive Officer of the Henties Bay Municipality, and with the applicant within 14 days of the last publication of this notice, i.e. no later than **20 December 2024**.

FOR MORE INFORMATION AND QUERIES, KINDLY CONTACT:

Applicant:	Local Authority:
 No. 59 Jenner Street Windhoek west t: +264 83 722 7000 f: +264 61 304219 P.O. Box 22296 Windhoek thandiwe@kamautpds.com w: www.kamau-architects.com	 Municipality of Henties Bay Po Box 178 c/o Nickey Iyambo and Jakkalsputz street, Henties Bay +264 64 502 000 town.planner@hbaymun.com.na

CHANGE OF SURNAME • THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME

I, (1) **TYIVIYA CECILIA TJITOKA** residing at **RUNDU** carrying on business / employed a (2) **N/A** intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume **MUNGENGA** for the reasons that (3) **I WANT TO CHANGE MY SURNAME TYIVIYA THAT OF MY GRANDFATHER TYIVIYA JOSEF TO THAT OF MY BIOLOGICAL FATHER'S SURNAME MUNGENGA.** I previously bore the name(s) (4) **N/A.** I intend also applying for authority to change the surname of my wife **N/A** and minor child(ren) (5) **N/A.** Any person who objects to my/our assumption of the said surname of **MUNGENGA** should as soon as my be lodge his/her objection, in writing, with a statement of his/her reasons therefore, with the magistrate of **WINDHOEK MAGISTRATE COURT, 11 NOVEMBER 2024**

CHANGE OF SURNAME • THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME

I, (1) **KAULI KALELUA** residing at **ERF NO. 487, GOREANGAB** carrying on business / employed a (2) **UNEMPLOYED** intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume **HAIMBALA** for the reasons that (3) **I WANT TO CHANGE MY SURNAME KAULI WHICH IS MY FIRST NAME TO HAIMBALA WHICH IS MY FATHER'S SURNAME.** I previously bore the name(s) (4) **KAULI KALELUA** I intend also applying for authority to change the surname of my wife **N/A** and minor child(ren) (5) **N/A.** Any person who objects to my/our assumption of the said surname of **KAULIKALELUA HAIMBALA** should as soon as my be lodge his/her objection, in writing, with a statement of his/her reasons therefore, with the magistrate of **WINDHOEK MAGISTRATE COURT, 11 NOVEMBER 2024**

PUBLIC NOTICE

INVITATION TO AN ENVIRONMENTAL AND TOWN PLANNING PUBLIC MEETING NOTICE TO APPLY FOR THE LAYOUT APPROVAL AND TOWNSHIP ESTABLISHMENT OF OKANGWENA PROPER, OKANGWENA EXTENSION 1 AND OKANGWENA EXTENSION 2

Take note that Stubenrauch Planning Consultants (SPC), on behalf of the Ondangwa Town Council (the proponent), the registered owner of the Remainder of the Farm Ondangwa Town and Townlands No. 882 has applied to the Ondangwa Town Council and intends on applying to the Urban and Regional Planning Board and the Environmental Commissioner for the following:

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

SPC herewith in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012), gives public notification of the above application as submitted to the Ondangwa Town Council.

The area on the Remainder of the Farm Ondangwa Town and Townlands No. 882 and Erf 272, Ondangwa Proper which is earmarked for the establishment of the Okangwena townships is situated along the B1 road, heading towards the town of Oniipa. The area lies between the the eastern edge of Ondangwa Proper and the western boundary of Oniipa, directly at the border between the two towns.

The general public as well as any interested and affected parties are hereby invited to attend the environmental and town planning meeting during which the draft layout designs prepared, and potential environmental and social impacts of the new townships will be presented for comments and inputs from the public.

The meeting is scheduled to take place as follows:
Date of meeting: 06 December 2024
Meeting to start: 09H00
Venue of meeting: Okangwena Community Tree (Omukwa)
Date of meeting: 07 December 2024
Meeting to start: 09h00
Venue of meeting: Okangwena Community Tree (Omukwa)

A copy of the, maps and its accompanying documents are available for inspection during normal office hours at the Ondangwa Town Council Office and SPC Office, 45 Feld Street, Windhoek.

REGISTRATION OF INTERESTED AND AFFECTED PARTIES (I&APs) AND SUBMISSION OF COMMENTS: All I&APs are hereby invited to register with the applicant to obtain further information. Further take notice that any person having objections and/or comments to the proposed township establishment as depicted above, may lodge such objection/ comment in writing with the Chief Executive Officer of the Ondangwa Town Council and with the applicant (SPC) before **17 January 2025**.

Applicant: Stubenrauch Planning Consultants (SPC)
PO Box 41404, Windhoek
Tel.: (061) 251189
Our Ref: OND/013
Email: bronwynn@spc.com.na

REPUBLIC OF NAMIBIA MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (REGULATIONS 14, 26 & 33)	REPUBLIC OF NAMIBIA MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (REGULATIONS 14, 26 & 33)
Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: ZAMBEZI	Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: ZAMBEZI
Name and postal address of applicant, ISHMAEL MWANGALA Name of business or proposed business to which applicant relates: CINDERELLA-INN NIGHTS CLUB Address/Location of premises to which Application relates: PLOT 54, NGOMA SHOPPING CENTRE, NGOMA Nature and details of application: SPECIAL LIQUOR LICENSE Clerk of the court with whom Application will be lodged: KATIMA MULILO MAGISTRATE'S COURT	Name and postal address of applicant, ISHMAEL MWANGALA Name of business or proposed business to which applicant relates: CINDERELLA MINI MARKET Address/Location of premises to which Application relates: MUBHA GARDEN VILLAGE, CENTRE, B8 NGOMA VILLAGE Nature and details of application: GROCERY LIQUOR LICENSE Clerk of the court with whom Application will be lodged: KATIMA MULILO MAGISTRATE'S COURT
6. Date on which application will be Lodged: 14 DECEMBER 2024 7. Date of meeting of Committee at which application will be heard: 12 FEBRUARY 2025 Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard	6. Date on which application will be Lodged: 14 DECEMBER 2024 7. Date of meeting of Committee at which application will be heard: 12 FEBRUARY 2025 Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard

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General	Legal Notice	Legal Notice	Legal Notice	Legal Notice	Legal Notice	Legal Notice

CLASSIFIEDS

Rates and Deadlines

- To avoid disappointment of an advertisement not appearing on the date you wish, please book timeously
- Classifieds smalls and notices: 12:00, two working days prior to placing
- Cancellations and alterations: 16:00, two days before date of publication in writing only
- Notices (VAT Inclusive)
- Legal Notice N\$460.00
- Lost Land Title N\$575.00
- Liquor License N\$460.00
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Notice

Legal Notice

CHANGE OF SURNAME • THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME
I, (1) **GWYNETH GLENDA YOLANDE NGARINGUMBE** residing at **ERF 1906 ROMEINE STREET, KATUTURA** and carrying on business / employed a (2) **UNEMPLOYED** intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume **NGARINGOMBE** for the reasons that (3) **MY SCHOOL DOCUMENTS, CHURCH DOCUMENTS, AS WELL AS THOSE OF BOTH MY CHILDREN AND MY FATHER. MY BANK ACCOUNTS AND INVESTMENTS, ALL OF IT IS CORRECTLY SPELLED.** I previously bore the name(s) (4) **GWYNETH GLENDA YOLANDE NGARINGOMBE**. I intend also applying for authority to change the surname of my wife **N/A** and minor child(ren) (5) **N/A**. Any person who objects to my/our assumption of the said surname of **NGARINGOMBE** should as soon as my be lodge his/her objection, in writing, with a statement of his/her reasons therefore, with the magistrate of **WINDHOEK MAGISTRATE OFFICE, MUNGUNDA STR, 12 NOVEMBER 2024**

EMPLOYMENT OPPORTUNITY / OMITO YIILONGA

Clothing Company looking for the **machinist (tailors)** who can work on industrial machine.

Contact: **0857461813**

Otakukongwa aahondji, naakwatheli yokukangula nokuteta oongodhi.

Nayakale yapyokoka nawa, tayakalongela koCimbebasia.

Mboka yenaahalo nayadhenge ko **0857461813**

PUBLIC NOTICE
INVITATION TO AN ENVIRONMENTAL AND TOWN PLANNING PUBLIC MEETING NOTICE TO APPLY FOR THE LAYOUT APPROVAL AND TOWNSHIP ESTABLISHMENT OF OKANGWENA PROPER, OKANGWENA EXTENSION 1 AND OKANGWENA EXTENSION 2

Take note that Stubenrauch Planning Consultants (SPC), on behalf of the Ondangwa Town Council (the proponent), the registered owner of the Remainder of the Farm Ondangwa Town and Townlands No. 882 has applied to the Ondangwa Town Council and intends on applying to the Urban and Regional Planning Board and the Environmental Commissioner for the following:

- 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.

SPC herewith in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012), gives public notification of the above application as submitted to the Ondangwa Town Council.

The area on the Remainder of the Farm Ondangwa Town and Townlands No. 882 and Erf 272, Ondangwa Proper which is earmarked for the establishment of the Okangwena townships is situated along the B1 road, heading towards the town of Oniipa. The area lies between the the eastern edge of Ondangwa Proper and the western boundary of Oniipa, directly at the border between the two towns.

The general public as well as any interested and affected parties are hereby invited to attend the environmental and town planning meeting during which the draft layout designs prepared, and potential environmental and social impacts of the new townships will be presented for comments and inputs from the public.

The meeting is scheduled to take place as follows:
Date of meeting: 06 December 2024
Meeting to start: 09H00
Venue of meeting: Okangwena Community Tree (Omukwa)

Date of meeting: 07 December 2024
Meeting to start: 09h00
Venue of meeting: Okangwena Community Tree (Omukwa)

A copy of the, maps and its accompanying documents are available for inspection during normal office hours at the Ondangwa Town Council Office and SPC Office, 45 Feld Street, Windhoek.

REGISTRATION OF INTERESTED AND AFFECTED PARTIES (I&APs) AND SUBMISSION OF COMMENTS: All I&APs are hereby invited to register with the applicant to obtain further information. Further take notice that any person having objections and/or comments to the proposed township establishment as depicted above, may lodge such objection/ comment in writing with the Chief Executive Officer of the Ondangwa Town Council and with the applicant (SPC) before **17 January 2025**.

Applicant: Stubenrauch Planning Consultants (SPC)
PO Box 41404, Windhoek
Surname: Kashuwa
Tel.: (061) 251189
Our Ref: OND/013
Email: bronyynn@spc.com.na

Stubenrauch Planning Consultants
SPC

NOTICE TO CREDITORS IN DECEASED ESTATES

All persons having claims against the estates specified below, are called upon to lodge their claims with the executors concerned within a period of 30 days (or otherwise as indicated) from the date of publication hereof.

Registered number of estate: **E 1889/ 2024**

Master's Office: **Windhoek**
Surname: **Kashuwa**
First names: **Effel Namsiku**
Date of birth: **1994 – 04- 27**
Identity number: **94042700969**
Last address: **Katima Mulilo**
Date of death: **16- 08 -2024**
Name and (only name) address of executor or authorized agent:
Silungwe Legal Practitioners
P.O Box 30227 windhoek
Tel No.: 081 3382698
Period allowed for lodgment of claims **if other than 30 days: 30 days only.**
Notice for publication in the Government Gazette on: **22th November 2024**

CHANGE OF SURNAME • THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME
I, (1) **JIM JEMIN GARISEB** residing at **ERF 376-2, GROOT-AUB, KHOMAS REGION RURAL** carrying on business / employed a (2) **SELF- EMPLOYED** intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume **THE SURNAME OPPERMAN** for the reasons that (3) **HE IS MY FATHER. AND ALSO CHANGING MY SON'S SURNAME TO OPPERMAN.** I previously bore the name(s) (4) **SURNAME GARISEB.** I intend also applying for authority to change the surname of my wife **N/A** and minor child(ren) (5) **BONGINKOSI GARISEB TO BONGINKOSI OPPERMAN.** Any person who objects to my/our assumption of the said surname of **OPPERMAN** should as soon as my be lodge his/her objection, in writing, with a statement of his/her reasons therefore, with the magistrate of **WINDHOEK MAGISTRATE COURT, 13 NOVEMBER 2024**

PUBLIC NOTICE
REZONING OF LAND

Notice is hereby given that **Nghivelwa Planning Consultants (Town and Regional Planners)** on behalf of the owners of Erf , 643 Oshakati Extension 1, has applied to the **Oshakati Town Council** and intends applying to the **Urban and Regional Planning Board** for the:

- Rezoning of Erf 643, Oshakati Extension 1 from "Single Residential" with a density of 1:600 to "General Residential" with a density of 1:100.

The intention for the owners to rezone the property is to allow for the construction of a maximum of 10 flats on the rezoned property.

The locality plans of the Erf lie for inspection on the town planning notice board of the Oshakati Town Council: First Floor, Town Planning Office, Sam Nujoma Road, Oshakati and the Applicant: 141, Werner List Street, Windhoek.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the **Oshakati Town Council** and with the applicant (**Nghivelwa Planning Consultants**) in writing within **14 days** of the last publication of this notice.

The last date for any objections is: **24th December 2024**

Applicant: Nghivelwa Planning Consultants
P O Box 40900, Aussspannplatz
Email: planning@nghivelwa.com.na
Cell : 081 4127 359

NGHIVELWA PLANNING CONSULTANTS

In terms of section 35(5) of Act 66 of 1965, notice is hereby given that copies of the first and final liquidation and distribution account in the following estate will be open for the inspection of all persons interested therein for a period of 21 days from date of publication hereof and at the offices of the Masters and Magistrates as stated. Should no objection thereto be lodged with the Master concerned during the specified period, the executors will proceed to make payments in accordance with the account. Registered Number of Estate: **E1992/2022.**
Surname of deceased: **Nel.**
First names of deceased: **Hendrie,**
Identity number: **68020300295.**
Last address of deceased: **Luderitz, Karas Region.**
Magistrates' Court: **Luderitz.**
Masters' Office: **Windhoek.**
Probart & Verdoes,
P.O. Box 90, Keetmanshoop,
E-Mail: info@verdoeslaw.com

CHANGE OF SURNAME • THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME
I, (1) **TYIVIYA CECILIA TJITOKA** residing at **RUNDU** carrying on business / employed a (2) **N/A** intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume **MUNGENGA** for the reasons that (3) **I WANT TO CHANGE MY SURNAME TYIVIYA THAT OF MY GRANDFATHER TYIVIYA JOSEF TO THAT OF MY BIOLOGICAL FATHER'S SURNAME MUNGENGA.** I previously bore the name(s) (4) **N/A.** I intend also applying for authority to change the surname of my wife **N/A** and minor child(ren) (5) **N/A.** Any person who objects to my/our assumption of the said surname of **MUNGENGA** should as soon as my be lodge his/her objection, in writing, with a statement of his/her reasons therefore, with the magistrate of **WINDHOEK MAGISTRATE COURT, 11 NOVEMBER 2024**

PUBLIC NOTICE
REZONING OF LAND

Notice is hereby given that **Nghivelwa Planning Consultants (Town and Regional Planners)** on behalf of the owners of Erf 597, Omatando Extension 1, has applied to the **Ongwediva Town Council** and intends applying to the **Urban and Regional Planning Board** for the:

- Rezoning of Erf 597, Omatando Extension 1 from "Local Authority" to "Business" with a bulk of 1.0.

The intention for the owners to rezone the property is to allow for the formalization of existing business buildings already constructed on the property.

The locality plans of the Erf lie for inspection on the town planning notice board of the Ongwediva Town Council: Town Planning Office, Main Council Offices, Libertine Amathila Street, Ongwediva and the Applicant: 141, Werner List Street, Windhoek.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the **Ongwediva Town Council** and with the applicant (**Nghivelwa Planning Consultants**) in writing within **14 days** of the last publication of this notice.

The last date for any objections is: **24th December 2024**

Applicant: Nghivelwa Planning Consultants
P O Box 40900, Aussspannplatz
Email: planning@nghivelwa.com.na
Tel / Cell : 081 4127 359

NGHIVELWA PLANNING CONSULTANTS

LIQUIDATION AND DISTRIBUTION ACCOUNTS IN DECEASED ESTATES LYING FOR INSPECTION

In terms of section 35(5) of Act 66 of 1965 notice is hereby given that copies of the liquidation and distribution accounts (first and final, **unless otherwise stated**) in the estates specified below will below will be open for inspection of all persons interested therein for a period of 21 days (**or longer if specially stated**) from the date specified or from the date of publication hereof, whichever may be the later, and at the offices of the Masters and Magistrates as stated. Should no objection thereto be lodged with the Masters concerned during the period, the executors will proceed to make payments in accordance with the accounts. Registered number of Estate: **E 721/ 2024**
Surname: **TAUKONDJO**
Christian names: **OTTILIE KALEINASHO**
Identity Number: **68082801107**
Last Address: **OKAHENGE VILLAGE, OSHIKANGO**
Description of account other than First and Final: **First and Final**
Period of Inspection other than 21 days:
Magistrate's Office: **EENHANA**
Master's Office:
Name and (only one) address of executor or authorized agent: **LAKAY & ASSOCIATES TRUST**
P.O. BOX 2090, OSHAKAT
Date: 8th OCTOBER 2024
Tel No.: 085 274 6373
Notice for publication in the Government Gazette on: **22nd NOVEMBER 2024**

PUBLIC NOTICE
REZONING OF LAND

Notice is hereby given that **Nghivelwa Planning Consultants (Town and Regional Planners)** on behalf of the owners of Erf 3270, Ongwediva Extension 5, has applied to the **Ongwediva Town Council** and intends applying to the **Urban and Regional Planning Board** for the:

- Rezoning of Erf 3270, Ongwediva Extension 5 from "Business" with a bulk of 1.0 to "General Residential" with a density of 1:250.

The intention for the owners to rezone the property is to allow for the construction of a maximum of 8 housing units on the rezoned property.

The locality plans of the Erf lie for inspection on the town planning notice board of the Ongwediva Town Council: Town Planning Office, Main Council Offices, Libertine Amathila Street, Ongwediva and the Applicant: 141, Werner List Street, Windhoek.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the **Ongwediva Town Council** and with the applicant (**Nghivelwa Planning Consultants**) in writing within **14 days** of the last publication of this notice.

The last date for any objections is: **24th December 2024**

Applicant: Nghivelwa Planning Consultants
P O Box 40900, Aussspannplatz
Email: planning@nghivelwa.com.na
Tel / Cell : 081 4127 359

NGHIVELWA PLANNING CONSULTANTS

LIQUIDATION AND DISTRIBUTION ACCOUNTS IN DECEASED ESTATES LYING FOR INSPECTION

In terms of section 35(5) of Act 66 of 1965 notice is hereby given that copies of the liquidation and distribution accounts (first and final, **unless otherwise stated**) in the estates specified below will below will be open for inspection of all persons interested therein for a period of 21 days (**or longer if specially stated**) from the date specified or from the date of publication hereof, whichever may be the later, and at the offices of the Masters and Magistrates as stated. Should no objection thereto be lodged with the Masters concerned during the period, the executors will proceed to make payments in accordance with the accounts. Registered number of Estate: **E925/2023**
Surname: **HAMATA**
Christian names: **NAFTAL TUYOLENI**
Identity Number: **44070410074**
Last Address: **ERF NO. 1268, OSHAKATI**
Description of account other than First and Final: **First and Final**
Period of Inspection other than 21 days:
Magistrate's Office: **OSHAKATI**
Master's Office:
Name and (only one) address of executor or authorized agent: **LAKAY & ASSOCIATES TRUST**
P.O. BOX 2090, OSHAKATI
Date: 11th NOVEMBER 2024
Tel No.: 085 274 6373
Notice for publication in the Government Gazette on: **22nd NOVEMBER 2024**

NOTICE TO CREDITORS IN DECEASED ESTATES

All persons having claims against the estates specified below, are called upon to lodge their claims with the executors concerned within a period of 30 days (or otherwise as indicated) from the date of publication hereof.

Registered number of Estate: **E1604/2024**
Master's Office: **WINDHOEK**
Surname: **Shigwedha**
First Names: **Phillipus Iltana**
Date of Birth: **10th October 1953**
Identity Number: **53101001803**
Last Address: **Uukwanambwa Village, Ondangwa**
Date of Death: **6th August 2023**
Name and (only one) address of executor or authorized agent: **LAKAY & ASSOCIATES TRUST**
P.O. BOX 2090, OSHAKATI
Period allowed for lodgement of claims **if other than 30**
Name and (only one) address of executor or authorized agent: **LAKAY & ASSOCIATES TRUST**
P.O. BOX 2090, OSHAKATI
Date: 25th APRIL 2024
Tel No.: 085 274 6373
Notice for publication in the Government Gazette on: **22nd NOVEMBER 2024**

NOTICE TO CREDITORS IN DECEASED ESTATES

All persons having claims against the estates specified below, are called upon to lodge their claims with the executors concerned within a period of 30 days (or otherwise as indicated) from the date of publication hereof.

Registered number of estate: **E 1421/2024**
Master's Office: Windhoek
Surname: Van Rensburg
First names: Gert Hendrik
Date of birth: 1936-12-05
Identity number: 36120550049
Last address:
Farm olifantspoor , Otavi district
Date of death: 04-12-2021
Surviving Spouse :
Julia Van Rensburg
ID Number : 58042200013
Married in community of property
Name and (only name) address of executor or authorized agent:
Silungwe Legal practitioners
P.O Box 30227 Windhoek
Tel No.: 0813382698
Period allowed for lodgment of claims **if other than 30 days: 30 days only**
Notice for publication in the Government Gazette on: **22th November 2024**

NOTICE TO CREDITORS IN DECEASED ESTATES

All persons having claims against the estates specified below, are called upon to lodge their claims with the executors concerned within a period of 30 days (or otherwise as indicated) from the date of publication hereof.

Registered number of Estate: **E1756/2024**
Master's Office: **WINDHOEK**
Surname: **Eugenia Ndapwohoni**
First Names: **Eugenia Ndapwohoni**
Date of Birth: **23rd March 1969**
Identity Number: **69082700786**
Last Address: **Odiha Village, Oshikango**
Date of Death: **23rd March 2023**
Name and (only one) address of executor or authorized agent: **LAKAY & ASSOCIATES TRUST**
P.O. BOX 2090, OSHAKATI
Period allowed for lodgment of claims **if other than 30 days: 30 days only**
Name and (only one) address of executor or authorized agent: **LAKAY & ASSOCIATES TRUST**
P.O. BOX 2090, OSHAKATI
Date: 25th APRIL 2024
Tel No.: 085 274 6373
Notice for publication in the Government Gazette on: **22nd NOVEMBER 2024**

FOR Classifieds

061-2080800



Annexure C: Public Participation process
I&AP Database & Registered List
Notification Emails sent of BID
Public Meeting Presentation
Public Meeting Minutes
Comments (if any comments received)

POTENTIAL I&APs AND STAKEHOLDERS INVITATION LIST

	STAKEHOLDERS NAME	ORGANIZATION
PRE-IDENTIFIED		
1	Mbeuta Ua-Ndjarakana	Ministry of Information and Communication Technology
2	P Misika	Ministry of Agriculture, Water and Land Reform -Executive Director
3	M. Amakali	Ministry of Agriculture, Water and Land Reform - Director Water Resource Management
4	B Swartz	Ministry of Agriculture, Water and Land Reform- Deputy Director of Geohydrology
5	P Mufeti	Ministry of Agriculture, Water and Land Reform Deputy Director- Hydrology
6	C Orthman	Ministry of Agriculture, Water and Land Reform Deputy Director Water Environment
7	B. Shinguadja	Ministry of Labour Industrial Relations and employment creation- Executive Director
8	B Namgombe	Ministry of Health and Social Services- Executive Director
9	E. Shivolo	Ministry of Mines and Energy - Mining Commissioner
10	Ndamona Elias	Ministry of Mines and Energy - Inspector
11	W Goeieman	Ministry of Works and Transport- Executive Director
12	T. Nghitila	Ministry of Environment Forestry and Tourism - Executive Director
13	Timoteus Mofeti	Ministry of Environment Forestry and Tourism- Environmental Comissioner
14	Tobias Newaya	Ministry of Urban and Rural Development
15	N. P Du Plessis	NamWater Senior Environmentalist
16	Jolanda Murangi	Namwater Environmentalist In Training
17	C. Sisamu	Nampower Senior Enviromentalist
18	Gert Fourie	Nampower - Engineering, Planning and Design
19	B. Korhs	Earth life Namibia
20	F Kreitz	Namibian Environment and Wildlife Society - Media, website and newsletter
21	Sonja Loots	Manager: Threatened Plants Programme, National Botanical Research Institute
22	Conrad Lutombi	Roads Authority - Chief Executive Officer
23	Elina Lumbu	Roads Authority - Specialised road Legislation, Advise & Compliance
24	Mr. Ismael Namugongo	Ondangwa Town Council: CEO
25	Mrs. Rachel Naukushu	Ondangwa Town Council: Planning Clerk
26	Ms. Hilma Constatin	Ondangwa Town Council:Health, Environments & safety Manager
27	Ndelimona lipinge	EIA Tracker & Monitoring: Namibian Environment & Wildlife Society
28	S F Simataa	The Owner of Erf 125, Ondangwa Proper
29	O N Mwanyangapo	The Owner of Erf 126, Ondangwa Proper
30	Nehale Body Works	The Owner of Erf 271, Ondangwa Proper
32	Shiindi Loini	The owner of Erf 127 Ondangwa Proper

POTENTIAL I&APs AND STAKEHOLDERS INVITATION LIST

	STAKEHOLDERS NAME	ORGANIZATION
33	H N Amukugo	The owner of Erf 128 Ondangwa Proper
34	J Shivute	The owner of Erf 129 Ondangwa Proper
35	S M Sikauwe	The owner of Erf 130 Ondangwa Proper
36	E Kadhikwa	The owner of Erf 131 Ondangwa Proper
37	A N Shagwabe	The owner of Erf 132 Ondangwa Proper
38	P A Ambulawaye	The owner of Erf 133 Ondangwa Proper
39	L N Hiyalwa	The owner of Erf 134 Ondangwa Proper
40	A I Simubali	The owner of Erf 135 Ondangwa Proper
41	M Rooi	The owner of Erf 136, Ondangwa Proper
42	E N Shivolo	The owner of Erf 137, Ondangwa Proper
43	Government of Namibia	The owner of Erf 138,139 Ondangwa Proper
44	j & T Mukunda	The owner of Erf 140, Ondangwa Proper
45	S A Simataa	The owner of Erf 141, Ondangwa Proper
46	E H Shilomboleni	The owner of Erf 142, Ondangwa Proper
47	Deveopment Brigae Corpo	The owner of Erf 171,175 Ondangwa Proper
48	I Paavo	The owner of Erf 174, Ondangwa Proper
49	A N Elago	The owner of 176, Ondangwa Proper
50	Ondangwa Town Council	The owner of Erf 2719, 1247, Ondangwa Extension 9 & Erf 2183, Ondangwa Extension 3
51	J Shihepo	The owner of Erf 2182, Ondangwa Proper Extension 3
52	N David	The owner of Erf 7050 Ondangwa Extension 3
53	Joseph Ndjembo	The owner of Erf2380, Ondangwa Extension 3
54	M & S N Amupanda	The owner of Erf 5 Ondangwa Proper
55	Ndilyako Motors cc	The owner of Erf 269, Ondangwa Proper
56	T Simon	The owner of Erf 270, Ondangwa Proper
Public Meeting		
57	Martha Nehemia	
58	Julia Namupala	
59	Alma Venondumbo	
60	Ndeshimana Hambeleleni	
61	Mutilifa Hilka	
62	Naukosu Gerson	
63	Monika N Josef	
64	Rachel K N Kamati	
65	Maria Nyambali	
66	Paulina H Hamukozo	
67	Thomas N	
68	Anna Kamutushi	
69	Betty Nehale	
70	Saima N Shifotoka	
71	Loide Shilumbu	
72	Kushinga Lukas	
73	Regina Shaanika	
74	Raina Nauwanga	
75	Nehemia Shiwanyu	
76	Hakko Sem	
77	Lorisa Shea	
78	Johannes Ipinge	

POTENTIAL I&APs AND STAKEHOLDERS INVITATION LIST

	STAKEHOLDERS NAME	ORGANIZATION
79	Taimi Kambonde	
80	Isack T Nkoshi	
81	Nakale lielyi	
82	Ndina Mkark	
83	Hedim Luna	
84	Iipinge Ottelie	
85	Barkias Johannes	
86	Ishidimbwa Immanuel	
87	Petrus Benjamin	
88	Sam Mengela	
89	Rachel N T Naukushu	
90	Hilma L Constanti	
91	Wilhelm Shipya	
92	Sam Mengela	
93	Suoma Amukwaya	
94	Mana Nghiindwa	
95	Tomas Sakeus	
96	Toini Nuugulu	
97	Erkki Wakapolo	
98	Julia Namupala	
99	Amadhila Martha	
100	Amoomo Hilma	
101	Hishidimbwa E	
102	Filemon Nakopo	
103	Luisse Nghiimwasha	
104	Paulus Shinana	
105	Ruben Kandume	
106	Lukas Ndevahoma	
107	Lukas Hambuda	
108	Hidishange Racehl	
109	Lavinia Paulus	
110	Namawana Shigwedha	
111	David Hamukonda	
112	Sem Shalukeni	
113	Lukas Jonas Wepulu	
114	Ndapewa Elia	
115	Selma Auala	
116	Tresia Erastus	
117	Shilonga Siria	
118	Laban Kamat	

Zanthea Wantenaar

From: Bronwynn Basson
Sent: Friday, 22 November 2024 2:57 pm
Subject: Environmental Impact Assessment : LAYOUT APPROVAL AND TOWNSHIP ESTABLISHMENT OF OKANGWENA PROPER TO OKANGWENA EXTENSION 2
Attachments: BID.pdf

Dear Potential Interested and Affected Party

Stubenrauch Planning Consultants (SPC) hereby give notice to all potentially Interested and Affected Parties (I&APs) that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following:

- **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.**

The construction of Public roads and the route determination of roads and design of associated physical infrastructure where it is a public road are listed activities as per the List of Activities requiring Environmental Clearance (Government Notice 29 of 6 February 2012) and accordingly require an Environmental Impact Assessment (EIA) to be conducted.

In line with Regulation 21(2) of the mentioned EIA Regulations, a Background Information Document (BID) is distributed to pre-identified Interested and Affected Parties as part of the public consultation process for this EIA. An Environmental Assessment will be undertaken to determine the potential impact of the development on the environment and to determine all environmental, and social impacts associated with the proposed development activities. A background information document is attached detailing the activity and the intended environmental assessment process.

The general public as well as any interested parties are hereby invited to attend the environmental and town planning meetings during which the draft layout design prepared and potential environmental and social impacts of the new townships will be presented for comments and inputs from the public. The meeting is scheduled to take place as follows:

Date: 06 December 2024
Time: 09H00

Venue: Okangwena Community Tree (Omukwa)

&

Date: 07 December 2024

Time: 09H00

Venue: Okangwena Community Tree (Omukwa)

In line with Namibia's Environmental Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 6 February 2012), all I&APs are hereby invited to register and submit their comments, concerns or questions in writing via Email: bronwynn@spc.com.na; Tel: 061 25 11 89 or Fax: 061 25 21 57 on or before **17 January 2025**.

Bronwynn Basson | Stubenrauch Planning Consultants

Tel: +264 61 251189 | Mobile: +264 81 3034747 | PO Box 41404



Our Ref: OND/013

16 January 2025

Enquiries: Z. Wantenaar

Dear Sir/Madam

ENVIRONMENTAL IMPACT ASSESSMENT











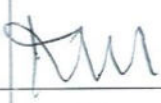

- A. Alteration of the Boundaries of Ondangwa Proper to exclude Erf 272;
- B. Subdivision of the Remainder of the Farm Ondangwa Town and Townlands No. 882 into Erf A, B and the Remainder;
- C. Consolidation of Erf 272 and Portion A of the Remainder of the Farm Ondangwa Town and Townlands No. 882 into 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.

ACKNOWLEDGMENT OF RECEIPT FOR THE FOLLOWING:

- 1x letter of Environmental Impact Assessment with BID document attached.
Please take note that the deadline for comments on the BID document is extended to Monday, 10 February 2025

Owner of	Name	Signature	Date
Erf 5, Ondangwa Proper	David	David	17/1/2025

Owner of	Name	Signature	Date
Erf 125, Ondangwa Proper	Turky Shitara	TAM	17.01.24
Erf 126, Ondangwa Proper	MARTA MWANXANGA	M. Mwanxanga	17.01.24
Erven 127, 138, 139, 142, 175 and 177 Ondangwa Proper	NEKONGO FRIDA	NEKONGO FRIDA	17.01.25
Erven 592 & 271, Ondangwa Extension 1, 1247 & 2183, Ondangwa Extension 3, and 2718 & 2719 Ondangwa Extension 9,	MARTA w.s M. Mwanxanga w.s Nashongo Rankes	M. Mwanxanga w.s	17.01.2025 17.01.20
Erf 128, Ondangwa Proper	MARTA MWANXANGA	M. Mwanxanga	17.01.25
Erf 129, Ondangwa Proper	Ester E. Sebion	E. Sebion	17.01.25
Erf 130, Ondangwa Proper	Ester Sebion	E. Sebion	17.01.25
Erf 131, Ondangwa Proper	Mark. M	Mark. M	17.01.25
Erf 132, Ondangwa Proper	Mark. M	Mark. M	17.01.25
Erf 133, Ondangwa Proper	Mark. A	Mark. A	17.01.25
Erf 134, Ondangwa Proper	LYBIA	LYBIA	17.01.25

Owner of	Name	Signature	Date
Erf 135, Ondangwa Proper	Simwanza Keron		17/01/2025
Erf 136, Ondangwa Proper	Romeo Swartbooi		17/01/2025
Erf 137, Ondangwa Proper	Swa Abaai		17/01/2025
Erf 140, Ondangwa Proper	Tuuliki Nashilongo		17/01/2025
Erf 141, Ondangwa Proper	Tuuliki Nashilongo		17/01/25
¹⁷⁶ Erf 172, Ondangwa Proper	Albertina Elago		17/01/2025
Erf 174, Ondangwa Proper	LINDONGO		17/01/25
²⁷¹ Erf 176, Ondangwa Proper	D. Amielucia		17.01.25
Erf 269, Ondangwa Proper	Louisa Stefanus		17.01.25
Erf 270, Ondangwa Proper	Mogret Nuhogè		17.01.25
Erf 2182, Ondangwa Extension 3	Kaino		17.01.2025
Erf 2183, Ondangwa Extension 3	Ondangwa Town Council		17/01/25

Please scan and return via email to office5@spc.com.na or spcoffice1@spc.com.na



FORMALIZATION OF OKANGWENA Presentation of Draft Layout ATTENDANCE REGISTER

DATE: 06 December 2024
VENUE: Okangwena Community Tree (Omukwa)
TIME: 09H00

Title (Mr/Ms/ Mrs/Others)	Name	Organization	Tell or Cell phone	Email or Postal address	Signature
1	Mrs Rachel NT Nkukuthi	Omukwa TC	081429077	nakukuthi@omukwa.tc.gn	
2	Mrs Hilma L. Constant	012	081296611	hconstant@omukwa.tc.gn	
3	Mr Wilhelm Shuppa	DTC	081790037	wshuppa@omukwa.tc.gn	
4	Mr Sam Megofo	DTC	081826457	smegofo@omukwa.tc.gn	
5	Mr Tulela Shikongo	SPC	0812391235	office@spc.com.na	
6	Mrs Suoma Amukwaya		0813140136	Mananamukwaya@gmail.com	
7	Mrs mara Ngilimwa		081678056	okangwena	man-n-g
8	Mr Tomas Sakew		081279177	okangwena	110
9	Mr Ekliti Warapo	RESIDENT	081312001	Okangwena	1/11/11
10	Mrs Terini Nyagulu		0813232195	O-ngwena	512
11	Mrs Julia Nandipais		0812531705	Okangwena	
12	Mrs Amadhila Mafha		081322537	Okangwena	M.P.A.
13	Mrs Amos Hilma		081301547	Okangwena	
14	Mrs Hishidim bwa E		0816675058	Okangwena	Hishidim bwa E

	Title (Mr/Ms/ Mrs/Others)	Name	Organization	Tell or Cell phone	Email or Postal address	Signature
15		Fillemon Nakapo	Ondangwa	0812687326		
16	Ms	Luise Nghimbwasha	Ondangwa	0812725889	luise25889@gmail.com	llhmbw
17	Mr	Paulus Shingwa	Ondangwa	0814424290		P. Shingwa
18	Mr	Ruben Kandume	Ondangwa	0816426099		Ruben C
19	Mr	Lukas Nghilifaval Ndlovana	Ondangwa	0812800912		Lukas
20	Mr	Lukas HamBuda	Ondangwa	0812571721		Lukas
21	Ms	Hidishange Rachel	Ondangwa	0812876496		Ruthidshange
22	Mrs	Lavinia Paulus	Ondangwa	0817117959		
23	Dr.	NAMUNANI T. SHINGWANA	Ondangwa	0812464607		SH
24	MR	HAMUKONDA - DAVID	Ondangwa	0816448912		SH
25	MR	SHALUKENI SEM	Ondangwa	0818282477		SH
26	MR	LUKAS JONAS WEZULU	Ondangwa	0813375757		SH
27	Mrs	Willow Ndapewa Elia	Ondangwa	0812219330		Willow Elia
28	Mrs	Selma Aila	Ondangwa	0812111777		Selma
29	MS	TRESIA ERASTUS	Ondangwa	08123900		TRESIA
30	Mrs	Heleni Penny Shukongo	Ondangwa	0812733181	penelao04@gmail	Heleni



FORMALIZATION OF OKANGWENA Presentation of Draft Layout ATTENDANCE REGISTER

Stubenrauch
Planning Consultants



DATE: 06 December 2024

VENUE: Okangwena Community Tree (Omukwa)

TIME: 09H00

	Title (Mr/Ms/ Mrs/Others)	Name	Organization	Tell or Cell phone	Email or Postal address	Signature
1	Ms	Shilongo. Singa. nd	Okangwena	081236318		
2	Mr	LARAN KAMAI	Okangwena	0814017442		
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FORMALIZATION OF OKANGWENA

Presentation of Draft Layout








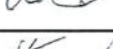


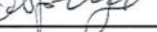
ATTENDANCE REGISTER

Stubenrauch
Planning Consultants



DATE: 07 December 2024
VENUE: Okangwena Community Tree (Omukwa)
TIME: 09H00

Title (Mr/Ms/ Mrs/Others)	Name	Organization	Tell or Cell phone	Email or Postal address	Signature
1	Mr. Tulea Sthkongo	SPC	0812397235	office@spc.com.na	
2	Ms. Maithe Nelums		0812075647	ntugangwena5@gmail.com	
3	Ms. Quica Namupala		0812531705	Quica Namupala	
4	Alma Vengodumbo		0812856652	Okangwena	
5	Lumko H. Zime		0814974142	Okangwena	
6	Ndeshimana Hambdeni		0812178207	Okangwena	
7	Muthiga Hili		0812896294	Okangwena	
8	Mukosho GEF520		0816999988	Okangwena	
9	Monika N. Josef		0812061129	Okangwena	
10	Maria Nyambali		0812566874	Okangwena	
11	Rachel K.N. Kamati		0812924010	Okangwena	
12	Pauling N. Hamukoto		0813582859	Okangwena	
13	Pauling N. Hamukoto		0812810637	Okangwena	
14	Ana Kamutushi		0812040162	Okangwena	

	Title (Mr/Ms/ Mrs/Others)	Name	Organization	Tell or Cell phone	Email or Postal address	Signature
15	Ms	Betty Nchale		08132149454	katriachipanga@za.com	
16	ms	Saimon Shifetoka		0813368942		S. Sh
17	ms	Loide Shilumba		0812177662		L. Shilumba
18	Mr	Kushinga Lukas		0857731807	P.O. Box 15456 Oluno	L. K.
19	ms	REGINA SHAANIKA		0812313857	P.O. Box 15180 Oluno	
20	ms	Raina Hauwanga		0812707032		
21	mr	Nehemia Shiwanyu		0812502579		
22	Mr	Hakko Sem		0814295241	maggyhakko@gmail.com	H. Sem
23		Lorisa Shea		0812334734		
24		Johannes Ipinga		0813646301	Johannes Ipinga@gmail.com	J. Ipinga
25	miss	Taimi Kamonde		0816793877		
26		ISACK T NKOSHI		0817738386		
27		NAKALO ILEMI		0812130243		
28		Nelina Kunal		0812989597		
29		Hedimba Lusica		0812012927	P/Bag 2025 Ondangwa	
30		Ipinga Ottele		0812928203	P/Box 3270 Ondangwa	



FORMALIZATION OF OKANGWENA Presentation of Draft Layout ATTENDANCE REGISTER

DATE: 07 December 2024
VENUE: Okangwena Community Tree (Omukwa)
TIME: 09H00

Title (Mr/Ms/ Mrs/Others)	Name	Organization	Tell or Cell phone	Email or Postal address	Signature
1	Barthas Johannes			N/A	B. Johannes
2	Ishidimba Immanuel		0813660118		Ishidimba
3	MR Petrus Benjamin		0812020013		Petrus
4	Mr Sam Mergda	OTC	0818264572	smengda@outlook.com	Sam Mergda
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TOWN PLANNING
&
ENVIRONMENTAL IMPACT ASSESMENT

FORMALISATION OF OKANGWENA

DATE: 06 DECEMBER 2024 & 07 DECEMBER
TIME: 09H00
VENUE: OKANGWENA COMMUNITY TREE
(OMUKWA)


Stubenrauch
Planning Consultants
SPC

1


Purpose of the meeting

Town Planning

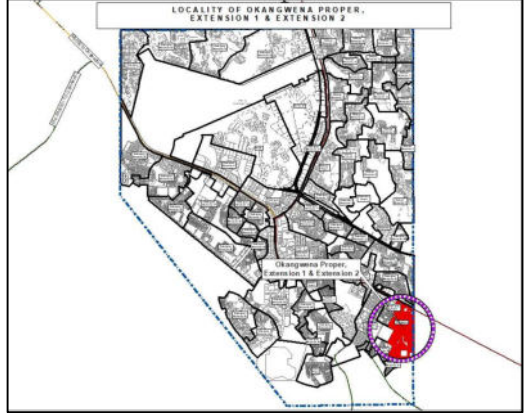
- To present the proposed layout to the community for inputs
- To confirm the Proposed Land Uses and Erven Demarcations
- To confirm municipal service delivery

Environmental Impact Assessment


- To explain the Environmental Assessment Process
- To provide information on the proposed developments
- To identify potential issues and concerns from the public
 - ❖Environmental
 - ❖Social
 - ❖Economic



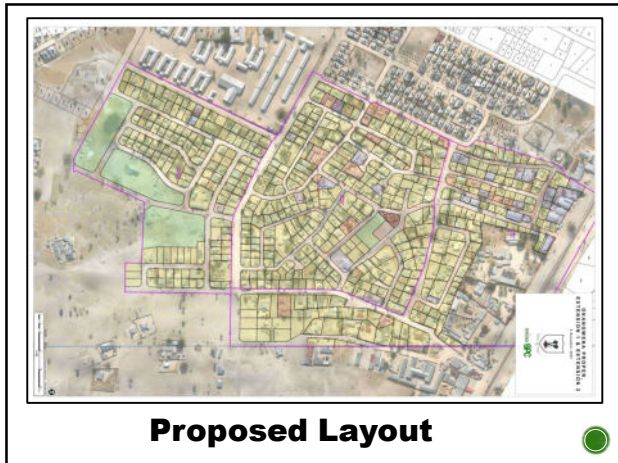
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Locality



3



4

ENGINEERING SERVICES

Water and Electricity Access

- **Current Status:**
 - Most households in Okangwena (soon to be formalized) have access to water and electricity.
 - Both water and electricity are provided by the **Ondangwa Town Council**.
- **Maintenance of Services:**
 - Existing water and electricity connections will remain intact.
 - **New connections** or **additional services** will be installed by the **Ondangwa Town Council** following their established standards and requirements.

5

ENGINEERING SERVICES

Sewer and Stormwater Management

- **Sewer Connections:**
 - There are **existing sewer connections** in the Okangwena area that will remain intact as part of the formalization process.
- **Stormwater Management:**
 - The area is **not prone to heavy stormwater ponding**.
 - The **draft layout plan** includes provisions for managing stormwater, particularly in areas zoned as “**Public Open Space**”.
 - Further stormwater management measures will be implemented in line with the **Ondangwa Town Council's Engineering Standards**.

6

The Way Forward

- Community invited to provide additional inputs in writing to Town Council and/or SPC by December 2024
- SPC to prepare final layout for Council approval
- SPC to obtain approval from the Urban & Regional Planning Board
- Land survey and General Plan approval by appointed land surveyor
- Registration of Okangwena Proper, Extension 1 & Extension 2 by a lawyer
- Promulgation Okangwena Proper, Extension 1 & Extension 2 in Government Gazette

7

Environmental Impact Assessment

8

Reasons for Environmental Assessment

- To identify **potential environmental impacts** (social, economic & biophysical) and to determine their likely significance
- To **recommend mitigation measures** to minimise negative impacts and to enhance positive impacts
- To allow for **public involvement**
- To inform the **proponents decision-making**
- To inform the **Environmental Authority's decision-making** (Ministry of Environment, Forestry and Tourism: Department of Environmental Affairs, MEFT:DEA)

9

Legal Requirements

Environmental Management Act No 7 of 2007 and Environmental Impact Assessment Regulations (Government Notice No 30 of 2012)
The following project activities trigger the need for an EIA in Namibia:

Activity 10.1 (a) (Infrastructure)

The construction of – Oil, water, gas and petrochemical and other bulk supply pipelines.
The proposed project includes the installation and connection of bulk services with the existing town network.

Activity 10.1 (b) (Infrastructure)

The construction of – Public roads.
The proposed project includes the construction of roads.

10

Environmental Assessment Process

Application

- Review of project against EMA listed activities to determine the need for an EIA process
- Compile and submit an ECC Application to the MEFT:DEA

Scoping

- Identify and consult with Interested and Affected Parties (IA&Ps)
- Identify potential environmental and social impacts
- Determine Terms of Reference for further study during EIA/EMP (if required)
- Compile Draft Scoping Report and Draft EMP, and circulate to IA&Ps for review and comment
- Finalise Scoping Report and Draft EMP with IA&P review outcomes

Current stage

Impact Assessment

- Conduct further specialist studies if required
- Detailed assessment of environmental and social impacts
- Compile Draft EIA and EMP, and circulate to IA&Ps for review and comment
- Finalise EIA and EMP with IA&P review outcomes and submit to MEFT:DEA for decision making
- Notify IA&Ps of MEFT:DEA decision

11

Potential Impacts to be considered during the assessment

Planning and Design Phase

- Vegetation removal
- Disturbance during site establishment
- Stormwater management - Flooding

Construction Phase

- Increased traffic
- Waste generation
- Ground and surface water impacts
- Temporary employment creation

Operational Phase

- Increased traffic
- Visual impact
- Increased demand on municipal services
- Increased waste generation

12

Environmental and Social Considerations

- Effective stormwater management - channel out stormwater through street reserves and Public Open Spaces
- Existing structures to be accommodated within the layout



13

Public Participation Process

- Advertised in two newspapers (The Namibian Sun and the New Era) – dated **22 and 29 November 2024**
- Public meeting in Ondangwa **06th and 07th December 2024**
- Notices displayed on the proposed sites
- Provide written notice and Background Information Document (BID) to pre-identified potential I&APs



14

Way Forward

ASSESSMENT PHASE

- Provide comments on Public Meeting & BID
- 1st Comment phase from: **22nd of November 2024 until 17 January 2025**
- 2nd Comment phase: Draft Environmental Assessment Report to be made available for public comments for two weeks.
- Final Report to include phase 2 comments and submitted to MEFT:DEA for approval via the competent line Ministry.



15



QUESTIONS
COMMENTS
CONCERNS



16

Comments can be sent to:

Stubenrauch Planning Consultants
Attention: Tulela Shikongo / Bronwynn Basson
P.O. Box 41404, Windhoek, Namibia
Tel: 061 25 11 89

E-mail: office5@spc.com.na / bronwynn@spc.com.na



17

TOWN PLANNING AND ENVIRONMENTAL PUBLIC MEETING MINUTES

LAYOUT APPROVAL AND TOWNSHIP ESTABLISHMENT OF OKANGWENA PROPER TO OKANGWENA EXTENSION 3

Date: Friday, 07 December 2024
Time: 09h00
Venue: Okangwena Community Tree

Present: Mr. Wilhelm Shepya – Ondangwa Town Council
Mr. Sam Mengela – Ondangwa Town Council
Mr. Tulela Shikongo – Stubenrauch Planning Consultants
Affected Persons & the General Public – See attached attendance list

Purpose of fact-finding meeting:

- To present the proposed draft layouts and confirm supporting land uses for public input.
- To explain the Environmental Impact Assessment (EIA) process and provide information on the proposed development.
- To present and identify potential environmental issues and concerns.

Recording of meeting:

Those present were given the opportunity to ask questions, provide inputs/comments as well as register as an interested and affected person.

The questions and inputs raised during the meetings are reflected below:

1. ENVIRONMENTAL INPUT

- None

2. LAYOUT DESIGN AND SUPPORTING LAND USES QUESTIONS AND INPUT

ID	Comments / Inputs and Questions	Response / Solution
1	If my neighbour and I have constructed connecting structures, is the sole purpose of this exercise to rectify these issues, such as land disputes or encroachments, or is there a broader purpose?	While this exercise will resolve most, if not all, of these issues, it has a broader purpose. The primary goal is to ensure that the residents of Okangwena have proper erf ownership, the provision of necessary services (such as water, sewer, and electricity), and the upgrading of infrastructure, including roads, among other improvements.
2	If the maximum erf size is 300m ² and there are properties in Okangwena that	It is important to note that 300m ² is the minimum erf size, as per the regulations set by the Minister

	exceed this size, what procedure will be followed to ensure all properties comply with the 300m ² requirement?	of Urban and Rural Development, not the maximum. If an erf exceeds this size, it is in compliance with the regulations. However, if an erf measures less than 300m ² , an application will be submitted to the Minister for approval to create erven smaller than the minimum size.
3	Some residents in Okangwena own more than 3 erven. How will this issue be addressed?	Currently, the Council has not sold or allocated plots to residents in Okangwena. The plots have been sold among the residents themselves. It should be noted that the Council can allocate only one residential erf per person. However, residents can purchase a business erf from the Council. If a resident owns 3 or more erven, these were sold among the residents and not allocated by the Council.
4	In situations where the Council utilizes the midblock sewer system, and my property is located between the midblock connections and the back of my erf accommodates my neighbour's bathroom, making my erf smaller than 300m ² , what will be done?	The Council will assess whether the property is developable. If the sewer significantly limits development potential, the Council will make every effort to provide the affected resident with an alternative property.
5	Given the lack of play areas for children in Okangwena, and considering the limited space for playground creation, what are the Council's plans in this regard?	The Council will carry out a site inspection to evaluate available spaces and determine the feasibility of creating playgrounds. Based on the conditions and approved layouts, the Council will provide a solution to address the need for play areas while considering space limitations.
6	How will I know where my current property boundaries are on the map?	The Town Planners on site will assist residents in identifying their properties and marking the boundaries on the map.
7	Will the residents of Okangwena be required to pay rates and taxes?	Yes, after the formalization of Okangwena, residents will be required to pay rates and taxes. These fees will contribute to the upkeep and development of the township. The size of the erf and the land use zoning will determine the rates charged.

3 GENERAL QUESTIONS AND INPUT

3.1 Council relocates people to new townships, however these townships do not have the essential services / infrastructure

The meeting was adjourned at 12:00

Minutes prepared by Tulela Shikongo.

TOWN PLANNING AND ENVIRONMENTAL PUBLIC MEETING MINUTES

LAYOUT APPROVAL AND TOWNSHIP ESTABLISHMENT OF OKANGWENA PROPER TO OKANGWENA EXTENSION 3

Date: Friday, 06 December 2024
Time: 09h00
Venue: Okangwena Community Tree

Present: Mrs. Rachel Naukushu – Ondangwa Town Council
Mrs. Hilma Constantin – Ondangwa Town Council
Mr. Wilhelm Shepya – Ondangwa Town Council
Mr. Sam Mengela – Ondangwa Town Council
Mr. Tulela Shikongo – Stubenrauch Planning Consultants
Affected Persons & the General Public – See attached attendance list

Purpose of fact-finding meeting:

- To present the proposed draft layouts and confirm supporting land uses for public input.
- To explain the Environmental Impact Assessment (EIA) process and provide information on the proposed development.
- To present and identify potential environmental issues and concerns.

Recording of meeting:

Those present were given the opportunity to ask questions, provide inputs/comments as well as register as an interested and affected person.

The questions and inputs raised during the meetings are reflected below:

1. ENVIRONMENTAL INPUTS

- None

2. LAYOUT DESIGN AND SUPPORTING LAND USES QUESTIONS AND INPUT

ID	Comments / Inputs and Questions	Response / Solution
1	What if my property was provisionally pegged and I have already constructed a permanent structure, what will happen to my property in this situation?	The Council will make every effort to avoid relocating the pegs. Instead, they will aim to accommodate the existing boundaries and structures, ensuring that current

		developments are taken into account as much as possible.
2	If my property contains a temporary structure and my neighbor has a permanent structure, but my neighbor believes I am encroaching on their property, how will this issue be resolved?	The Council will take every possible step to ensure that newly defined boundaries do not adversely affect existing structures. The newly created boundaries will be designed to accommodate the current structures on both properties. If relocation of a structure is necessary, the Council will provide a clear explanation and reach an agreement with the affected resident.
3	Who will bear the costs of relocation, and is there a specific time frame associated with the relocation process?	Unfortunately, the costs associated with relocation will be the responsibility of the residents. The Council will provide a clear time frame by which the structure must be relocated to ensure the upgrade process continues on schedule.
4	If the structure is not removed within the given time frame, what consequences will arise?	The Council strongly discourages non-compliance, as maintaining an effective and productive dialogue with the community is vital.
5	My property is vacant, but I have built a boundary wall/fence around it. After construction, I am informed that I have encroached on my neighbor's portion of land. How will this be resolved, especially considering that I constructed the wall in accordance with the approved building plans by the Council?	The Council will conduct a site inspection to verify property ownership and determine the boundaries. This situation will be assessed separately from the upgrade procedures. The Council will provide a solution based on the actual conditions and approved building plans.
6	If the Council requests that my boundary wall be demolished, who will bear the cost of demolition?	At this stage, the Council does not anticipate the need for the demolition of the boundary wall. The focus will be on finding more suitable and cost-effective solutions.
7	If I am instructed to move my structure or boundary wall either forward or backward, who will bear the costs, especially if re-pegging is required?	The layout and sequence of the structures will not be significantly altered. The primary goal is to formalize the Okangwena area, ensuring that residents

		are assigned unique erf numbers and that title deeds are correctly issued.
8	What if I am assigned a new erf number that already belongs to someone else, even though the erf I am occupying is legitimately mine?	The purpose of this exercise is to ensure that each individual is assigned a unique erf number, avoiding duplication. This will resolve any potential conflicts and ensure proper property rights allocation.

2 GENERAL QUESTIONS AND INPUT

2.1 What ways did Council use to invite the residents to this meeting, as it seem the residents were informed late

2.2 Council should be ready to assist and answer to the needs of the residents of Okangwena at any time, especially since they have initiated this formalisation process.

The meeting was adjourned at 11:30

Minutes prepared by Tulela Shikongo.



Annexure D: Curriculum Vitae and ID of
Environmental Assessment Practitioner

VICTORIA SHIKWAYA

CONTACT

Address:
Windhoek, Namibia

Phone:
+264 81 201 6802

Email:
vshikwaya@gmail.com

LANGUAGES

English



Oshiwambo



MEMBERSHIP

Environmental Assessment
Practitioners of Namibia (EAPAN)
– Membership No 223

WORK EXPERIENCE

April 2020 – up to date

Environmental Assessment Practitioner - GCS Water and Environmental Engineering Namibia

Responsibilities:

- Environmental assessment
- Environmental management plans
- Environmental compliance monitoring and auditing
- Public participation and stakeholder engagement
- Project coordinator

March 2017– May 2017

Graduate Internship - Ministry of Environment and Tourism (Department of Environmental Affairs)

Responsibilities:

- Data entry and reviewing Environmental Impacts

Assessment reports

- Receiving and filing reports
- Conducting field assessments and monitoring activities
- Creating environmental awareness for all employees

July 2013 – December 2013

In service Trainee - Gecko Namibia

Responsibilities:

- Reviewing Environmental Impact Assessment reports
- Producing maps and images for various projects
- Public participation and stakeholder engagement

EDUCATION

Year: Registered for 2020- 2022 (ongoing)

MSc Environmental and Water Science

University of the Western Cape

Year: 2019

Post Graduate Diploma: Integrated Water Resource Management

University of the Western Cape

Year: 2015

Bachelor's Degree: Environmental Management


Cape Peninsula University of Technology

ADDITIONAL SKILLS

- Communication skills
- Good command of ArcGIS software
- Good command of QGIS software
- Good Command of Microsoft office
- Driver's license
- Adaptability
- Conflict Resolution

Annexure E: Environmental Management Plan

PROJECT STATUS

Title	Draft Environmental Management Plan for the: <ul style="list-style-type: none"> Layout Approval and Township Establishment of Okangwena Proper to Okangwena Extension 2 		
Report Status	Draft		
SPC Reference	OND/013		
Proponent	Ondangwa Town Council Private Bag 2032, Ondangwa Contact Person: Rachel Naukushu Contact Number: +264 65 240 101 Email: townplanningclerk@ondangwatown.com 		
Environmental Assessment Practitioner	Stubenrauch Planning Consultants P.O. Box 41404, Windhoek Contact Person: Bronwynn Basson Contact Number: +264 (61) 25 11 89 Fax Number: +264 (61) 25 21 57 Email: bronwynn@spc.com.na 		
Report date	February 2024		
	Name	Signature	Date
Author	Zanthea Wantenaar		February 2025
Reviewer	Victoria Shikwaya		February 2025

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ABBREVIATIONS

AIDS	Acquired Immuno-Deficiency Syndrome
EA	Environmental Assessment
ECC	Environmental Clearance Certificate
ECO	Environmental Control Officer
EIA	Environmental Impact Assessment
EMA	Environmental Management Act
EMP	Environmental Management Plan
GG	Government Gazette
GIS	Geographic Information System
GN	Government Notice
GPS	Global Positioning System
HIV	Human Immuno-deficiency Virus
I&APs	Interested and Affected Parties
PR	Proponent's Representative
NHCN	National Heritage Council of Namibia
Reg.	Regulation
S	Section
SPC	Stubenrauch Planning Consultants
TB	Tuberculosis

1 INTRODUCTION

The Ondangwa Town Council hereinafter referred to as the proponent intends to undertake the following activities:

- **Alteration of the Township Boundaries of Ondangwa Proper to exclude Erf 272;**
- **Rezoning of Erf 272 from “Residential” to “Undetermined”;**
- **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.**

The above development triggers listed activities in terms of the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012).

An Environmental Management Plan (EMP) is one of the most important outputs of the EIA process as it synthesises all the proposed mitigation and monitoring actions, set to a timeline and with specific assigned responsibilities. This EMP details the mitigation and monitoring actions to be implemented during the following phases of these developments:

- Planning and Design – the period, prior to construction, during which preliminary legislative and administrative arrangements, necessary for the preparation of erven, are made and engineering designs are carried out. The preparation of construction tender documents forms part of this phase;
- Construction – the period during which the proponent, having dealt with the necessary legislative and administrative arrangements, appoints a contractor for the development of services infrastructure and construction of the road to service the development as well as any other construction process(s) within the development areas;
- Operation and Maintenance – the period during which the services infrastructure will be fully functional and maintained.

It should be noted that to date, no engineering designs have been carried out for the development of the infrastructure associated with this development.

The decommissioning of these developments is not envisaged; however in the event that this should be considered some recommendations have been outlined in **Table 4-5**.

2 PROPOSED DEVELOPMENT

2.1 Locality

The area of Portion A, B and C of the Remainder of the Farm Ondangwa Town and Townlands No. 882 and Erf 272, Ondangwa Proper which are earmarked for the establishment of the Okangwena townships are situated along the B1 road, heading towards the town of Oniipa. The area lies between the eastern outskirts of Ondangwa Proper and the western boundary of Oniipa, directly at the border between the two towns as depicted in **Figure 1** below.

2.2 LAND USE AND OWNERSHIP

The size zoning and ownership of the Remainder of the Farm Ondangwa Town and Townlands No. 882 and Erf 272, Ondangwa Proper are outlined in **Table 1** below.

Table 1: Zoning and Ownership

Portion No.	Zoning	Ownership	Title Deed No.
Remainder of the Farm Ondangwa Town and Townlands No. 882	Undetermined	Ondangwa Town Council	941/1991
Erf 272, Ondangwa Proper	Residential	Ondangwa Town Council	2191/1997

As outlined on **Figure 2** below, the area on which proposed Okangwena Proper to Okangwena Extension 2 are to be established, are located on a relatively flat area, which has a slope of less than 1:100. As outlined on the same map, the subject portions are not subject to seasonal flooding.

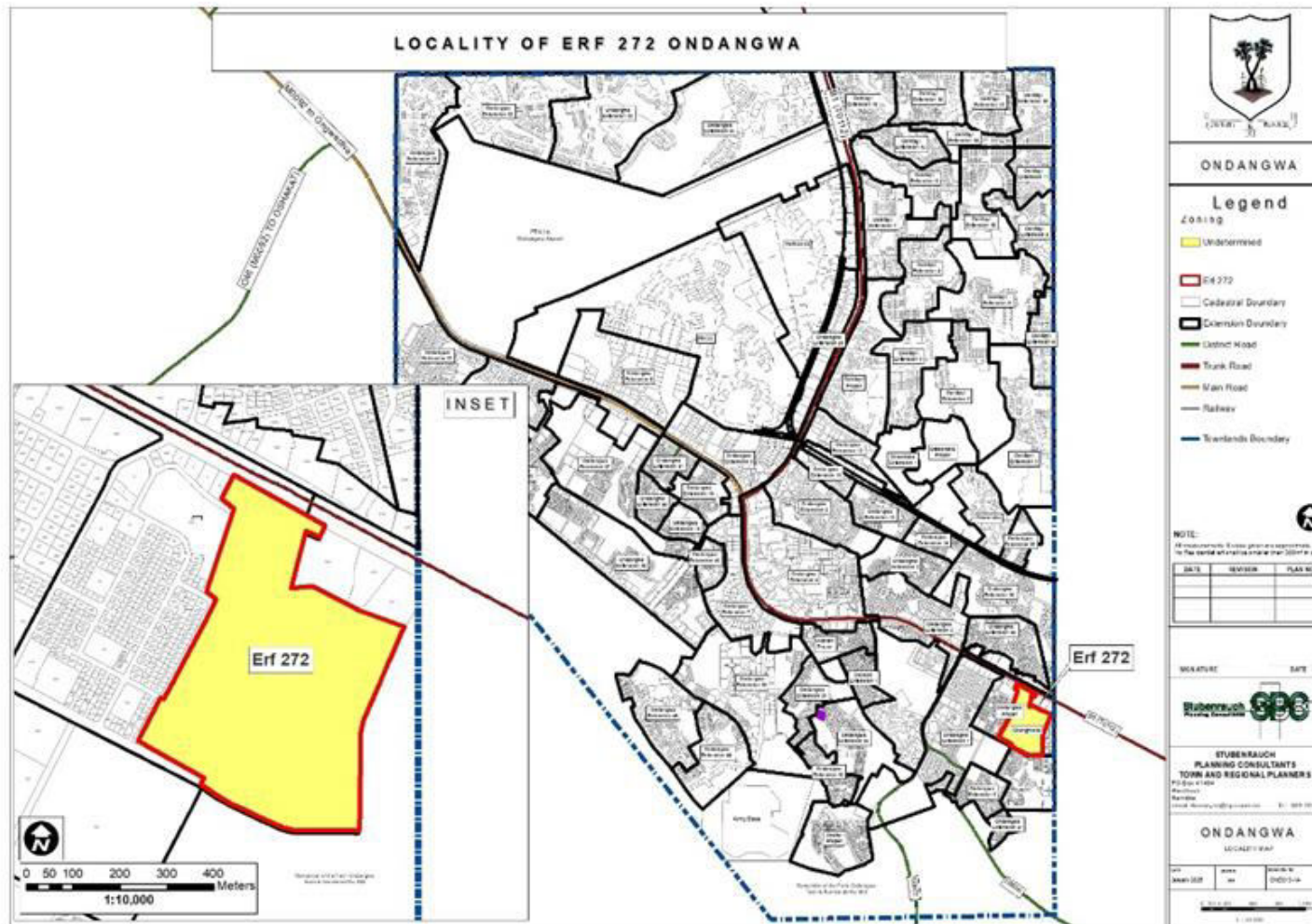


Figure 1: Locality map of Erf 272 Ondangwa

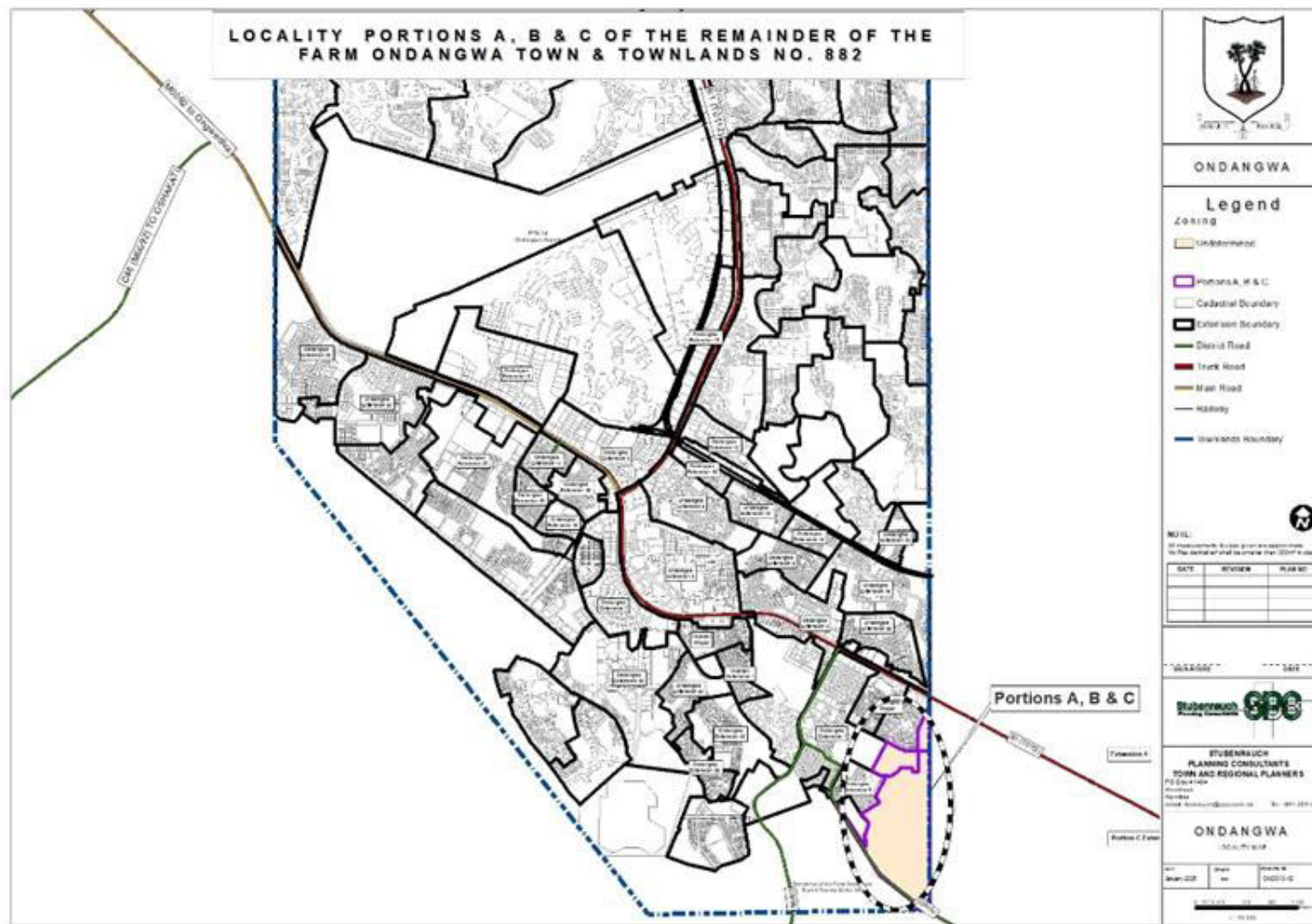


Figure 2: Locality map of Portions A, B & C of the Remainder of the Farm Ondangwa Town and Townlands No. 882

2.3 Development Description

The Ondangwa Town Council is eager to formalise the area that is locally known as Okangwena into three (3) established townships by obtaining the necessary approvals for the following statutory steps:

- **Alteration of the Township Boundaries of Ondangwa Proper to exclude Erf 272;**
- **Rezoning of Erf 272 from “Residential” to “Undetermined”;**
- **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.**

2.3.1 Alteration of the Township Boundaries of Ondangwa Proper to exclude Erf 272

It is the intention of the Ondangwa Town Council 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 onto the existing structures including both permanent and temporary buildings, some of which fall within the townlands.

This overlap might create potential planning discrepancies particularly land ownership and the formalization of the property rights. To avoid conflicts and ensure a smooth planning process, 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 now discrepancies occurs. the alteration of the township boundaries of Ondangwa is depicted under **Figure 2**.



Figure 3: Alteration of the Township Boundaries of Ondangwa Proper to exclude Erf 272

2.3.2 Rezoning of Erf 272 from “Residential” to “Undetermined”;

Erf 272, Ondangwa Proper is to be rezoned from “Residential” to “Undetermined” in order to enable the consolidation with proposed Portion A and B of the Remainder of Farm Ondangwa Town and Townlands No. 882.

2.3.3 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 is to be subdivided into Portion 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.

Proposed portion B has been created to avoid the creation of a split remainder. This portion will be left undetermined in order to allow for possible township establishments or other

possible land uses. Proposed Portio A will retain its “Undetermined” zoning. The subdivision of the Remainder of the Farm Ondangwa Town and Townlands No. 882 is outlined under **Table 3** below.

Table 2: Subdivision of the Remainder of the Farm Ondangwa Town and Townlands No. 882 into Portion A, B and the Remainder

<u>Ptn No</u>	<u>Zoning</u>	<u>±Area (m²)</u>
Ptn A	Undetermined	157757,59
Ptn B	Undetermined	846123,42

The subdivision of the Remainder of the Farm Ondangwa Town and Townlands No. 882 is depicted under Figure 4 below.

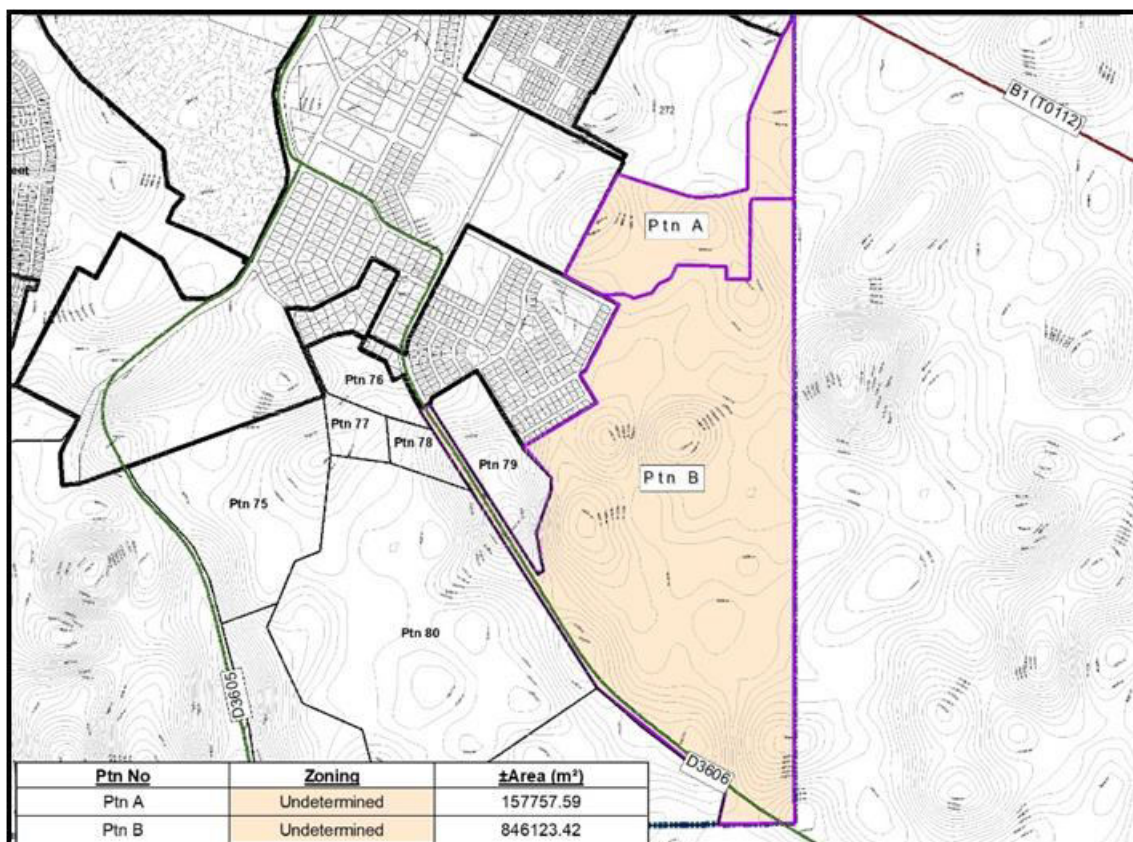


Figure 4: Subdivision of the Remainder of the Farm Ondangwa Town and Townlands No. 882 into Portion A, B and the Remainder

2.3.4 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. The

consolidation of Erf 272 and Portion A of the Farm Ondangwa Town and Townlands No. 882 into consolidate Portion X is outlined in **Table 3** below.

Table 3: Consolidation of Erf 272 and Portion A of the Farm Ondangwa Town and Townlands No. 882 into consolidate Portion X

Ptn No	Zoning	± ha
272	Undetermined	23,3783
Ptn A	Undetermined	15,7758
Consolidated Ptn X	Undetermined	39,1541

Figure 4 below depicts the consolidation of Erf 272 and Portion A of the Farm Ondangwa Town and Townlands No. 882 into consolidate Portion X.

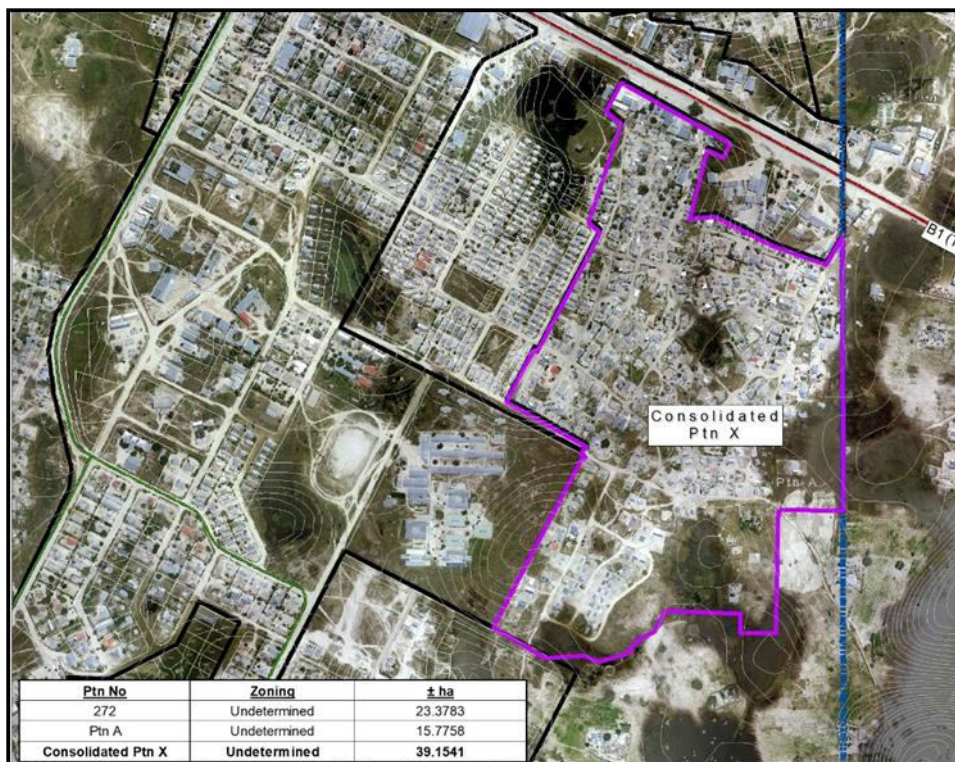


Figure 4: Consolidation of Erf 272 and Portion A of the Farm Ondangwa Town and Townland No. 882 into “Consolidate Portion X”

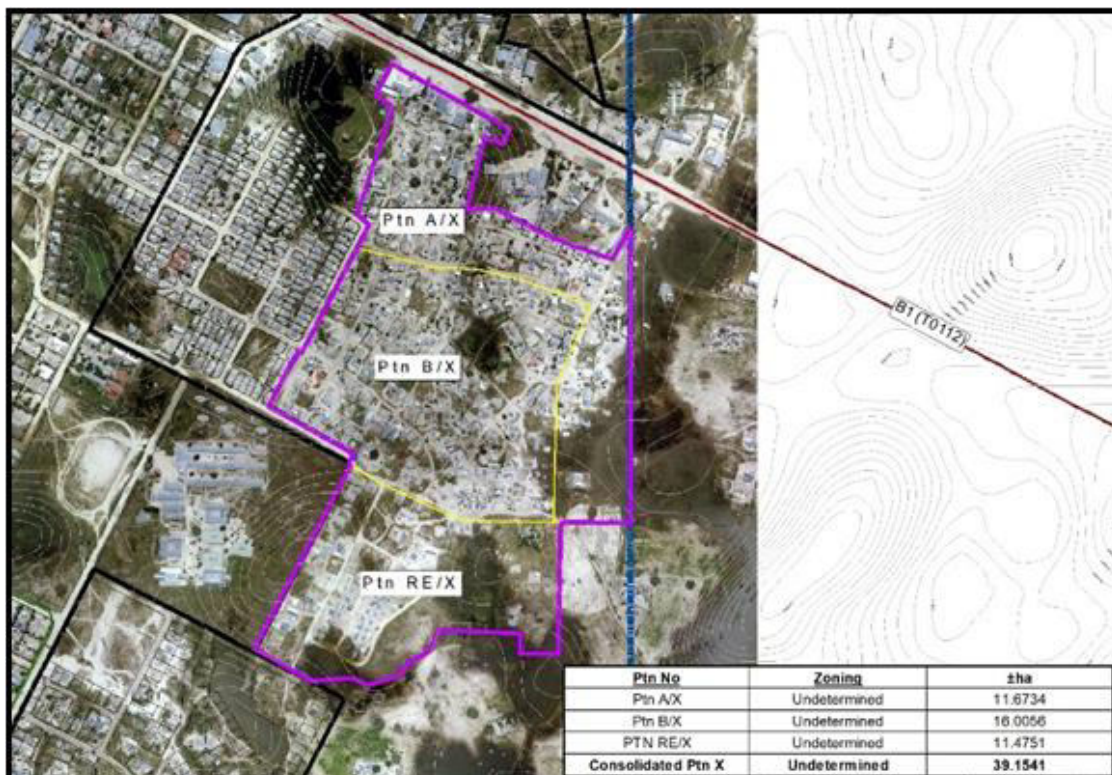
2.3.5 Subdivision of “Consolidated Portion X” into Portion A, B and the Remainder;

In order to create the portions on which the townships of Okangwena Proper to Okangwena Extension 2 are to be established on, “Consolidated Portion X” is to be subdivided into Portions A, B and the Remainder as outlined in **Table 4** below.

Table 4: subdivision of “Consolidated Portion X” into Portions A , B and the Remainder

Ptn No	Zoning	±ha
Ptn A/X	Undetermined	11,6734
Ptn B/X	Undetermined	16,0056
PTN RE/X	Undetermined	11,4751
Consolidated Ptn X	Undetermined	39,1541

The subdivision of “Consolidated Portion X” into Portions A , B and the Remainder is depicted in **Figure 5** below.

**Figure 5:** Subdivision of “Consolidated Portion X” into Portions A , B and the Remainder

2.3.6 Layout approval and Township Establishment on Portion A (a portion of Consolidated Portion X) to become known as Okangwena Proper;

The formalization of Okangwena Proper, comprising 162 erven and Remainder (streets), seeks to align existing land uses with the appropriate zoning, reinforcing the current development patterns. With 130 Single Residential erven, the layout prioritizes accommodating existing households while offering a range of residential options.

The Single Residential erven sizes, ranging from 218m² to 450m² on average, thus reflecting the diverse needs of the community, ensuring flexibility and inclusivity. However,

there are some residential erven much larger than this. The layout plan for proposed Okangwena Proper has the aim to accommodate the existing households as much as possible.

There layout also makes provision for five (5) General Residential Properties, thus promoting a variety of housing typologies which will promote inclusivity and social diversity. These general residential properties will in the near future offer choice and cater to the different income-levels.

There are twenty-four (24) Business zoned properties, these properties have been operating business activities as such the proposed zoning will allow these business to gain legal recognition, ensuring that they are in compliant with regulations and foster long term growth and development.

There are three (3) Public Open Space reserved in the layout, and these Public Open Spaces have been create to accommodate the existing powerlines.

Overall, the formalization of Okangwena Proper is a recognition of the established land uses and an essential step toward enhancing the legal status of the area, creating a more organized and cohesive environment.

Table 5: Summary Table for Okangwena Proper

Zoning	No of Erven	± Total Area (ha)	% of Total Area
Single Residential	130	7.02	60.16
General Residential	5	0.22	1.91
Business	24	1.39	11.94
Public Open Space	3	0.06	0.52
Street	Remainder	2.97	25.47
Total	162 & Remainder	11.67	100.00

There are no other land uses other than Single Residential, General Residential, Business and Public Open Space provided for in Okangwena Proper, as the neighbouring Okangwena Extension 1 and 2 has these supporting land uses, and they can be utilised by the residents of Okangwena Proper.

The street network of Okangwena Proper will allow for the efficient connection of services, as well as the efficient distribution of traffic throughout the neighbourhood. The streets vary in width, from a minimum of 10 metre wide to 12-metre-wide streets.

In the formalization of Okangwena proper, the decision to limit public open space provision stems from the need to prioritize essential infrastructure and housing density in alignment with the residential needs of the residents. By focusing on maximizing land use efficiency, Council can better accommodate the growing population and improve living conditions.

The layout of Okangwena Proper is depicted in **Figure 6** below.

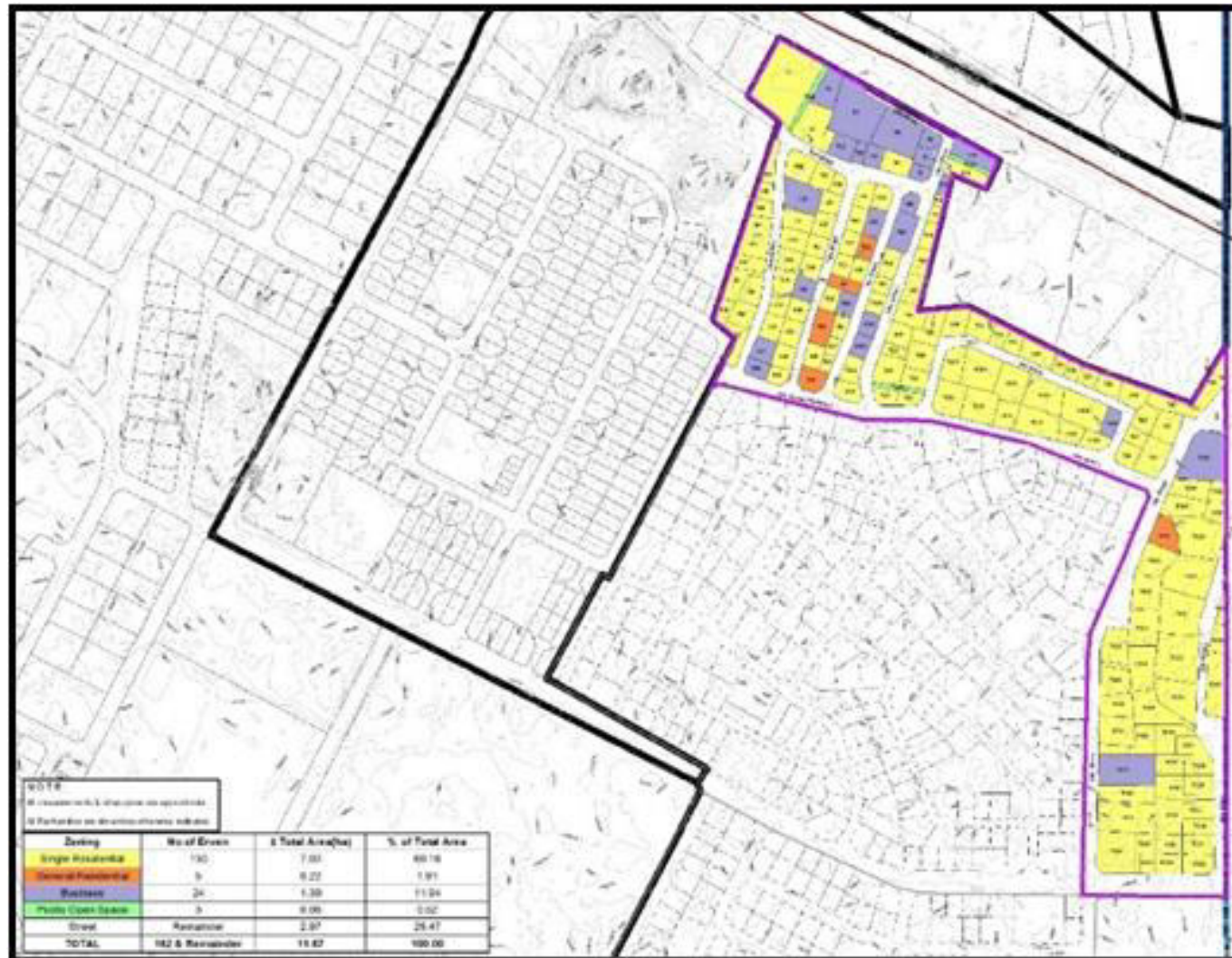


Figure 6: Layout of Proposed Okangwena Proper of Portion A (a portion of Consolidated Portion X)

2.3.7 Layout approval and Township Establishment on Portion B (a portion of Consolidated Portion X) TO become known as Okangwena Extension 1;

Okangwena Extension 1 comprises 261 erven and Remainder (Streets), with a focus on providing residential opportunities. The 232 Single Residential erven, alongside 11 General Residential erven, aim to meet the growing demand for housing, while the variety in erven sizes accommodates diverse housing needs. The General Residential erven promote housing diversity, catering to different income levels and fostering inclusivity within the community.

Okangwena Extension 1 makes provision for nine (9) Business erven, and all of these erven measure 0.55ha in extent. The business erven will provide a commercial aspect to the neighbourhood, as there are developed shops, convenience stores, and other business-related land uses that allow the residents of Okangwena Extension 1 to obtain amenities, without having to travel to the Central Business District of Ondangwa.

Additionally, there are four (4) Institutional erven which are crucial for community services. Three of the institution zoned erven currently accommodates an existing kindergarten south of the extension, a kindergarten north east of the extension. An additional vacant institutional erf has been created, this erf will be developed as per the needs of the community. This includes community facilities such as a library, a community centre and other related land uses.

The layout also incorporates three (3) Local Authority erven, two of these erven accommodate a pump station as well as a kiosk respectively. The additional erf created will be developed to accommodate a "Civic office" as per the needs of the Ondangwa Town Council.

One vacant Public Open Space has been created. This Public Open Space can be developed into recreational areas, as determined by the community's needs. This can include play park and other related land uses.

This formalization aligns existing land uses with appropriate zoning and infrastructure, creating a cohesive, well-served neighborhood that addresses residential, commercial, and institutional needs while preparing for future growth.

Table 6: Summary Table for Okangwena Extension 1

Zoning	No of Erven	± Total Area (ha)	% of Total Area
Single Residential	232	10.70	66.87
General Residential	11	0.72	4.47
Business	9	0.55	3.41
Institutional	4	0.26	1.65

Local Authority	3	0.20	1.28
Public Open Space	2	0.25	1.54
Street	Remainder	3.33	20.78
Total	261 & Remainder	16.01	100.00

The street network of Okangwena Extension 1 is an extension of the neighbouring extension of Okangwena Proper. It follows a simple grid layout, which will allow for the efficient connection of services, as well as the efficient distribution of traffic throughout the neighbourhood. The streets vary in width, from a minimum of 10 metre wide to 15-metre-wide streets.

The layout of Okangwena Extension 1 is depicted in **Figure 7** of this application.

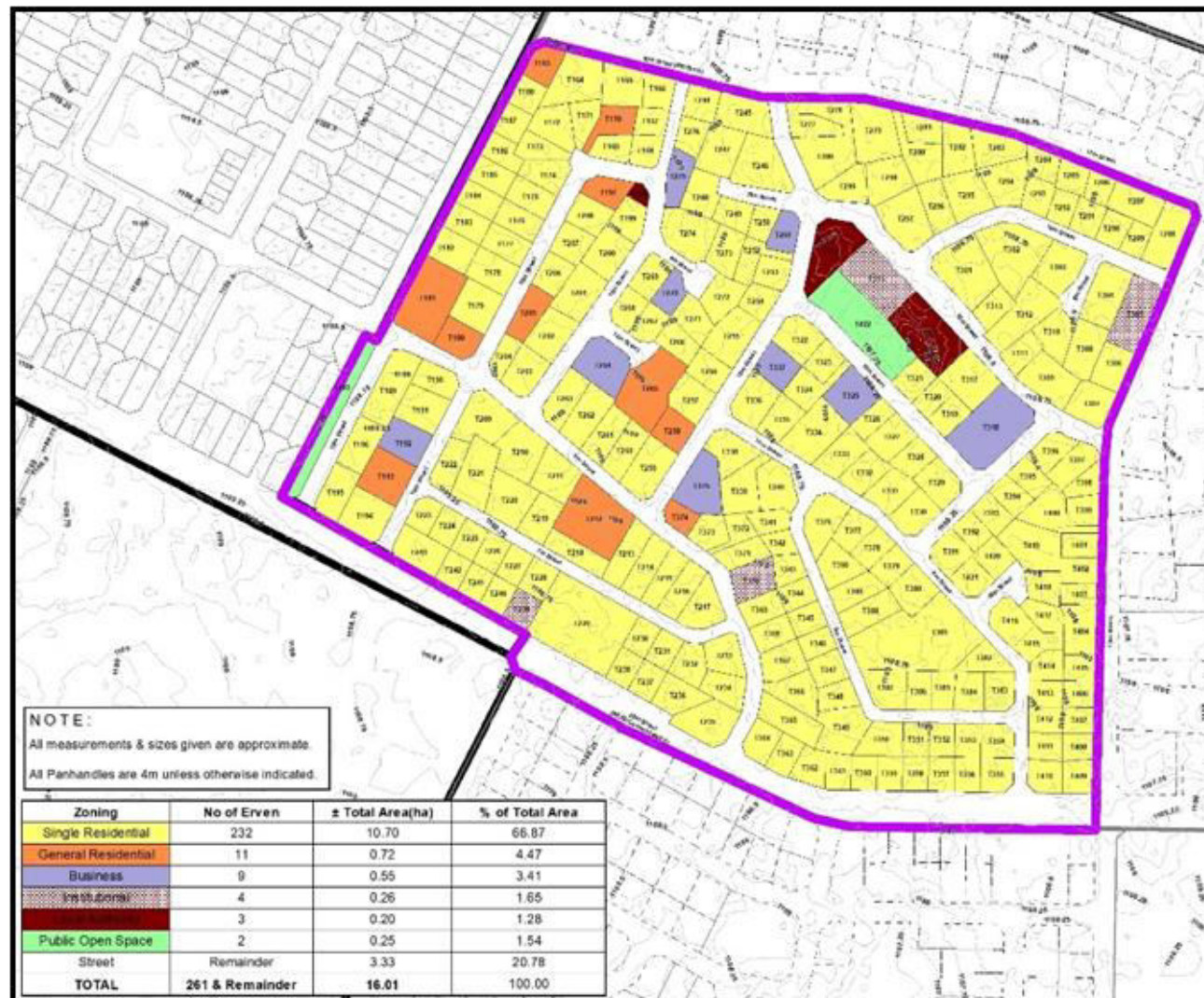


Figure 7: Layout of Proposed Okangwena Extension 1 on Portion B (a portion of Consolidated Portion X)

2.3.8 Layout approval and Township Establishment on the Remainder of “Consolidated Portion X” to become known as Okangwena Extension 2;

Okangwena Extension 2 proposes 148 erven and Remainder (Steets), with 137 Single Residential erven forming the core of the development. The layout addresses the need for residential properties while offering flexibility in house sizes, ranging from 283m² to larger homestead erven.

Okangwena Extension 2 makes provision for two (2) General Residential erven, these erven collectively measure 0.07ha in extent. The General Residential erven already accommodate rental units, as such, this zoning is merely to formalize these land use activities.

A total of six (6) erven measuring 1.45ha have been zoned Institutional, some of which accommodate school, kindergarten, creche and churches. An additional vacant institutional erf has been created, this erf will be developed as per the needs of the community. This includes community facilities such as a library, a community centre and other related land uses.

The layout makes provision for one (1) Local Authority erf. The erf created will be developed to accommodate the needs of the Ondangwa Town Council.

Okangwena Extension 2 makes provision two (2) Public Open Space. This Public Open Spaces can be developed into recreational areas, soccer fields and other related land uses as determined by the community's needs.

The street network in Okangwena Extension 2 is designed to be in harmony with the neighboring areas, ensuring seamless connectivity and efficient infrastructure distribution. The formalization of this extension will provide a structured environment where residential, commercial, and institutional land uses are in harmony, enhancing the livability and functionality of the area.

Table 7: Summary Table for Okangwena Extension 2

Zoning	No of Erven	± Total Area (ha)	% of Total Area
Single Residential	137	5.73	50.54
General Residential	2	0.07	0.61
Institutional	6	1.45	12.83
Local Authority	1	0.05	0.42
Public Open Space	2	1.21	10.65
Street	Remainder	2.83	24.95
Total	148 & Remainder	11.33	100.00

The layout of Okangwena Extension 2 is depicted in **Figure 8** of this application.

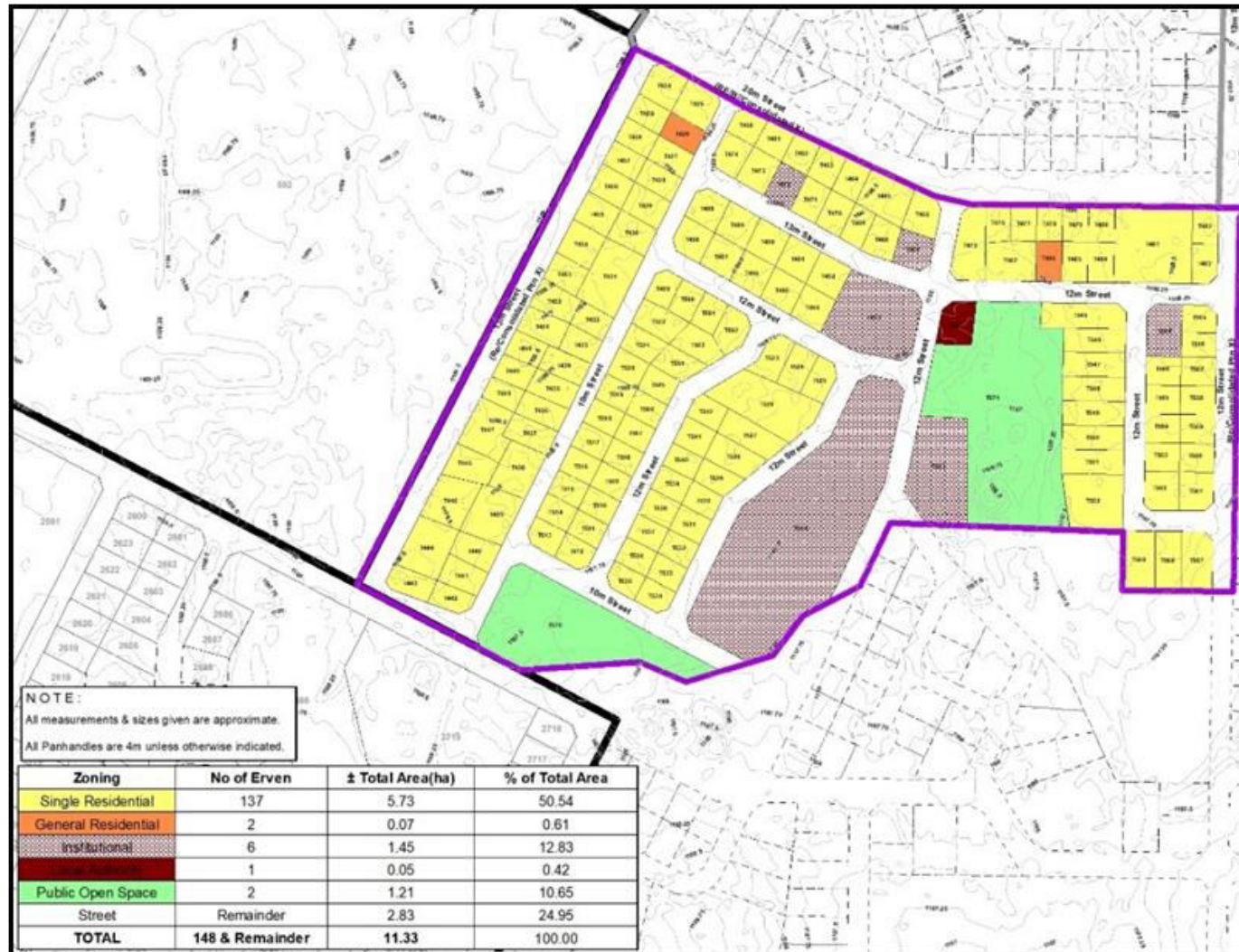


Figure 8: Layout of Proposed Okangwena Extension 2 on the Remainder of Consolidated Portion X

3 ROLES AND RESPONSIBILITIES

The proponent (Ondangwa Town Council) is ultimately responsible for the implementation of the EMP, from the planning and design phase to the decommissioning phase (if these developments are in future decommissioned) of these developments. The proponent will delegate this responsibility as the project progresses through its life cycle. The delegated responsibility for the effective implementation of this EMP will rest on the following key individuals:

- Proponent's Representative.
- Environmental Control Officer; and
- Contractor (Construction and Operations and Maintenance).

3.1 COUNCILOR'S REPRESENTATIVE

The Ondangwa Town Council should assign the responsibility of managing all aspects of these developments for all development phases (including all contracts for work outsourced) to a designated member of staff, referred to in this EMP as the Proponent's Representative (CR). The Ondangwa Town Council may decide to assign this role to one person for the full duration of these developments, or may assign a different PR to each of the development phases – i.e. one for the planning and design phase, one for the construction phase and one for the operation and maintenance phase. The CR's responsibilities are as follows:

Table 3-1 Responsibilities of CR

Responsibility	Project Phase
Making sure that the necessary approvals and permissions laid out in Table 4-1 are obtained/adhered to.	<ul style="list-style-type: none"> • Throughout the lifecycle of these developments
Making sure that the relevant provisions detailed in Table 4-2 are addressed during planning and design phase.	<ul style="list-style-type: none"> • Planning and design phase
Monitoring the implementation of the EMP monthly.	<ul style="list-style-type: none"> • Construction • Operation and maintenance
Suspending/evicting individuals and/or equipment not complying with the EMP	<ul style="list-style-type: none"> • Construction • Operation and maintenance
Issuing fines for contravening EMP provisions	<ul style="list-style-type: none"> • Construction • Operation and maintenance

3.2 ENVIRONMENTAL CONTROL OFFICER

The CR should assign the responsibility of overseeing the implementation of the whole EMP on the ground during the construction and operation and maintenance phases to an independent external consultant, referred to in this EMP as the Environmental Control Officer (ECO). The CR/ Ondangwa Town Council may decide to assign this role to one person for both phases and may assign a different ECO for each phase. The ECO will have the following responsibilities during the construction and operation and maintenance phases of these developments:

- Management and facilitation of communication between the CR, the contractors, and Interested and Affected Parties (I&APs) with regard to this EMP;
- Conducting site inspections (recommended minimum frequency is weekly) of all construction and/or infrastructure maintenance areas with respect to the implementation of this EMP (audit the implementation of the EMP);
- Assisting the Contractor in finding solutions with respect to matters pertaining to the implementation of this EMP;
- Advising the PR on the removal of person(s) and/or equipment not complying with the provisions of this EMP;
- Making recommendations to the PR with respect to the issuing of fines for contraventions of the EMP; and
- Undertaking an annual review and bi-annual audit of the EMP and recommending additions and/or changes to this document.

3.3 CONTRACTOR

Contractors appointed by the Ondangwa Town Council are automatically responsible for implementing all provisions contained within the relevant chapters of this EMP. Contractors will be responsible for the implementation of this EMP applicable to any work outsourced to subcontractors. **Table 4-3** applies to contractors appointed during the construction phase and **Table 4-4** to those appointed during the operation and maintenance phase. To ensure effective environmental management, the aforementioned chapters should be included in the applicable contracts for outsourced construction, operation, and maintenance work.

The tables in the following chapter (**Chapter 4**) detail the management measures associated with the roles and responsibilities that have been laid out in this chapter.

4 MANAGEMENT ACTIONS

The aim of the management actions in this chapter of the EMP is to avoid potential impacts where possible. Where impacts cannot be avoided, measures are provided to reduce the significance of these impacts.

The following tables provide the management actions recommended to manage the potential impacts rated in the scoping-level EA conducted for these developments. These management actions have been organised temporally according to project phase:

- Applicable legislation (**Table 4-1**);
- Planning and design phase management actions (**Table 4-2**);
- Construction phase management actions (**Table 4-3**);
- Operation and maintenance phase management actions (**Table 4-4**); and
- Decommissioning phase management actions (**Table 4-5**).
- The proponent should assess these **commitments** in detail and should acknowledge their commitment to the specific management actions detailed in the tables below.

4.1 ASSUMPTIONS AND LIMITATIONS

This EMP has been drafted with the acknowledgment of the following assumptions and limitations:

- This EMP has been drafted based on the scoping-level Environmental Assessment (EA) conducted for the proposed development. SPC will not be held responsible for the potential consequences that may result from any alterations to the above-mentioned layout.
- It is assumed that construction labourers will be sourced mostly from the Ondangwa Town Council townlands area and that migrant labourers (if applicable) will be housed in established accommodation facilities within Ondangwa.
- No engineering designs have been carried out for the development of the associated services infrastructure (roads, potable water, storm water, sewerage, and electrical reticulations).

4.2 APPLICABLE LEGISLATION

Legal provisions that have relevance to various aspects of these developments are listed in **Table 4-1** below.

Table 4-1: Legislation applicable to proposed development

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
The Constitution of the Republic of Namibia as Amended	Article 91 (c) provides for duty to guard against “the degradation and destruction of ecosystems and failure to protect the beauty and character of Namibia.” Article 95(l) deals with the “maintenance of ecosystems, essential ecological processes and biological diversity” and sustainable use of the country’s natural resources.	Sustainable development should be at the forefront of this development.
Environmental Management Act No. 7 of 2007 (EMA)	Section 2 outlines the objective of the Act and the means to achieve that. Section 3 details the principle of Environmental Management	The development should be informed by the EMA.
EIA Regulations GN 28, 29, and 30 of EMA (2012)	GN 29 Identifies and lists certain activities that cannot be undertaken without an environmental clearance certificate. GN 30 provides the regulations governing the environmental assessment (EA) process.	The following listed activities are triggered by the proposed development: Activity 10.1 (a) Infrastructure Activity 10.1 b) Infrastructure Activity 10.2 (a) Infrastructure
Convention on Biological Diversity (1992)	Article 1 lists the conservation of biological diversity amongst the objectives of the convention.	The project should consider the impact it will have on the biodiversity of the area.
Draft Procedures and Guidelines for conducting EIAs and compiling EMPs (2008)	Part 1, Stage 8 of the guidelines states that if a proposal is likely to affect people, certain guidelines should be considered by the proponent in the scoping process.	The EA process should incorporate the aspects outlined in the guidelines.

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
Namibia Vision 2030	Vision 2030 states that the solitude, silence, and natural beauty that many areas in Namibia provide are becoming sought after commodities and must be regarded as valuable natural assets.	Care should be taken that the development does not lead to the degradation of the natural beauty of the area.
Water Act No. 54 of 1956	Section 23(1) deals with the prohibition of pollution of underground and surface water bodies.	The pollution of water resources should be avoided during construction and operation of the development.
The Ministry of Environment, Forestry and Tourism (MEFT) Policy on HIV & AIDS	MEFT has recently developed a policy on HIV and AIDS. In addition, it has also initiated a programme aimed at mainstreaming HIV and gender issues into environmental impact assessments.	The proponent and its contractor must adhere to the guidelines provided to manage the aspects of HIV/AIDS. Experience with construction projects has shown that a significant risk is created when migrant construction workers interact with local communities.
Township and Division of Land Ordinance 11 of 1963	The Townships and Division of Land Ordinance regulates subdivisions of portions of land falling within a Local Authority area	In terms of Section 19 such applications are to be submitted to NAMPAB and Townships Board respectively.
Local Authorities Act No. 23 of 1992	The Local Authorities Act prescribes the manner in which a town or municipality should be managed by the Town or Municipal Council.	The development must comply with provisions of the Local Authorities Act.
Labour Act no. 11 of 2007	Chapter 2 details the fundamental rights and protections. Chapter 3 deals with the basic conditions of employment.	Given the employment opportunities presented by the development, compliance with the labour law is essential.
National Heritage Act No. 27 of 2004	The Act is aimed at protecting, conserving and registering places and objects of heritage significance.	All protected heritage resources (e.g. human remains etc.) discovered, need to be reported immediately to the National Heritage Council (NHC) and require a permit from the NHC before they may be relocated.
Roads Ordinance 17 of 1972	<ul style="list-style-type: none"> Section 3.1 deals with width of proclaimed roads and road reserve boundaries Section 27.1 is concerned with the control of traffic on urban trunk and main roads 	Adhere to all applicable provisions of the Roads Ordinance.

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
	<ul style="list-style-type: none"> Section 36.1 regulates rails, tracks, bridges, wires, cables, subways or culverts across or under proclaimed roads Section 37.1 deals with Infringements and obstructions on and interference with proclaimed roads. 	
Public and Environmental Health Act of 2015	This Act (GG 5740) provides a framework for a structured uniform public and environmental health system in Namibia. It covers notification, prevention and control of diseases and sexually transmitted infections; maternal, ante-natal and neo-natal care; water and food supplies; infant nutrition; waste management; health nuisances; public and environmental health planning and reporting. It repeals the Public Health Act 36 of 1919 (SA GG 979).	Contractors and users of the proposed development are to comply with these legal requirements.
Nature Conservation Ordinance no. 4 of 1975	Chapter 6 provides for legislation regarding the protection of indigenous plants	Indigenous and protected plants must be managed within the legal confines.
Water Quality Guidelines for Drinking Water and Wastewater Treatment	Details specific quantities in terms of water quality determinants, which wastewater should be treated to before being discharged into the environment	These guidelines are to be applied when dealing with water and waste treatment
Environmental Assessment Policy of Namibia (1995)	The Policy seeks to ensure that the environmental consequences of development projects and policies are considered, understood and incorporated into the planning process, and that the term ENVIRONMENT is broadly interpreted to include biophysical, social, economic, cultural, historical and political components.	This EIA considers this term of Environment.

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
Water Resources Management Act No. 11 of 2013	Part 12 deals with the control and protection of groundwater Part 13 deals with water pollution control	The pollution of water resources should be avoided during construction and operation of the development. Should water need to be abstracted, a water abstraction permit will be required from the Ministry of Water, Agriculture and Forestry.
Forest Act 12 of 2001 and Forest Regulations of 2015	To provide for the establishment of a Forestry Council and the appointment of certain officials; to consolidate the laws relating to the management and use of forests and forest produce; to provide for the protection of the environment and the control and management of forest fires; to repeal the Preservation of Bees and Honey Proclamation, 1923 (Proclamation No. 1 of 1923), Preservation of Trees and Forests Ordinance, 1952 (Ordinance No. 37 of 1952) and the Forest Act, 1968 (Act No. 72 of 1968); and to deal with incidental matters.	Protected tree and plant species as per the Forest Act No 12 of 2001 and Forest Regulations of 2015 may not be removed without a permit from the Department of Forestry.
Atmospheric Pollution Prevention Ordinance No 45 of 1965	Part II - control of noxious or offensive gases, Part III - atmospheric pollution by smoke, Part IV - dust control, and Part V - air pollution by fumes emitted by vehicles.	The development should consider the provisions outlined in the act. The proponent should apply for an Air Emissions permit from the Ministry of Health and Social Services (if needed).

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
Hazardous Substance Ordinance 14 of 1974	To provide for the control of substances which may cause injury or ill-health to or death of human beings by reason of their toxic, corrosive, irritant, strongly sensitizing or flammable nature or the generation of pressure thereby in certain circumstances; to provide for the division of such substances into groups in relation to the degree of danger; to provide for the prohibition and control of the importation, manufacture, sale, use, operation, application, modification, disposal or dumping of such substances; and to provide for matters connected therewith.	The handling, usage and storage of hazardous substances on site should be carefully controlled according to this Ordinance.
Soil Conservation Act No 76 of 1969	Act to consolidate and amend the law relating to the combating and prevention of soil erosion, the conservation, improvement and manner of use of the soil and vegetation and the protection of the water sources.	The proposed activity should ensure that soil erosion and soil pollution is avoided during construction and operation.

4.3 PLANNING AND DESIGN PHASE

The CR should ensure that the management actions detailed below should be adhered to during the period before the construction of the development starts.

Table 4-2: Planning and design management actions

Aspect	Management Actions
Visual Impacts	<ul style="list-style-type: none"> It is recommended that more 'green' technologies be implemented within the architectural designs and building materials of the development where possible to minimise the visual prominence of such a development within the more natural surrounding landscape. Natural colours and building materials such as wood and stone should be incorporated as well as the use of indigenous vegetation to help beautify the development. <ul style="list-style-type: none"> Visual pollutants can further be prevented through mitigations (i.e. keep existing trees, introduce tall indigenous trees; keep structures unpainted and minimising large advertising billboards).
Stormwater	<ul style="list-style-type: none"> Stormwater runoff should be accommodated within the street creation to ensure that the natural flow of water is not disturbed.
Existing Service Infrastructure	<ul style="list-style-type: none"> It is recommended that the subject area should be connected to the existing services. An investigation by an engineer is to be done to determine whether the existing services would be sufficient for the additional number of portions.
Flora and Fauna (Biodiversity)	<ul style="list-style-type: none"> Do not clear cut the entire development site, but rather keep the few individual trees/shrubs not directly affecting the developments as part of the landscaping. Protected trees are not to be removed without a valid permit from the Department of Forestry.

4.4 CONSTRUCTION PHASE

The management actions listed in **Table 4-3** apply during the construction phase. This table may be used as a guide when developing EMPs for other construction activities within these development areas.

Table 4-3: Construction phase management actions

Environmental Feature	Impact	Management Actions	Responsible Person
EMP training	Lack of EMP awareness and the implications thereof.	<p>All construction workers are to undergo EMP training that should include as a minimum the following:</p> <ul style="list-style-type: none"> • Explanation of the importance of complying with the EMP. • Discussion of the potential environmental impacts of construction activities. • Employees' roles and responsibilities, including emergency preparedness. • Explanation of the mitigation measures that must be implemented when work groups carry out their respective activities. 	Contractor, CR
Conservation of vegetation	Loss of biodiversity	<ul style="list-style-type: none"> • The layout and development design should incorporate existing trees¹. • The Contractor should compile a Plant Management Plan which should include the following as a minimum: <ul style="list-style-type: none"> ○ Trees to be preserved should be marked with paint (or other means to be readily visible) and protected. 	Contractor

¹a "tree" is defined as an indigenous woody perennial plant with a trunk diameter ≥ 150 mm.

Environmental Feature	Impact	Management Actions	Responsible Person
		<ul style="list-style-type: none"> ○ Prevent the destruction of protected and endemic plant species. If trees with stem diameter > 20mm be found within the development site, it should be conserved and be made part of the development. ○ Trees, which are impossible to conserve, need to be identified and. ○ The Contractor should apply to the local authority for a permit to remove these trees (prior to removing them). ○ Special protection should be accorded to the protected endemic species, which are to be found within the development area (As per the Forest Act 12 of 2001 and Forest Regulations of 2015). ○ Each tree that is removed needs to be replaced with an indigenous tree species after construction. ○ Some of these trees can be obtained at the National Botanical Research Institute (NBRI) or at a commercial nursery. ● Only a limited width +/- 5 m on the side of roads may be partially cleared of vegetation. ● Workers are prohibited from collecting wood or other plant products on or near work sites. ● No alien species may be planted on or near work areas. 	

Environmental Feature	Impact	Management Actions	Responsible Person
Lay-down areas and materials camp	Loss of biodiversity	<p>Suitable locations for the contractors lay-down areas and materials camp should be identified with the assistance of the PR and the following should be considered in selecting these sites:</p> <ul style="list-style-type: none"> • The areas designated for the services infrastructure should be used as far possible. • Second option should be degraded land. • Avoid sensitive areas (e.g. rivers/drainage lines). 	Contractor and PR
Hazardous waste	Contamination of surface and groundwater sources.	<ul style="list-style-type: none"> • All heavy construction vehicles and equipment on site should be provided with a drip tray. • All heavy construction vehicles should be maintained regularly to prevent oil leakages. • Maintenance and washing of construction vehicles should take place only at a designated workshop area and should not take place on open soil. 	Contractor
Water, Sewage, and grey water	Contamination of surface and groundwater sources and water wasting	<ul style="list-style-type: none"> • The wash water (grey water) collected from the cleaning of equipment on-site should not be left standing for long periods of time as this promotes parasite and bacterial proliferation. • Grey water should be recycled: <ul style="list-style-type: none"> ○ Used for dust suppression. ○ Used to water a vegetable garden, or to support a small nursery. ○ Used (reused) to clean equipment. 	Contractor

Environmental Feature	Impact	Management Actions	Responsible Person
		<ul style="list-style-type: none"> • Grey water that is not recycled should be removed on a regular basis. • No dumping of waste products of any kind in or near water bodies. • Heavy construction vehicles should be kept out of any water bodies and the movement of construction vehicles should be limited where possible to the existing roads and tracks. • Ensure that oil/ fuel spillages from construction vehicles and machinery are minimised and that where these occur, that they are appropriately dealt with. • Drip trays must be placed underneath construction vehicles when not in use to contain all oil that might be leaking from these vehicles. • Contaminated runoff from the construction sites should be prevented from entering the surface and ground water bodies. • All materials on the construction site should be properly stored. • Disposal of waste from the sites should be properly managed and taken to the designated landfill site in Ondangwa. • Construction workers should be given ablution facilities at the construction sites that are located at least 30 m away from any surface water and ground water resources and should be regularly serviced. • Washing of personnel or any equipment should not be allowed 	

Environmental Feature	Impact	Management Actions	Responsible Person
		on site. Should it be necessary to wash construction equipment these should be done at an area properly suited and prepared to receive and contain polluted waters.	
General waste	Visual impact and soil contamination	<ul style="list-style-type: none"> • The construction site should be always kept tidy. • All domestic and general construction waste produced daily should be cleaned and contained daily. • No waste may be buried or burned. • Waste containers (bins) should be emptied regularly and removed from site to a recognised (municipal) waste disposal site. • All recyclable waste needs to be taken to the nearest recycling depot where practical. • Enough separate bins for hazardous and domestic/general waste must be provided on site. These should be clearly marked as such. • Construction labourers should be sensitised to dispose of waste in a responsible manner and not to litter. • No waste may remain on site after the completion of the project. • Strictly, no burning of waste on the site or at the disposal site is allowed as it possess environmental and public health impacts; 	Contractor

Environmental Feature	Impact	Management Actions	Responsible Person
Topsoil	Loss of topsoil and associated opportunity costs	<ul style="list-style-type: none"> When excavations are carried out, topsoil² should be stockpiled in a demarcated area. Stockpiled topsoil should be used to rehabilitate post-construction degraded areas and/or other nearby degraded areas if such an area is located a reasonable distance from the stockpile. 	Contractor
Rehabilitation	Visual impact	<ul style="list-style-type: none"> Upon completion of the construction phase consultations should be held with the local community/property owner(s) regarding the post-construction use of remaining excavated areas (if applicable). If no post-construction uses are requested, all excavated/degraded areas need to be rehabilitated as follows: <ul style="list-style-type: none"> Excavated areas may only be backfilled with clean or inert fill. No material of hazardous nature (e.g. sand removed with an oil spill) may be dumped as backfill. Rehabilitated excavated areas need to match the contours of the existing landscape. The rehabilitated area should not be higher (or lower) than nearby drainage channels. This ensures the efficiency of revegetation and reduces the chances of potential erosion. Topsoil is to be spread across excavated areas evenly. 	Contractor, CR

² Topsoil is defined here as the top 150mm of surface material, which accounts for the seedbank.

Environmental Feature	Impact	Management Actions	Responsible Person
		<ul style="list-style-type: none"> ○ Deep ripping of areas to be rehabilitated is required, not just simple scarification, to enable rip lines to hold water after heavy rainfall. ○ Ripping should be done along slopes, not up and down a slope, which could lead to enhanced erosion. 	
Road safety	Injury or loss of life	<ul style="list-style-type: none"> • Demarcate roads to be used by construction vehicles clearly. • Off-road driving should not be allowed. • All vehicles that transport materials to and from the site must be roadworthy. • Drivers that transport materials should have a valid driver's license and should adhere to all traffic rules. • Loads upon vehicles should be properly secured to avoid items falling off the vehicle. 	Contractor
Safety around work sites	Injury or loss of life	<ul style="list-style-type: none"> • Excavations should be left open for the shortest time possible. • Excavate short lengths of trenches and box areas for services or foundations in a manner that will not leave the trench unattended for more than 24 hours. • Demarcate excavated areas and topsoil stockpiles with danger tape. • All building materials and equipment are to be stored only within set out and demarcated work areas. • Comply with all waste related management actions stated above in this table. 	Contractor

Environmental Feature	Impact	Management Actions	Responsible Person
Ablutions	Non-compliance with Health and Safety Regulations	<ul style="list-style-type: none"> • Separate toilets should be available for men and women and should clearly be indicated as such. • Portable toilets (i.e. easily transportable) should be available at every construction site: <ul style="list-style-type: none"> ○ 1 toilet for every 15 females. ○ 1 toilet for every 30 males. ○ Sewage needs to be removed on a regular basis to an approved (municipal) sewage disposal site in Ondangwa. ○ Alternatively, sewage may be pumped into sealable containers and stored until it can be removed. ○ Workers responsible for cleaning the toilets should be provided with environmentally friendly detergents, latex gloves, and masks. 	Contractor
Open fires	Injury or loss of life	<ul style="list-style-type: none"> • No open fires may be made anywhere on site. 	Contractor
General health and safety	Injury or loss of life	<ul style="list-style-type: none"> • A fully stocked first aid kit should permanently be available on-site as well as an adequately trained member of staff capable of administering first aid. • All workers should have access to the relevant personal protective equipment (PPE). • Sufficient potable water reserves should be always available to workers. 	Contractor

Environmental Feature	Impact	Management Actions	Responsible Person
		<ul style="list-style-type: none"> • No person should be allowed to smoke close to fuel storage facilities or portable toilets (if toilets are chemical toilets – the chemicals are flammable). • No workers should be allowed to drink alcohol during work hours. • No workers should be allowed on site if under the influence of alcohol. • Building rubble and domestic waste should be stored in skips. • Condoms should be accessible/available to all construction workers. • Access to Antiretroviral medication should be facilitated. 	
Dust	Nuisance and health impacts	<ul style="list-style-type: none"> • A watering truck should be used on gravel roads with the heaviest vehicle movement especially during dry and windy conditions. However, due consideration should be given to water restrictions during times of drought. • The use of waterless dust suppression means (e.g. lignosulphonate products such as Dustex) should be considered. • Cover any stockpiles with plastic to minimise windblown dust. • Dust protection masks should be provided to workers if they complain about dust. • Vehicles travelling to and from the construction site must adhere to the speed limits to avoid producing excessive dust. A speed limit of 40 km/hr should be set for all vehicles travelling over exposed areas. 	Contractor

Environmental Feature	Impact	Management Actions	Responsible Person
Noise	Nuisance impacts	<p>Work hours should be restricted to between 08h00 and 17h00 and 7:30 – 13:00 on Saturdays where construction involving the use of heavy equipment, power tools and the movement of heavy vehicles is less than 500 m from residential areas. If an exception to this provision is required, all residents within the 500 m radius should be given 1 week's written notice.</p> <ul style="list-style-type: none"> • Provide ear plugs and earmuffs to staff undertaking the noisy activity or working within proximity thereof or alternatively, all construction workers should be equipped with ear protection equipment. 	Contractor
Recruitment of labourers	Negative conflict regarding recruitment	<p>The Contractor should adhere to the below provision as a minimum for the recruitment of labour:</p> <ul style="list-style-type: none"> • Adhere to the legal provisions in the Labour Act for the recruitment of labour (target percentages for gender balance, optimal use of local labour and SME's, etc.). • Recruitment should not take place at construction sites. • Ensure that all sub-contractors are aware of recommended recruitment procedures and discourage any recruitment of labour outside these agreed upon procedures. • Contractors should give preference in terms of recruitment of sub-contractors and individual labourers to those who are qualified and from the Ondangwa project area and only then look to surrounding towns. 	Contractor

Environmental Feature	Impact	Management Actions	Responsible Person
		<ul style="list-style-type: none"> Clearly explain to all jobseekers the terms and conditions of their respective employment contracts (e.g. period of employment etc.) – make use of interpreters where necessary. 	
Communication plan	Negative conflict with I&APs	<p>The Contractor or proponent should draft a Communication Plan, which should outline as a minimum the following:</p> <ul style="list-style-type: none"> How Interested and Affected Parties (I&APs), who require ongoing communication for the duration of the construction period, will be identified and recorded and who will manage and update these records. How these I&APs will be consulted on an ongoing basis. Make provision for grievance mechanisms – i.e. how concerns can be lodged/ recorded and how feedback will be delivered as well as further steps of arbitration in the event that feedback is deemed unsatisfactory. 	Contractor
General communication	Negative conflict with I&APs	<ul style="list-style-type: none"> The PR must appoint an ECO to liaise between the Contractor, I&APs, Developer. The Contractor shall at every monthly site meeting report on the status of the implementation of all provisions of the EMP. The Contractor should implement the EMP awareness training as stipulated above in this table. 	Contractor, ECO, CR

Environmental Feature	Impact	Management Actions	Responsible Person
		<ul style="list-style-type: none"> • The Contractor must list the I&APs of the project and their contact details with whom ongoing communication would be required for the duration of the contract. This list, together with the Communication Plan must be agreed upon and given to the PR before construction commences. • The Communication Plan, once agreed upon by the Developer, shall be legally binding. • All communication with the I&APs must take place through the ECO. • A copy of the EMP must be available at the site office and should be accessible to all I&APs. • Key representatives from the above-mentioned list need to be invited to attend monthly site meetings to raise any concerns and issues regarding project progress. • The Contractor should liaise with the Developer regarding all issues related to community consultation and negotiation before construction commences. • A procedure should be put in place to ensure that concerns raised have been followed-up and addressed. • All people on the I&APs list should be informed about the availability of the complaints register and associated grievance mechanisms in writing by the PR prior to the commencement of construction activities. 	

Environmental Feature	Impact	Management Actions	Responsible Person
Archaeology	Loss of heritage resources	<ul style="list-style-type: none"> • Should a heritage site or archaeological site be uncovered or discovered during the construction phase of the project, a “chance find” procedure should be applied in the order they appear below: <ul style="list-style-type: none"> ○ If operating machinery or equipment, stop work; ○ Demarcate the site with danger tape; ○ Determine GPS position if possible; ○ Report findings to the construction foreman; ○ Report findings, site location and actions taken to superintendent; ○ Cease any works in immediate vicinity; ○ Visit site and determine whether work can proceed without damage to findings; ○ Determine and demarcate exclusion boundary; ○ Site location and details to be added to the project’s Geographic Information System (GIS) for field confirmation by archaeologist; ○ Inspect site and confirm addition to project GIS; ○ Advise the National Heritage Council of Namibia (NHCN) and request written permission to remove findings from work area; and 	Contractor

Environmental Feature	Impact	Management Actions	Responsible Person
		<ul style="list-style-type: none"> ○ Recovery, packaging and labelling of findings for transfer to National Museum. • Should human remains be found, the following actions will be required: <ul style="list-style-type: none"> ○ Apply the chance find procedure as described above; ○ Schedule a field inspection with an archaeologist to confirm that remains are human; ○ Advise and liaise with the NHCN and Police; and ○ Remains will be recovered and removed either to the National Museum or the National Forensic Laboratory. 	

4.5 OPERATION AND MAINTENANCE PHASE

The management actions included in **Table 4-4** below apply during the operation and maintenance phase of these developments.

Table 4-4: Operation and maintenance management actions

Environmental Feature	Impact	Management Actions	Person Responsible
EMP training	Lack of EMP awareness and the implications thereof	All contractors appointed for maintenance work on the respective streets must ensure that all personnel are aware of necessary health, safety and environmental considerations applicable to their respective work.	Contractor
Water	Surface and groundwater contamination	Ensure that surface run-off water accumulating on-site are channeled and captured through a proper storm water management system to be treated in an appropriate manner before disposal into the environment.	Proponent, Contractor,
Aesthetics	Visual impacts	<p>The proponent should consult with a view to incorporate the relevant local/national/international development guidelines which addresses the following:</p> <ul style="list-style-type: none"> • The incorporation of indigenous vegetation into the development. • To mark the area with appropriate road warning signs (e.g. the road curves to the left/right) • 'green' technologies should be implemented within the architectural designs and building materials of the development where possible to minimize the visual prominence of such a development within the more natural surrounding landscape. 	Proponent

Environmental Feature	Impact	Management Actions	Person Responsible
		<ul style="list-style-type: none"> • keep existing trees, introduce tall indigenous trees; keep structures unpainted and minimizing large advertising billboards. • No illegal dumping of waste should be allowed. 	
Noise	Nuisance impacts	<p>No activity having a potential noise impact should be allowed after 18:00 hours if possible.</p> <ul style="list-style-type: none"> • Do not allow commercial activities that generate excessive noise levels. • Continuous monitoring of noise levels should be conducted to make sure the noise levels does not exceed acceptable limits. 	Proponent
Socio-Economic	Social Impacts	<p>The local community be consulted in terms of possible job creation opportunities and must be given priority if unspecialised job vacancies are available.</p>	Proponent

4.6 DECOMMISSIONING PHASE

The decommissioning of these developments is not foreseen as the intended development is envisaged to be permanent. If this infrastructure development is decommissioned the following management actions should apply.

Table 4-5: Decommissioning phase management actions

Environmental Feature	Management Actions
Decommissioning activity	Many of the mitigation measures prescribed for construction activity for these developments (Table 4-3 above) would be applicable to some of the decommissioning activities. These should be adhered to where applicable.

5 CONCLUSION

The management actions included in this report aim to assist in the avoidance, management and/or mitigation of potential impacts on the environment that may result from the proposed activities.

Should the measures recommended in this EMP be implemented and monitored, SPC is confident that the risks identified in the DESR can be reduced to acceptable levels.