

APPENDIX C

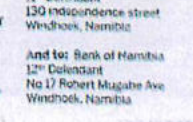
PUBLIC CONSULTATION PROCESS

APPENDIX C.1

NOTES, ADVERTISEMENTS AND COPY OF SITE NOTICE

CLASSIFIEDS

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Applicant:

Urban Dynamics Africa
P. O. Box 20837, Windhoek
Tel: 061-240 300
allison@udanam.com.na

Chief Executive Officer
Eenhana Town Council
Private Bag 88007

No. 174

2025

**LAYOUT APPROVAL AND TOWNSHIP ESTABLISHMENT ON PORTION 26 ON THE
REMAINDER OF FARM ONIIPA TOWN AND TOWNLANDS NO. 1164**

Notice is hereby given in terms of the Urban and Regional Planning Act, 2018 that **Urban Dynamics Africa Pty Ltd** intends to apply to the Oniipa Town Council and the Urban and Regional Planning Board on behalf of the Oniipa Town Council, the registered owner of the proposed Portion 26 of the Farm Oniipa Town and Townlands No. 1164 for the following:

Layout approval and township establishment on Portion 26 of the remainder of Farm Oniipa Town and Townlands No. 1164.

The proposed township is to be established south east of of the built up area of Oniipa, and the area is approximately 16.2ha in extent. The establishment of the township will enable Council to provide formal erven and services to residents in Oniipa and meet the demand for affordable residential properties in Oniipa.

The locality map lies open for inspection during normal office hours at Oniipa Town Council and Urban Dynamics (UDA) Office, at 43 Nelson Mandela Avenue, Klein Windhoek.

Any person objecting to the proposed township establishment and layout approval, as set out above may lodge such objection together with the grounds thereof, with Oniipa Town Council and with the applicant Urban Dynamics in writing before **Tuesday, 22 April 2025**.

Applicant:

Urban Dynamics Africa
P. O. Box 20837, Windhoek
Tel: 061-240 300
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Chief Executive Officer
Oniipa Town Council
Private Bag 25179, Onandjokwe

No. 175

2025

**TOWNSHIP ESTABLISHMENT AND LAYOUT APPROVAL FOR PORTION D AND
PORTION E OF THE REMAINDER OF THE FARM TSES TOWNLAND NO. 425,
TSES VILLAGE**

Urban Green Town and Regional Planning Consultants, on behalf of the Tses Village Council, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act. No. 5 of 2018) intends to apply to the Tses Village Council and the Urban and Regional Planning Board (Ministry of Urban and Rural Development) for:

- **Subdivision of the remainder of the Farm Tses Townlands No 425, into Portion D and Portion E and the remainder of the Farm Tses Townlands No. 425, in accordance with section 105(1)(e) of the Urban and Regional Planning Act, 2018;**
- **Need and desirability for township establishment on Portion D and Portion E of the remainder of Farm Tses Townlands No. 425, in accordance with section 65(n) of the**

PUBLIC NOTICE: ENVIRONMENTAL IMPACT ASSESSMENT (EIA) PROCESS

In accordance with the Environmental Management Act, 2007 (Act No. 7 of 2007) and the EIA Regulations (GN No. 30 of 6 February 2013), the proponent intends to apply to the Environmental Commissioner for approval to develop bulk infrastructure, including roads, water, sewer, and electricity networks.

BACKGROUND

The proposed project involves the establishment of a new township extension in Oniipa, aimed at supporting provision of low-income erven, urban development, infrastructure improvement, and service delivery in the region.

Key Construction Activities:

- Development of roads, water supply, sewer, and electricity networks

PROJECT DETAILS

- **Project:** Oniipa Township Establishment
- **Proponent:** Development Workshop Namibia and Oniipa Town Council
- **Project Location:** Ptn 26 and 27 of the Rem. of Farm Oniipa Town and Townlands No.1164 within the Otjozara Region.



PUBLIC PARTICIPATION

Stakeholders are invited to submit their written comments, questions, or concerns regarding the proposed development. A public meeting will be held to inform and engage stakeholders about the project.

- **Date & Time:** 18 March 2025 at 16:00
- **Venue:** Oniipa

REGISTRATION & COMMENTS

Interested and Affected Parties (I&APs) are invited to register to receive the Background Information Document (BID) and submit written comments on the project. For more information, please contact Rebecca Mwaanga at 061 240 300. Email: rebecca@urban-dynamics.com



APPENDIX C.2

BACKGROUND INFORMATION DOCUMENT

BACKGROUND INFORMATION DOCUMENT (BID)

FOR THE PROPOSED TOWNSHIP ESTABLISHMENT ON PORTIONS 26 AND 27 OF THE REMAINDER OF FARM ONIIPA TOWN AND TOWNLANDS NO. 1164

Project Lead Tresia Amwaalwa

Date March 2025

UDA Project number 1309

1. INTRODUCTION

The Oniipa Town Council, in collaboration with the Development Workshop of Namibia (DWN), has appointed Urban Dynamics to facilitate the approval process for the proposed Township Establishment of two new extensions in Oniipa. This is the beginning of phase 2 of this collaboration after successfully completing phase 1.

This project is a Greenfield development, meaning it will establish a new township on formally undeveloped land. The initiative aims to provide secure tenure and ensure access to essential infrastructure and services.

To facilitate this, Urban Dynamics Africa (UDA) will apply for township establishment from the Ministry of Urban and Rural Development and an Environmental Clearance Certificate (ECC) from the Ministry of Environment, Forestry, and Tourism. This Background Information Document (BID) provides key project details and encourages active participation from interested and affected stakeholders. It also outlines how stakeholders can engage in the process effectively.

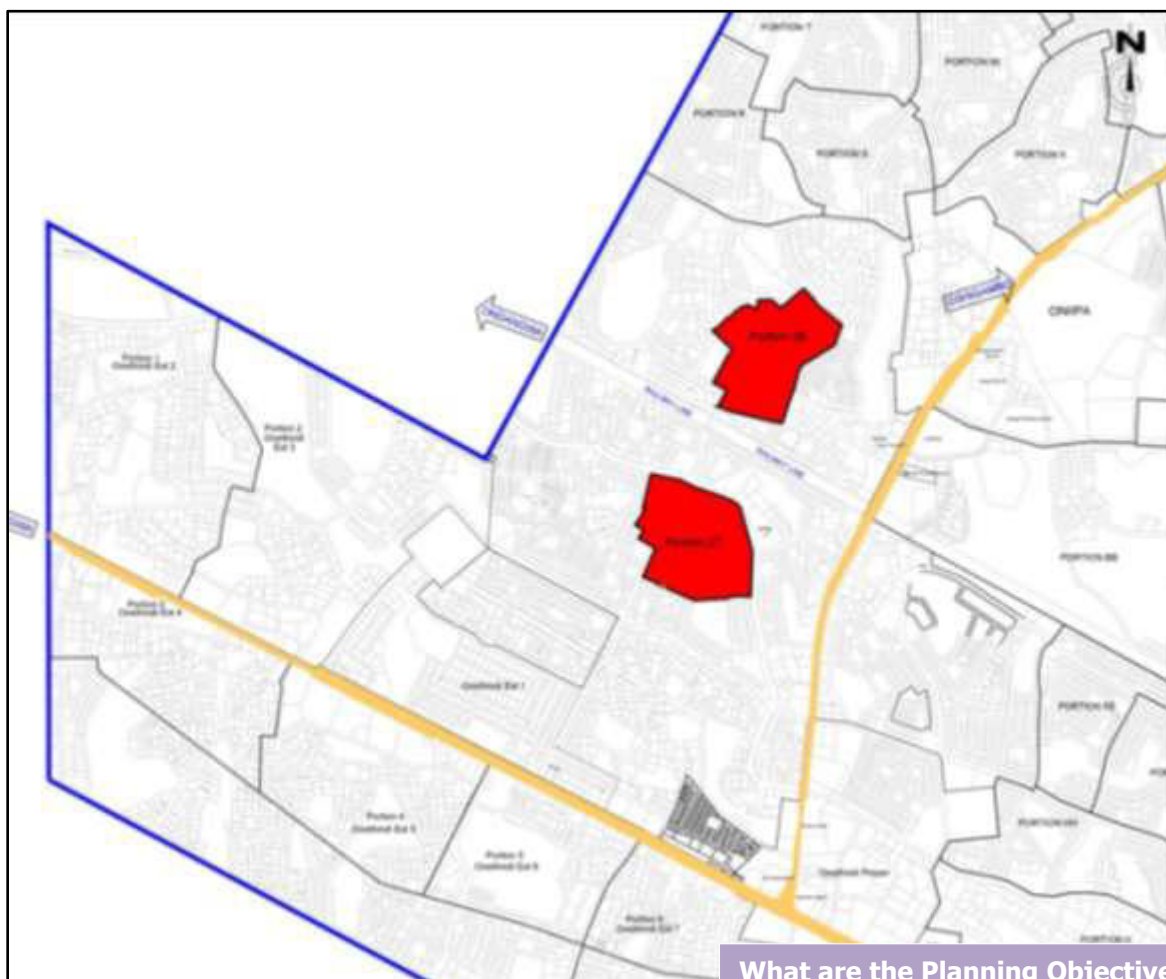
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2. PROJECT DESCRIPTION

2.1. PROJECT RATIONALE

The proposed development is located in Oniipa the newly proclaimed town of Oshikoto Region and a key growth centre. Sharing the Boundaries with Ondangwa, Oniipa is located along a major transport route, the D3622 that leads to Oshigambo village and Eenhana to the North. To the south the D3622 intersects with B1 Road that leads to Ondangwa in the west and Omuthiya in the east. Oniipa is also home to one of the oldest Hospitals in the country, the Onandjokwe hospital and the church, which has significant historical value in the country.

Figure 1: Location of Portion 26 and 27 in Oniipa

2.2. BACKGROUND

The Oniipa Town Council has dedicated significant time and resources to the development and upgrading of the town over the years. As one of the newest established towns in the Oshikoto Region, Oniipa has experienced rapid growth, with high-value buildings emerging at a fast pace. Recognizing this trend, the council initiated efforts to formalize the area and establish new townships that cater for the low and ultra low residents. It is important to mention that this project involved international partners who worked tirelessly to design a layout that will serve as a president to future urban layouts in the town of Oniipa and may be replicated in other towns. The

What are the Planning Objectives?

- ❖ Build a community that can withstand and thrive in the face of existing natural challenges;
- ❖ To establish 2 township on Portion 26 and 27 in Oniipa Town and Townlands;
- ❖ To provide low-cost erven and security of tenure within Oniipa;
- ❖ To ensure dignity through planning; and
- ❖ To preserve and conserve the natural environment as much as we can.

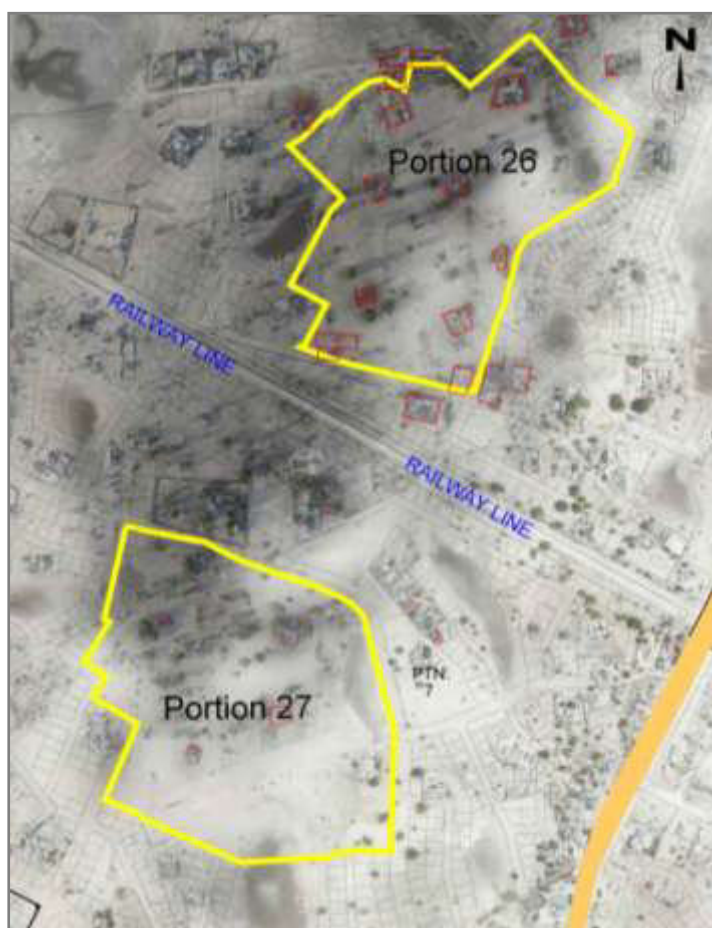
layout takes into account the natural environments. The design of the layouts took into consideration the natural dynamics of the area which has largely been altered through deforestation, increased the low lying areas that fill with water seasonally. The design also took into account the topography, stormwater flows, and existing green areas, location of structures, climate patterns and community way of life.

Urban Dynamics has prepared this Background Information Document (BID) to inform interested and affected stakeholders about the proposed project. The document aims to facilitate stakeholder participation, ensuring that those with an interest in or concerns about the development have the opportunity to engage in the process.

2.3. LAY OF THE LAND AND LAND USE

The development site is located on Portions 26 and 27 of Oniipa Town and Townlands No. 1164. It lies west of the B1 main road, which connects Ondangwa and Omuthiya, and is situated near the D3622 road between Onethindi and Oshigambo. Portion 26 covers an area of 206,198 m² and is positioned north of the railway line at approximately -17.5458°S, 16.0136°E. Portion 27 measures 228,177 m² and is located south of the railway line at approximately -17.5511°S, 16.0136°E.

Figure 2: Homesteads on Portion 26 and 27



Currently, both portions are utilized for cultivating Mahangu. There are 11 homesteads on Portion 26 and 8 homesteads on Portion 27. An agreement has already been reached with the field owners regarding the development.

Draft Layout Overview – Portions 26 and 27

The proposed layouts for Portions 26 and 27 provide a total of 459 erven, with the majority designated for residential use.

Residential and Business Zoned

To promote a more efficient, sustainable, and vibrant community, the layouts include a business and single residential zoned. Business comprise of 30 erven while single residential erven are 396. The business allows residents to integrate residential, commercial, and other uses on a single erf, enhancing land value while fostering social interaction within compact

spaces. The erven vary in size with the smallest erf measuring 220m².

Both portions currently accommodate a total of 19 existing structures, all of which have been incorporated into the layout on designated erven.

Public Open Spaces & Biodiversity Areas

Certain areas within the site are low-lying and prone to standing water during the summer. These spaces have been designated as biodiversity areas and incorporated into the layout as Public Open Spaces. Additionally, dedicated Public Open Spaces have been provided to offer residents recreational opportunities. These open spaces include both soft (green parks and landscaped areas) and hard (integrated into street design) spaces, ensuring diverse recreational use. The urban design layout, as illustrated in Figure 3, provides a clearer representation of these spaces.

Institutional Erven & Early Childhood Development (ECD) Centres

Early Childhood Development (ECD) centres play a crucial role in urban communities by providing social, economic, and developmental benefits for children, families, and the broader community. Given challenges such as poverty, unemployment, and limited access to quality education, ECD centres can have a transformative impact in urban areas.

To support this need, an Institutional Erf has been allocated within each portion, designated for community-serving facilities. These erven may be utilized by the town council, NGOs, or other institutions for purposes such as ECD centres or other essential services. As part of this project, an ECD centre is currently in the design phase for the institutional erf on Portion 27. This centre will be funded through donor contributions once the layout is finalised.

Table 1 provides a summary of land uses on both layouts

ONIIPA PORTION 26				ONIIPA PORTION 27		
Portion Size in m ²	206198			228177		
Zonings	# erven	m ²	%	# erven	m ²	%
Residential	219	102287	39	177	74656	33
General Residential	12	27071	13	9	22689	10
Business	16	8786	4	14	6865	3
Institutional	1	5112	3	1	1137	1
POS	7	26866	13	3	77413	34
Street		58129	28		45417	20
TOTAL	255	148069	100.00	204	182760	100.00

Figure 3: Draft Layouts on Portions 26 and 27

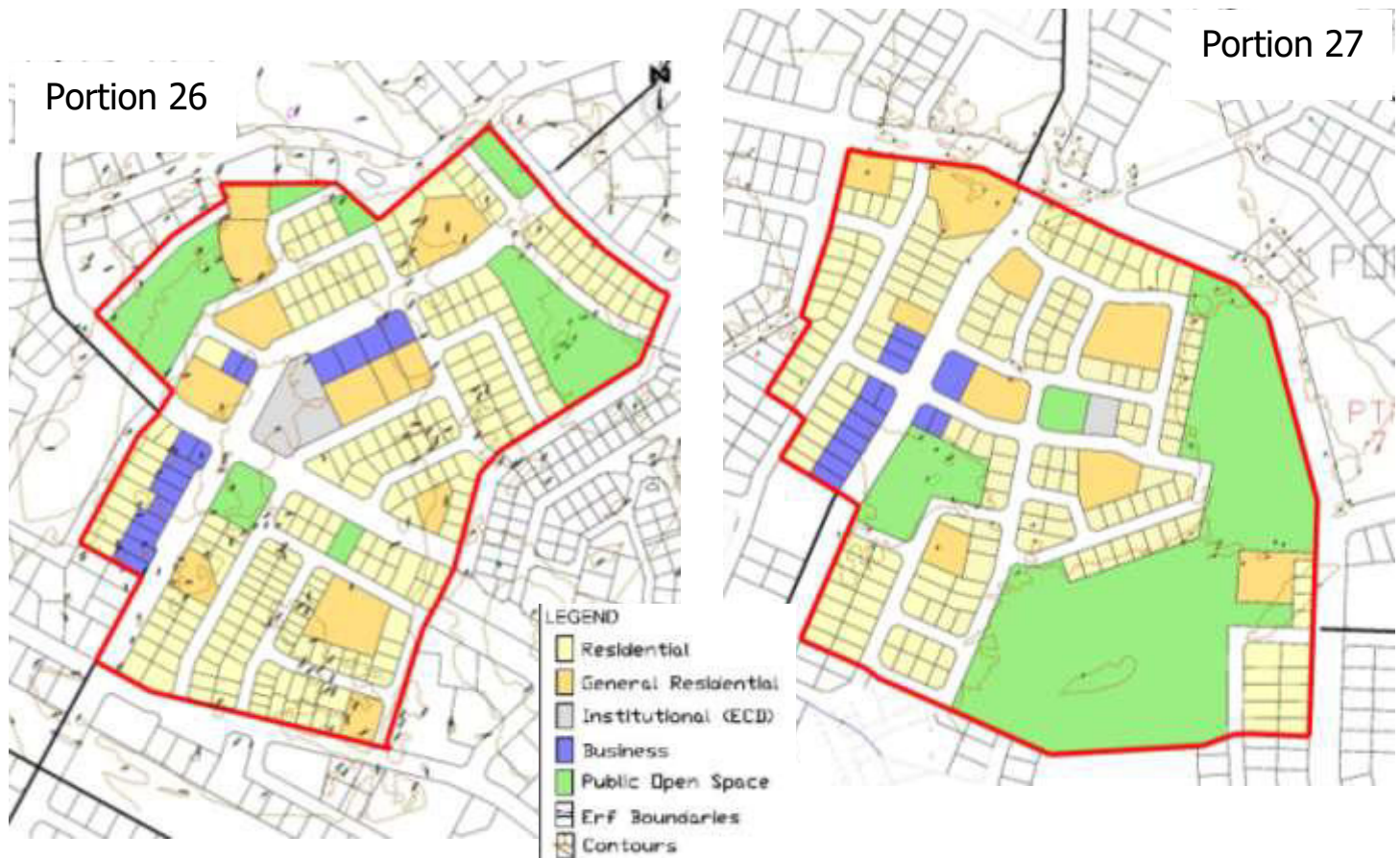


Figure 4: Urban Designed Layouts on Portion 26

Figure 5: Urban Designed Layouts on Portion 27



2.4. CONSTRUCTION ACTIVITIES FOR BULK INFRASTRUCTURE

The construction of bulk infrastructure is a key component of the township establishment project. These activities will include the installation and upgrading of essential services to support the formalisation of the new townships in Oniipa. The primary infrastructure elements to be constructed or upgraded include:

- **Water Supply Infrastructure:** Installation of water pipelines and storage facilities to ensure a reliable supply of potable water for residents and businesses within the new townships.
- **Sewerage Infrastructure:** The construction of new sewer systems, to ensure effective waste management and sanitation.
- **Roads and Street Infrastructure:** Construction of new roads, and street lighting to improve accessibility and connectivity within the townships. This will also include the upgrading of existing roads where necessary.
- **Electricity Supply:** Installation of electrical lines, substations, and transformers to provide reliable electricity to the new townships.

3. THE EIA PROCESS

In compliance with Namibia's Environmental Management Act (Act No. 7 of 2007) and the Environmental Impact Assessment (EIA) Regulations (2012), certain construction activities require obtaining an Environmental Clearance Certificate (ECC) from the relevant authorities. The following table outlines the pertinent activities and their legislative references:

Table 1: Relevant Environmental Clearance Requirements for Construction Activities

LEGISLATIVE SECTION	ACTIVITY	DESCRIPTION
Section 8.9	Activities within watercourses	Encompasses construction activities within watercourses, especially within flood lines, which are subject to ECC requirements.
Section 10.1(a)	Construction of pipelines (oil, water, gas, etc.)	Covers the construction of bulk supply pipelines, including oil, water, gas, and petrochemical pipelines, requiring an ECC for compliance.
Section 10.1(b)	Construction of public roads	Requires an ECC for the construction of public roads, including route determination and design of associated physical infrastructure.
Section 10.2(a)	Route determination and design of associated physical infrastructure for public roads	Includes the construction of telecommunication networks, towers, and related cable systems that require an ECC.

These activities are listed under the EIA Regulations and require an Environmental Clearance Certificate (ECC) before proceeding. The process includes submitting an application, conducting public consultations, and preparing impact assessments. Detailed procedures are available on the Ministry of Environment and Tourism's website. Compliance with these regulations ensures the project is environmentally sound and legally compliant.

YOUR ROLE

Public involvement is a key part of the EIA process. As an Interested and Affected Party (I&AP), you have the opportunity to learn about the proposed project and share your input, helping to ensure the project considers environmental, social, and community concerns.

This BID invites all potential I&APs to register as stakeholders and share comments, concerns, and issues related to the assessment. These activities are listed activities under the EIA Regulations and cannot proceed without obtaining an ECC. The process involves submitting an application to the competent authority, conducting public consultations, and preparing assessments to evaluate potential environmental impacts. Detailed procedures and

requirements are outlined in the EIA Regulations available on the Ministry of Environment and Tourism's website.

It's essential for the project to comply with these legislative requirements to ensure all construction activities are environmentally sound and legally compliant.

4. ANTICIPATED BENEFITS AND IMPACTS

The project is expected to create several benefits, including:

Benefits:

- ④ **Functional Layout:** The project will create a well-structured layout that integrates seamlessly with existing developments.
- ④ **Formal Erven:** It will provide officially recognised residential and business plots, ensuring security of tenure for households and businesses.
- ④ **Economic Stimulation:** By promoting growth and attracting investment, the project will open new development opportunities.
- ④ **Employment Generation:** Jobs will be created during both the construction phase and long-term operation, benefiting the local workforce.
- ④ **Land Tenure:** Residents will gain legal ownership of their plots, allowing them to access services, invest in their properties, and contribute to local economic development.

However, it's essential to acknowledge and assess potential environmental and social impacts, including:

Impacts:

- Ⓢ **Traffic Disruption:** Disruption of traffic flow during the construction phase.
- Ⓢ **Construction Dust:** Potential environmental impact due to construction-related dust.
- Ⓢ **Construction Noise:** Noise pollution affects surrounding communities during construction.
- Ⓢ **Worker Safety:** Impacts on the health and safety of workers involved in the project.
- Ⓢ **Tree Removal:** Potential removal of protected trees, affecting the local environment.
- Ⓢ **Solid Waste Pollution:** Risk of solid waste pollution in the area during construction and operational phases.

5. HOW TO BECOME INVOLVED

Should you have any comments, please contact Tresia Amwaalwa or Heidri Nel at Urban Dynamics Africa (Pty) Ltd.

Tel: (+26461) 240 300 Email: tresia@udanam.com or heidri@udanam.com

**REGISTRATION AND RESPONSE FOR INTERESTED AND AFFECTED PARTIES:
EIA FOR THE STATUTORY TOWN PLANNING PROCEDURES AT ONIIPA**

Urban Dynamics Africa (PTY) Ltd. welcomes any comments and correspondence about this project. To enable access to this communication process, interested and affected parties need to register as a stakeholder and/or submit their comments in writing.



DATE:

PARTICULARS OF THE INTERESTED AND AFFECTED PARTY

NAME:

TELEPHONE NUMBER:

CELL PHONE:

E-MAIL:

P.O. BOX ADDRESS:

PLEASE IDENTIFY YOUR INTEREST IN THE PROPOSED PROJECT:

PLEASE WRITE YOUR COMMENTS AND QUESTIONS HERE:

Please return the completed form by 22 April 2025.

Heidri Nel

Tel: (+26461) 240 300

e-mail: heidri@udanam.com



APPENDIX C.3

COPY OF THE STAKEHOLDERS LIST

COMMUNITY MEETING ATTENDANCE REGISTER FORM Proposed Township Establishment and Bulk Infrastructure Development

Date: 20/03/2025 Time: 16:00 Region: Osikoto Regional Place: At Oniipa Name of activity: Community Meeting

No.	Participant's name	Gender (Tick ✓)		Organisation	Position	Contact number	e-mail address or Postal address
		M	F				
1.	Rebecca Nwile		X	Oniipa TC	Property ELMU	0813096693	rebecca@oniiparte.org.ng
2.	Helen Amadi	X		Oniipa TC	CEO	0814052582	helen@oniiparte.org.ng
3.	Patrick Nkangala		X	Oniipa TC	Councillor (MC)	0818066707	
4.	Selma Nnamdi		X	Oniipa TC	Councillor (MC)	0812911058	
5.	Elizabeth Thomas		X	Oniipa Resident		0818902281	P.O. Box 25142 Onitsha
6.	Thomas Leonia		X	Resident		0818330989	leonithomas33@gmail.com
7.	Abraham Shide	X		Oniipa TC	Technical Officer	0814299565	shide@oniiparte.org.ng
8.	Felix Nwankwo	X		Resident		0814521783	
9.	Monica Nwankwo		X	Resident		0812155088	
10.	Selma Nwankwo		X	Resident		0818346051	P.O. Box 1296 Onitsha
11.	Hilma P. Nwankwo		X	Resident		0812553435	hilma@oniiparte.org.ng

ANNEXURE C.4

COMMUNITY MEETING MINUTES