



**SWIB**  
TRADING CC

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## ENVIRONMENTAL SCOPING REPORT

### APPLICATION FOR ENVIRONMENTAL CLEARANCE:

- SUBDIVISION OF ERF 5491, ONDANGWA EXTENSION 25, TO CREATE A NEW ERF "A" AND THE REMAINDER OF ERF 5491;
- CLOSURE OF THE SUBDIVIDED ERF "A" AS PUBLIC OPEN SPACE;
- REZONING OF ERF "A" FROM "PUBLIC OPEN SPACE" TO "BUSINESS" WITH A BULK OF 1.0.

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## 1 APPOINTMENT

SWIB Trading CC – Town and Regional Planners has been appointed to prepare and submit this Environmental Clearance application for the proposed subdivision, closure of public open space and rezoning of a portion of Erf 5491, Ondangwa Extension 25, on behalf of the prospective developer Mr. Nicodemus Amadhila.

The proposed development is located within Ondangwa Extension 25, within the Town and Townlands of Ondangwa No. 880. The application involves the following planning approvals:

- **SUBDIVISION OF ERF 5491, ONDANGWA EXTENSION 25, TO CREATE A NEW ERF “A” AND THE REMAINDER OF ERF 5491;**
- **CLOSURE OF THE SUBDIVIDED ERF “A” AS PUBLIC OPEN SPACE;**
- **REZONING OF ERF “A” FROM “PUBLIC OPEN SPACE” TO “BUSINESS” WITH A BULK OF 1.0.**

The Environmental Screening Report has been prepared in support of the proposed subdivision, closure and rezoning application and the intended development of a daycare centre and complementary community-oriented business activities on the property.

The relevant documentation is included in support of this application to the Ministry of Environment, Forestry and Tourism (MEFT), submitted to the Environmental Commissioner in accordance with the Environmental Management Act, 2007 (Act No. 7 of 2007).

Supporting documentation and relevant plans are attached as appendices to this report.

## 2 INTORODCTION AND BACKGROUND

### 2.1 HISTORICAL DEVELOPMENT AND URBAN CONTEXT

Erf 5491 in Ondangwa Extension 25 forms part of a neighbourhood that has undergone significant transformation over the past decades. The area, historically known as Ondiiyala, originated as an informal settlement and has since been formalised and incorporated into the urban structure of Ondangwa through township establishment and upgrading initiatives. As a result, the area today reflects a dynamic mix of residential, commercial, institutional, and community land uses that support the social and economic activities of the surrounding population.

The subject property, Erf 5491, measures approximately 54,904 m<sup>2</sup> and is currently zoned “Public Open Space” in accordance with the Ondangwa Town Planning Scheme and the Conditions of Establishment of Ondangwa Extension 25. The property is currently vacant and was originally designated to serve as communal open space for the surrounding neighbourhood. However, as the town continues to grow and community needs evolve, portions of this land are being considered for alternative uses that will better support the social infrastructure requirements of the area.

This application is a direct implementation of the Ondangwa Town Council's resolution from its 3rd Ordinary Council Meeting of 2025 (Resolution CR129/2025), which approved the request by Mr. Nicodemus Amadhila for the allocation of a portion of the Public Open Space located behind his property, Erf RE/5144.

Mr. Amadhila is a qualified teacher with a strong passion for early childhood development. His intention is to establish a daycare centre on the allocated portion of land. This initiative is not merely a business venture but a community-oriented project aimed at providing an essential social service to residents of Ondangwa. The proposed daycare centre will offer a safe, nurturing, and educational environment for young children, thereby supporting working families who require reliable childcare facilities.

The establishment of such a facility responds to the growing demand for quality early childhood education services in Ondangwa, particularly within Extension 25 and surrounding residential areas. In addition to supporting child development and family welfare, the project will also contribute to local economic development through the creation of employment opportunities for caregivers, early childhood development practitioners, and auxiliary support staff.

To facilitate this development, a portion of Erf 5491 must be formally subdivided to create a new erf measuring approximately 1,702 m<sup>2</sup>, referred to as Erf "A", while the remainder of the land will remain as Public Open Space under municipal ownership. Following the subdivision process, the newly created erf will be closed as Public Open Space and rezoned to "Business" with a bulk factor of 1.0 in order to legally accommodate the proposed daycare centre and associated community-oriented activities.

The proposed land use change therefore involves the subdivision of Erf 5491, the closure of a portion of Public Open Space, and the rezoning of the newly created erf to allow for the development of the intended facility. This process will ensure that the development complies with the provisions of the Ondangwa Town Planning Scheme and the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).

Furthermore, this Environmental Screening Report has been prepared in accordance with the Environmental Management Act, 2007 (Act No. 7 of 2007). The Act requires that potential environmental impacts associated with listed activities be assessed prior to the implementation of development projects. The purpose of this report is therefore to evaluate the environmental implications of the proposed subdivision, closure of public open space, and rezoning of a portion of Erf 5491, and to ensure that the proposed development is implemented in an environmentally responsible and sustainable manner.

## 2.2 IMPERATIVES FOR THE PROPOSED DEVELOPMENT

The proposal to subdivide a portion of **Erf 5491, Ondangwa Extension 25**, close the newly created portion as Public Open Space and rezone it from "**Public Open Space**" to "**Business**" is informed by several planning, social and economic considerations.

### 2.2.1 OPTIMIZATION OF PUBLIC LAND USE

The proposed subdivision and rezoning aim to promote more efficient utilization of municipal land within an already developed urban area. While public open spaces are an important component of urban planning, certain portions may remain underutilized due to their size, location, or accessibility. The allocation of a small portion of Erf 5491 for community-oriented development represents an opportunity to optimize municipal land resources while retaining the majority of the property as Public Open Space.

By subdividing a relatively small portion of the erf (approximately 1,702 m<sup>2</sup>) and retaining the remainder of the land as open space, the proposal ensures that the area continues to benefit

from communal space while also accommodating a development that serves the needs of the local community.

### **2.2.2 PROVISION OF COMMUNITY SOCIAL INFRASTRUCTURE**

The proposed development is intended to establish a daycare centre that will provide early childhood development services for families within Ondangwa Extension 25 and surrounding areas. Access to reliable childcare facilities is an important component of community development, particularly in growing urban areas where many households consist of working parents.

The daycare facility will provide a safe and structured environment for young children, contributing positively to their social, emotional and educational development. Such facilities play an important role in supporting working families and strengthening the social support systems within urban communities.

### **2.2.3 CONTRIBUTION TO LOCAL ECONOMIC DEVELOPMENT**

The establishment of a daycare centre will contribute to local economic development by creating employment opportunities for early childhood development practitioners, caregivers, and supporting staff. In addition to direct employment, the facility may generate additional economic activity through the procurement of goods and services required for its operation.

Small-scale community-based enterprises such as daycare centres are important contributors to local economies, particularly within residential neighbourhoods where they provide essential services that support everyday life.

### **2.2.4 COMPATIBILITY WITH EXISTING URBAN INFRASTRUCTURE**

The site is located within an already developed township area that is serviced by existing municipal infrastructure including roads, potable water supply, sewer reticulation and electricity. As a result, the proposed development is expected to integrate with the existing infrastructure network without requiring significant new infrastructure investments.

The scale and nature of the proposed daycare facility are compatible with the surrounding residential environment and are unlikely to place excessive pressure on municipal services. The development will therefore represent a modest and sustainable addition to the existing urban fabric of Ondangwa Extension 25.

## **2.3 SITE CONTEXTUAL ANALYSIS**

The subject property, **Erf 5491 located in Ondangwa Extension 25**, forms part of the established urban area of Ondangwa within the Town and Townlands of Ondangwa No. 880. The erf is currently zoned "**Public Open Space**" and is situated within a mixed-use neighbourhood that includes residential, business, institutional and local authority land uses.

Erf 5491 measures approximately **54,904 m<sup>2</sup> in extent** and is currently undeveloped. The property forms part of the planned public open space network within the township. The proposed development will only affect a small portion of the erf measuring approximately 1,702 m<sup>2</sup>, which will be subdivided to create a new erf referred to as Erf "A", while the remainder of the property will remain as Public Open Space under the ownership of the Ondangwa Town Council.

The property benefits from its location within a fully serviced urban environment where municipal infrastructure such as road access, potable water supply, sewer reticulation and electricity services are already available. Access to the property is provided via Adamite Street, which forms part of the existing road network serving Ondangwa Extension 25. The surrounding area is generally well developed and forms part of the town's established urban settlement pattern.

From a spatial planning perspective, the site is located within an area that has gradually experienced increased urban activity and community service demand as Ondangwa continues to expand. Its proximity to surrounding residential neighbourhoods makes the location suitable for the establishment of community-based facilities such as a daycare centre, which will provide an essential service to families living in the area.

In terms of environmental characteristics, the property is located within a fully transformed urban environment, with no known environmentally sensitive habitats, protected vegetation, or conservation areas present on the site. The terrain is generally flat, which is typical of the broader Oshana landscape, and is considered suitable for urban development activities.

Soil conditions within the area generally consist of sandy soils typical of northern Namibia, which are commonly suitable for standard building construction subject to appropriate foundation design and engineering considerations. No known contamination or environmentally hazardous land uses have been recorded on the property.

Overall, the site is considered suitable for the proposed development, as it is located within an already developed urban environment where the potential environmental impacts are expected to be limited and manageable through appropriate mitigation measures. The proposed subdivision and rezoning will only affect a small portion of the property while the majority of the land will remain as Public Open Space, ensuring that the broader environmental and recreational functions of the area are maintained.



Figure 1: Locality of Ondangwa at Northern Namibia context

### 3 NATURE OF THE ACTIVITY

#### 3.1 REGULATORY CONTEXT

In accordance with the Environmental Management Act, 2007 (Act No. 7 of 2007) and the Environmental Impact Assessment Regulations of 2012 (Government Notice No. 30 of 2012), certain land use changes and development activities require environmental screening and approval prior to implementation.

The proposed development involves the **subdivision of a portion of Erf 5491, Ondangwa Extension 25**, the **closure of the newly subdivided portion as Public Open Space**, and the **rezoning of this portion from "Public Open Space" to "Business"**. The rezoned portion is intended for the establishment of a **daycare centre and complementary community-oriented activities**, in line with the Ondangwa Town Council's resolution from its 3rd Ordinary Council Meeting of 2025 (Resolution CR129/2025).

Although the proposed development is relatively small in scale and located within an already developed urban area, the land use change and associated development activities fall within the scope of listed activities relating to land use changes and commercial/community facilities under the EIA Regulations.

For this reason, this Environmental Screening Report has been prepared to support an application for an Environmental Clearance Certificate (ECC). The report identifies potential environmental impacts associated with the subdivision, closure of Public Open Space, and rezoning, and outlines mitigation measures to ensure that the development is implemented in an environmentally responsible manner.

The application is hereby submitted to the Ministry of Environment, Forestry and Tourism (MEFT) through the Office of the Environmental Commissioner for review and consideration in accordance with the Environmental Management Act.

#### 3.2 IMPACT MANAGEMENT PROCESS

Although the proposed development is located within an existing urban environment and is expected to have limited environmental impacts, a set of environmental management measures will be implemented to minimize potential impacts during both the construction and operational phases. These measures are designed to ensure that the development is compatible with surrounding residential and community uses, while maintaining environmental and public health standards.

##### **Water Management**

- Proper design and implementation of drainage systems to manage stormwater and runoff from the site.
- Connection of wastewater from the daycare and ancillary facilities to the municipal sewer system, ensuring no contamination of surrounding properties.
- Efficient water use measures for the car wash facility, including possible recycling or treatment systems.

##### **Waste Management**

- Collection, segregation, and safe disposal of all solid waste generated during construction.
- Implementation of waste management practices during operation of the daycare and car wash to prevent littering and environmental contamination.

### **Noise and Dust Control**

- Limiting construction activities to reasonable daytime hours to minimize disturbance to nearby residents.
- Use of dust suppression methods during construction, including water spraying and covering of exposed soil.
- Design and operation of the car wash and daycare to minimize noise impacts, particularly during early mornings and late afternoons.

### **Traffic and Safety**

- Provision of adequate parking and safe vehicle access to Erf 5491/A to prevent congestion on surrounding streets.
- Implementation of pedestrian safety measures for children attending the daycare, including designated drop-off and pick-up zones.
- Signage and traffic management measures to ensure safe entry and exit for vehicles servicing the car wash and daycare.

### **Community and Operational Considerations**

- Scheduling deliveries and operational activities to minimize disruption to the neighbourhood.
- Regular maintenance of facilities to ensure hygiene and safety standards for daycare users and the broader community.

These mitigation measures will help ensure that the proposed daycare centre and ancillary commercial activities integrate responsibly within the surrounding residential environment, supporting both social and economic development while minimizing potential negative impacts.

## **4 PURPOSE OF THE REPORT**

This Environmental Screening Report has been prepared in accordance with the **Environmental Management Act, 2007 (Act No. 7 of 2007)** and the associated **Environmental Impact Assessment Regulations of 2012 (Government Notice No. 30 of 2012)**. The report serves as a formal submission to the **Ministry of Environment, Forestry and Tourism** for the purpose of obtaining an **Environmental Clearance Certificate (ECC)** for the proposed rezoning and development of Erf RE/5144, Ondangwa Extension 25.

The main objectives of this report are to:

#### **1. Facilitate Regulatory Review**

Provide comprehensive information to enable the Environmental Commissioner to determine whether the proposed development requires further environmental assessment or may proceed with an Environmental Clearance Certificate.

## **2. Assess Potential Environmental Impacts**

Identify and evaluate potential environmental impacts associated with the proposed rezoning and the establishment of a mixed-use development consisting of a car wash facility, residential flats, and a community-oriented daycare centre.

## **3. Recommend Mitigation Measures**

Propose practical environmental management measures to minimize or prevent potential impacts during both the **construction and operational phases** of the development.

## **4. Support Sustainable Urban Development**

Ensure that the proposed development is implemented in a manner that is environmentally responsible, socially beneficial, and compatible with the surrounding urban and residential environment.

## **5. Promote Community-Oriented Development**

Demonstrate how the development contributes positively to the social and economic well-being of the local community, in alignment with the Ondangwa Town Council's Resolution CR129/2025 and broader urban planning objectives.

# **5 LEGISLATION**

The following table provides the legislative framework within which the applicant should be viewed:

STATUTE	PROVISIONS	PROJECT IMPLICATIONS
<p><b>THE CONSTITUTION OF THE REPUBLIC OF NAMIBIA, 1990:</b></p>	<p>The state shall actively promote and maintain the welfare of the people by adopting, inter-alia, policies aimed at the following:                      (i) <i>management of ecosystems, essential ecological processes and biological diversity of Namibia and utilisation of living natural resources on a sustainable basis for the benefit of all.</i></p>	<p>Ensure that the ecological integrity of the ecosystems of the area is protected.</p>
<p><b>ENVIRONMENTAL MANAGEMENT:</b></p>	<p><b>Environmental Management Act No. 7 of 2007:</b></p> <p><b>EIA Regulation (EIAR) GN 57/2007 (GG 3212):</b>                      Prescribes the procedures to be followed for authorisation of the project (i.e. Environmental clearance certificate).</p> <p>In terms of Section 10.1(b), 10.2(a), for environmental clearance for the construction of a public road,</p> <p>In terms of Section 8.8, 8.10 and 8.11, for construction and other activities in watercourses within flood lines, the reclamation of land from below or above the high-water and the alteration of natural wetlands are listed activities.</p> <p>Prescribes the procedures to be followed for authorisation of the project (i.e. Environmental clearance certificate).</p>	<p>Evaluate if the alignment of the street will impact on the social and natural environment.</p> <p>Determine if the risk of flooding of the erven is at acceptable levels.</p> <p>Determine if proposed limited infill would impact the function of the watercourse or cause flooding elsewhere.</p>

<p><b>WATER AND RESOURCES MANAGEMENT:</b></p>	<p><b><i>The Water Act No. 54 of 1956 and Water Resources and Management Act No. 27 of 2007 Section 92:</i></b>                  Section 92 (1), A person may not engage in any construction work or other activity that causes, or is likely to cause, the natural flow conditions of water in to or from a watercourse to be modified, unless the Minister has granted prior written approval for the work or activity to be carried out.</p> <p>Section 100 (e) consult with the regional council or local authority in determining the geographic extent of flood plain areas in its region or local authority, as the case may be, and assist any such councils in regulating the development and use of land within floodplain areas</p> <p>Section 100 (f) prescribe measures for control and management of storm and flood risk within local authority areas.</p> <p>Section 101 (b) development on the banks of any wetland or dam; and</p> <p>Section 101 (c) the removal of rocks, sand or gravel or any other material from a watercourse.</p>	<p>Assess the potential risk that the planned activities may have on both the watercourses and floodplains on the one hand and future occupants of the land on the other.</p>
<p><b>THE PUBLIC HEALTH AND HEALTH AND SAFETY REGULATIONS:</b></p>	<p><b><i>The Public Health Act 36 of 1919 as amended and the Health and Safety Regulations:</i></b></p> <p>These acts control the existence nuisances such as litter that can cause a threat to the environment and public health.</p>	<p>Prevent activities which can have an impact on the health and safety of the public.</p>

<b>POLLUTION CONTROL AND WASTE MANAGEMENT BILL:</b>	<p><b><i>Pollution Control and Waste Management Bill:</i></b></p> <p>This bill aims to promote sustainable development and to prevent and regulate the discharge of pollutants into the environment.</p>	<p>Asses the not of the intervention causing the discharge of pollution into the environment.</p>
<b>LABOUR:</b>	<p><b><i>Labour Act. 11 of 2007:</i></b></p> <p>This bill aims to protect workers and their environment which they work in.</p>	<p>Ensure the protection of workers' rights and safety in Namibia.</p>
<b>NORTHERN REGION. FLOOD RISK MANAGEMENT PLAN:</b>	<p><b><i>Northern Region. Flood Risk Management Plan: Flood Risk Management Plan of 2011</i></b></p> <p>The Management Plan provides control measures for future planning within the northern regions.</p>	<p>Asses to what extent the proposed intervention complies with the provision of the plan.</p>
<b>FORESTRY:</b>	<p><b><i>Forest Act. 12 of 2001</i></b></p> <p>Protected tree species and any vegetation within 100m from a watercourse may not be removed without a permit from the Ministry of Agriculture, Water and Forestry.</p>	<p>Ensure that existing trees are protected.</p>

## 6 METHODOLOGY

The following methodologies were employed to compile this Environmental Screening Report for the subdivision, closure, rezoning, and proposed community-oriented development on Erf 5491, Ondangwa Extension 25. The methodology ensures that all environmental, social, and infrastructural considerations have been adequately assessed in line with the Environmental Management Act, 2007 (Act No. 7 of 2007) and Environmental Impact Assessment Regulations of 2012 (Government Notice No. 30 of 2012).

### 6.1 TOPOGRAPHY AND SITE INFORMATION

Topographical and site information was collected from both secondary sources and direct site observations:

- **Secondary data sources:** Existing municipal maps, Ondangwa Town Council property records, and the Ondangwa Local Spatial Development Framework (2020).

- **Site inspections:** Conducted on multiple occasions in 2025 to verify the existing site conditions, boundaries, land use, access, and adjacent public open space.

### Site Characteristics:

- Erf 5491 measures 54,904 m<sup>2</sup>, with the **area of interest for subdivision (Erf 5491/A, 1,702 m<sup>2</sup>) located on the dry portion of the erf along the northern edge.**
- The erf contains **small wetland areas in its central portion**, but these wetlands do **not affect the subdivided portion**, which is fully suitable for construction.
- The terrain in the subdivided area is flat and underlain by stable Kalahari sands, suitable for standard building construction. Existing drainage patterns along the northern portion align naturally with the surrounding stormwater infrastructure, minimizing water-related risks.

## 6.2 SOCIAL RECEIVING ENVIRONMENT

The social context of the site was assessed using municipal records, observations, and community engagement:

- **Population dynamics:** Ondangwa Extension 25 is a growing mixed-use neighborhood with residential and commercial activities along primary access roads.
- **Existing land uses:** Observations confirmed surrounding uses include residential homes, public open spaces, small-scale businesses, and community facilities.
- **Community engagement:** Informal discussions with neighboring residents and stakeholders helped identify local needs, including early childhood care, and confirmed community support for the proposed daycare center.

These findings informed the evaluation of potential social impacts associated with the proposed subdivision, rezoning, and development, including improved access to childcare, local employment opportunities, and safe recreational spaces.

## 6.3 NATURAL RECEIVING ENVIRONMENT

Ecological and environmental data were collected through site observations and secondary sources:

- **Climate and ecological context:** Data from *Atlas of Namibia* (Mendelsohn, 2002).
- **Vegetation and wetlands:** On-site surveys confirmed that **the subdivided portion of Erf 5491 is dry and free from wetland or flood-prone areas.** The central portion of the erf contains small wetlands, but these are outside the development footprint.
- **Biodiversity:** Secondary sources included:
  - Namibia Biodiversity Database (NBD, 2013)
  - Tree Atlas of Namibia (Curtis & Mannheimer, 2005)
  - Southern African Bird Atlas (Harrison et al., 1997)
  - Global Biodiversity Information Facility (GBIF, 2012)

No environmentally sensitive habitats, protected species, or flood risk affect the portion of the erf proposed for subdivision and development. Vegetation in the development area is minimal and previously disturbed, ensuring low ecological sensitivity.

## 6.4 SITE VISITS

Multiple site inspections were undertaken to verify conditions and inform planning and environmental decisions:

- **Frequency:** Site visits occurred periodically between 2025.
- **Focus:** Observed topography, stormwater flow, vegetation, access routes, and existing neighboring developments. Special attention was paid to the POS area allocated to the applicant.
- **Layout design:** A development layout for Erf 5491/A and the remainder of Erf 5491 was prepared in line with Ondangwa Town Council standards and the “Red Book” guidelines, ensuring proper integration with adjacent structures, stormwater management, and the proposed daycare center and ancillary business uses.



**Figure 2: Site Visit 05 August 2025**

## 7 DESCRIPTION OF THE SITE

This section provides a planning and environmental description of Erf 5491, Ondangwa Extension 25, with emphasis on the portion being subdivided (Erf 5491/A). It includes the urban context, existing land use, infrastructure, topography, and relevant environmental features.

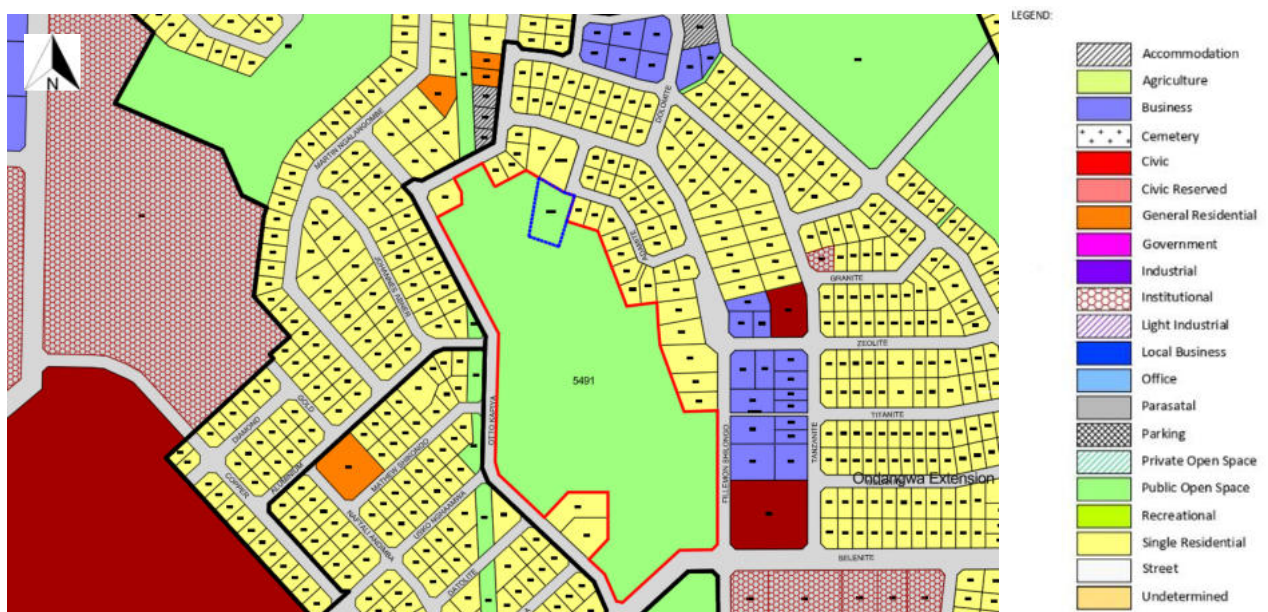
## 7.1 SETTING THE URBAN CONTEXT

**Erf 5491** measures 54,904 m<sup>2</sup> and is located in Ondangwa Extension 25, Oshana Region, Registration Division "B" (Coordinates: 17.923460, 15.976347). The erf is part of a formally proclaimed residential neighborhood that has gradually evolved into a mixed-use urban area, combining residential, business, and community functions. The portion proposed for subdivision, Erf 5491/A (1,702 m<sup>2</sup>), is located on the dry northern portion of the erf and is not affected by the small wetland areas found in the central portion of the erf.

The surrounding neighbourhood, commonly referred to as Ondiyala, is characterized by a mix of land uses and zoning categories:

- **Business Properties:** Several neighbouring erven, including Erf 5196, 5197, 5198, 5199, 5200, 5195, 5202, 5203, 5241, 5240, 5239, are zoned business and support diverse commercial activities. This establishes the area as a vibrant business hub within Extension 25.
- **Single Residential Properties:** Nearby properties such as Erf 5143, 5142, 5191, 5190, 5164, 5163, and 5145 are zoned single residential, including some newly developed units by the National Housing Enterprise (NHE).
- **General Residential Properties:** Properties like Erf 5005, 5006, 5016, and 5506 accommodate higher-density residential living, complementing surrounding commercial developments.
- **Local Authority and Institutional Zoning:** Local authority properties (Erf 5238, 5327) and institutional erven (Erf 5383, 5394, 5358, 5386, 5387, 5388) provide administrative and community services to the area.
- **Accommodation Zoning:** Some erven (Erf 5007, 5008, 5009, 5201) provide high-density accommodation, including guest houses and backpackers, serving both tourists and residents.

Erf 5491/A, the portion to be subdivided, is strategically located to integrate with these existing land uses. The dry terrain and accessibility via Adamite Street make it suitable for the establishment of a daycare centre and complementary business uses, without impacting the central wetland area. This ensures the proposed development is compatible with surrounding residential and commercial uses while optimizing underutilized municipal land.



**FIGURE 3: ZONING OF THE SURROUNDING AREA**

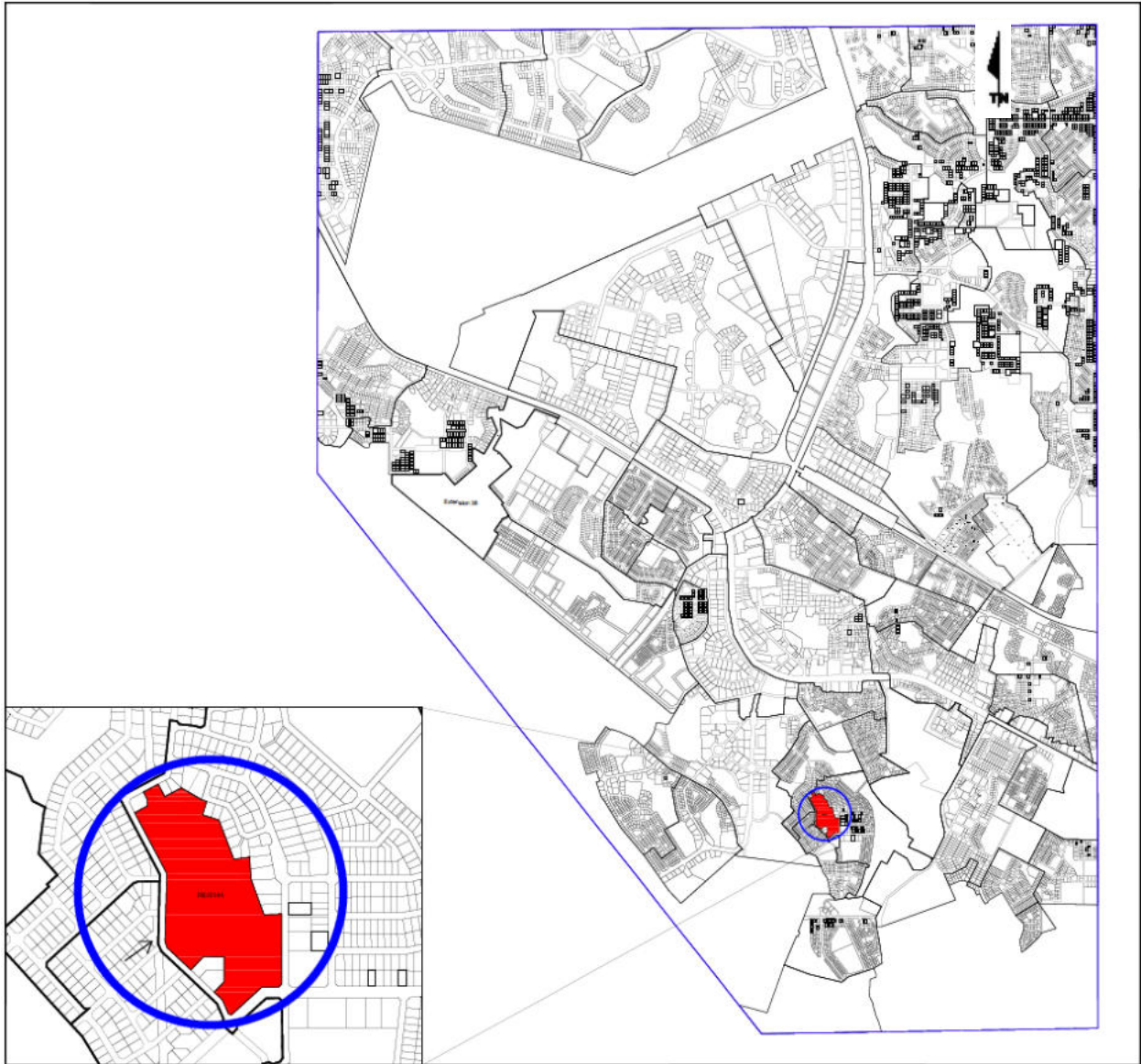
Erf 5491/A is located within Ondangwa Extension 25, a neighborhood that originated as an informal settlement and has since undergone formal upgrading. This history has resulted in an organic mix of land uses, where home-based businesses, commercial activities, and residential development coexist—a pattern that persists despite the area's formalization. While the upgraded portion now follows structured planning with designated mixed-use zones, the neighborhood retains its vibrant, organically developed character, particularly in its established commercial sections.

The proposed development on Erf 5491/A aligns perfectly with this context. It respects the area's dual nature as both a planned upgrade and a formerly informal settlement by supporting the kind of mixed-use development that has proven successful in similar transitional neighborhoods. The subdivision and proposed daycare centre would formalize land use in a manner consistent with surrounding properties. Most importantly, the development represents a thoughtful approach to urban planning in upgraded areas—acknowledging informal origins while guiding them toward sustainable, organized growth that meets community needs.



**Figure 4: Surrounding Developments Within the Immediate Surroundings of Erf 5194/A, Ondangwa Extension 25.**

The broader Extension 25 area reflects the urban growth patterns of Ondangwa, where informal settlement origins have given way to structured developments, while organic mixed-use activity continues along key streets. This urban character informs the proposed subdivision and development of Erf 5491/A, allowing for a daycare centre and complementary business use in alignment with existing neighborhood dynamics..



**Figure 5: Locality of Erf 5491 within the Ondangwa Townlands**

ERF NUMBER	LAND USE	ERF SIZE(m <sup>2</sup> )
<b>5491/A</b>	Public Open Space	1702

## 7.2 EXISTING STATUS AND LAND USE ON SITE

Currently, Erf 5491/A is a dry portion of Erf 5491 and is vacant, with no existing structures. The remainder of Erf 5491 contains small wetland areas in the central portion, which are not affected by the proposed subdivision.

The surrounding neighborhood exhibits a combination of low-density residential, business, and community uses, reflecting an organically evolving mixed-use environment. The proposed subdivision and development of Erf 5491/A aim to formalize land use for community-oriented purposes, specifically the establishment of a daycare centre and complementary small-scale business activities, optimizing the underutilized portion of municipal land and contributing to local socio-economic development.



**Figure 6: Current Land Use On Erf 5491, Ondangwa Extension 25.**

### 7.3 ACCESS, SERVICES AND INFRASTRUCTURE

The property has access to all municipal services, including:

- **Water:** Portable water network provided by Ondangwa Town Council.
- **Sewerage:** Connected to the municipal sewer network; upgrades may be required for the proposed development.
- **Electricity:** Supplied by Nored via existing low-voltage networks; infrastructure improvements will be addressed through betterment fees to Council.
- **Road access:** Direct access from Adamite Street; no additional access points are required.

## 7.4 TOPOGRAPHY

### 7.4.1 REGIONAL GEOMORPHOLOGICAL CONTEXT

Erf 5491/A, a portion of Erf 5491, is located within the central sector of the Cuvelai-Etoshia Basin, a transitional zone of the broader Oshana drainage system. The region is characterized by sandy loam soils, gentle gradients, and seasonal water flow. While the central portion of Erf 5491 contains small wetlands, the northern portion proposed for subdivision (Erf 5491/A) is dry and elevated, making it fully suitable for urban development.

The Cuvelai-Etoshia Basin narrows from approximately 130 km in Angola to an 8–12 km wide corridor around Ondangwa, creating a gently sloping terrain that supports urban expansion. The dry northern portion ensures that development on Erf 5491/A can proceed without impacting the wetland areas, while integrating seamlessly with existing infrastructure and surrounding land uses..

#### Comparative Basin Characteristics – Ondangwa Sector

Feature	Cuvelai Delta	Ondangwa Sector
Width	130 km	8–12 km
Gradient	0.02%	0.05–0.1%
Soil Type	Alluvial clays	Sandy loams
Flood Duration	3–5 months	1–3 months

#### Topographic Zones in Ondangwa Sector

Zone	Elevation (m AMSL)	Flood Risk	Key Characteristics
Northern	938–940	High (1:5 yr)	Clay soils, reed-dominated vegetation
Central	940–942	Moderate (1:1)	Sandy loams, seasonal wetlands
Southern	942–945	Low	Laterite gravels, stable for development

#### Hydrological Considerations

- Interconnected Oshanas with gentle gradients (0.02–0.1%).
- Seasonal water fluctuations up to 1.2 m depth.
- Natural infiltration rates of 15–25 mm/hr.

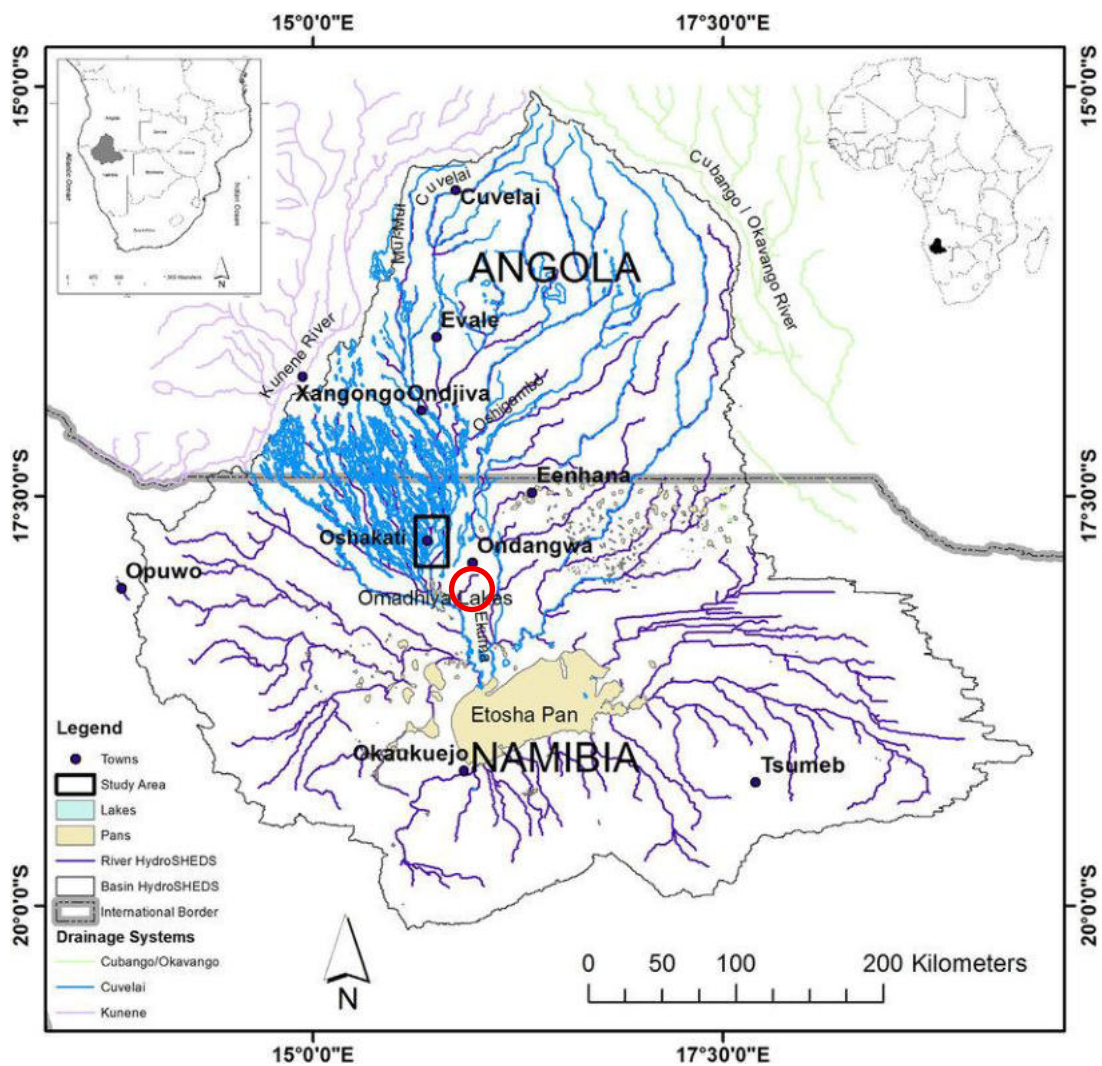


Figure 7: Cuvelai Basin

### 7.4.1 REGIONAL GEOMORPHOLOGICAL CONTEXT

Erf 5491/A, a 1,702 m<sup>2</sup> portion of Erf 5491, is located on the dry northern section of the erf within the Cuvelai-Etosha Basin, a transitional zone of the broader Oshana drainage system. The surrounding landscape is characterized by sandy loam soils, flat terrain, and gentle gradients, typical of Ondangwa's urban environment. While small wetlands exist in the central portion of Erf 5491, Erf 5491/A is unaffected and remains dry, making it highly suitable for urban development.

### Flood Mitigation Measures

1. **Public Open Spaces and Landscaping**
  - Retention of naturally occurring vegetation within and adjacent to the development area.
  - Minor landscaping interventions, if required, to act as local retention basins.
2. **Engineered Solutions**
  - Floor levels of proposed structures elevated at least 0.5 m above the 1:50 year floodline.
  - Stormwater swales designed with a minimum 0.3% gradient.
  - Culverts and drainage points sized to accommodate 25-year storm events.

### Historical Performance

- Satellite imagery and local flood records confirm that the northern portion of Erf 5491 remains dry during seasonal inundation, supporting its suitability for a daycare center and associated commercial uses.
- Existing drainage patterns allow for efficient runoff to nearby public open spaces, without altering natural flow paths or impacting the central wetland area.

The combination of stable sandy loam soils, flat terrain, and minimal flood risk ensures that Erf 5491/A is appropriate for the proposed subdivision, rezoning, and development. Implemented stormwater management and landscaping measures will ensure compliance with urban planning and environmental standards while preserving the functional ecology of the surrounding area.

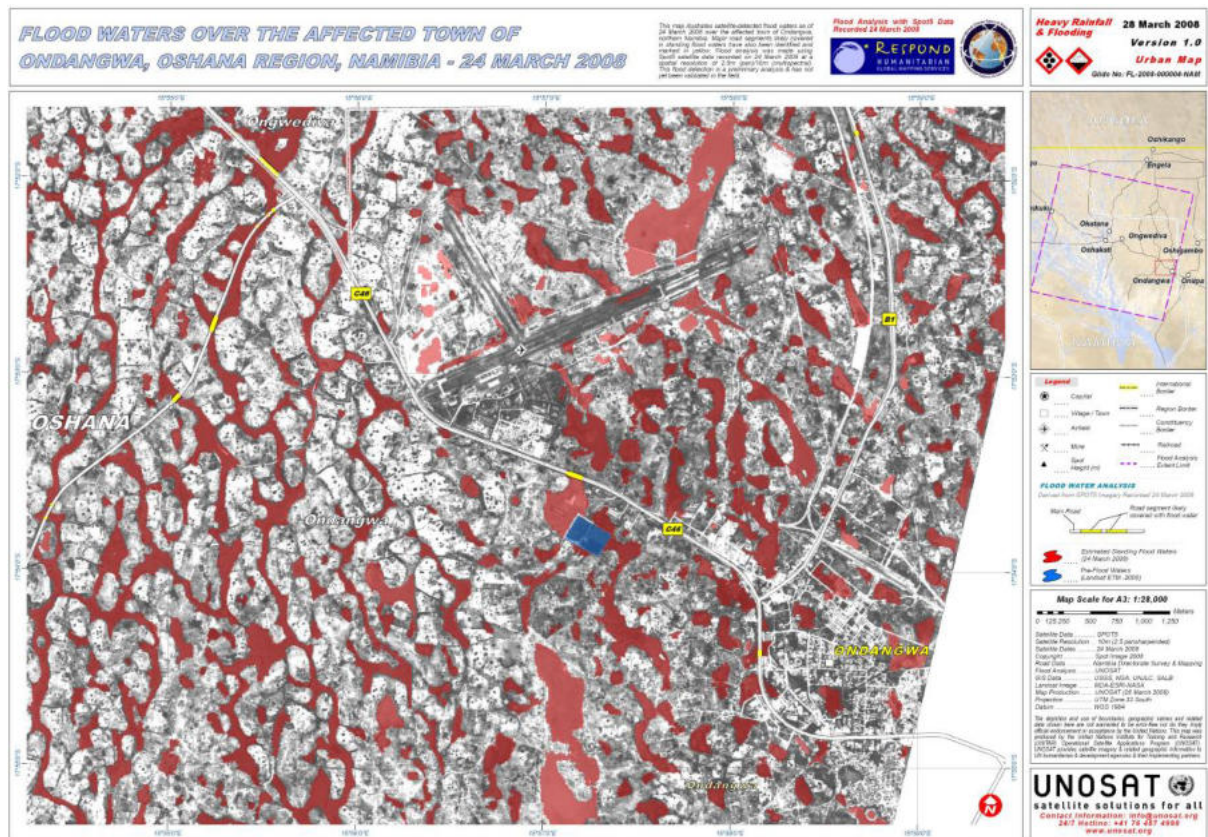


Figure 8: Ondangwa 2008 Flood study

## 7.5 THE NATURAL ENVIRONMENT

### 7.5.1 Climatic Conditions

Erf 5491/A experiences a semi-arid climate, typical of the Cuvelai Basin in northern Namibia, characterized by distinct wet and dry seasons:

Parameter	Jan–Apr	May–Sep	Oct–Dec	Source
Temperature	24–34°C	17–28°C	22–32°C	Namibia Meteorological Service
Rainfall	85% of annual	<1%	14%	Mendelsohn 2002
Wind Speed	8–10 km/h	3–5 km/h	5–7 km/h	Oshana Regional Council

#### Key Observations:

- Annual rainfall averages 300–400 mm, mostly falling between January and April.
- Evaporation rates are approximately 7 times higher than precipitation annually.
- Prevailing ENE winds bring moisture from Angola during the rainy season.

### **7.5.2 Habitat Characteristics**

The site exhibits three modified habitat types due to historical land use and urban development pressures:

1. **Anthropogenic Grassland (15%)**
  - Dominated by disturbance-tolerant grasses (*Eragrostis* spp.).
  - Moderate grazing pressure (~2.7 LSU/ha).
  - One camelthorn tree which is not protected.
2. **Seasonal Wetlands (5%)**
  - Ephemeral oshanas supporting *Cyperus* spp.
  - Flood duration: 2–4 months annually.
  - Important habitat for migratory birds.
3. **Residential Footprint (15%)**
  - Existing Single Residential Structure.

#### **Conservation Status:**

- No sensitive ecosystems remain within the site.

### **7.5.3 Hydrological Systems**

- Influenced by the Cuvelai drainage network and seasonal flooding from Angolan highlands.
- Shallow groundwater at <5 m depth, annually recharged.
- one small oshanas borders the site about 100m away.

#### **Water Quality (2023 Testing):**

- pH: 6.8–7.2
- TDS: 320–450 mg/L

### **7.5.4 Protected Areas Status**

- **Erf 5491/A** lies outside national parks, conservancies, and proclaimed heritage sites.
- No critical biodiversity areas or ecologically sensitive zones are affected by the proposed subdivision and development (MET Screening 2023).
- The portion being subdivided is a dry area, separate from the central wetland on Erf 5491, further minimizing potential ecological impacts.

### **7.5.6 Environmental Sensitivity Assessment**

- Low Sensitivity Areas (5%): Suitable for development with standard mitigation measures.

#### **Recommendation:**

- Development may proceed under EMA Sections 33–34.
- Implementation of the attached Environmental Management Plan (Annexure 7) will mitigate residual impacts.

- All measures align with Namibia's NDP5 environmental targets.

### 7.5.7 Summary of Potential Environmental Sensitivities and Impact

- Screening identified no significant biodiversity or ecological issues that require further investigation.
- The proposed development, comprising a carwash and residential flats, is compatible with regional ecological conditions.
- Development can proceed without the need for full-scale Environmental Impact Assessment, provided recommended mitigation measures are implemented.

## 8 DESCRIPTION OF THE RECEIVING ENVIRONMENT

### 8.1 THE SOCIO-ECONOMIC ENVIRONMENT

Erf 5491/A is situated within Ondangwa Extension 25, a well-established residential area experiencing ongoing urbanization pressures. Ondangwa functions as the commercial and administrative hub of the Oshana Region, providing services and economic opportunities to the surrounding rural hinterlands.

#### Key Demographic Trends (2025):

Indicator	Ondangwa Constituency	Oshana Region	National
Annual Population Growth	2.1%	1.2%	1.4%
Urbanization Level	48%	45%	33%
Dependency Ratio	41%	38%	45%

- The town has seen a steady increase in urban population, with the Ondangwa Extension 25 area reflecting densification and growing demand for both residential and commercial services.
- Household sizes average 4.1 persons, with 53% female-headed households, higher than the national average.
- Youth population under 15 years constitutes 38%, indicating a significant demand for education, housing, and future employment.

### 8.2 ECONOMIC LANDSCAPE

The local economy reflects the interplay of formal employment, informal sector growth, and service-oriented livelihoods:

#### 1. Labor Market Shifts

- Formal employment stands at 58%, slightly above the regional average of 55%.
- Informal sector participation is around 27%, including small-scale retail, informal repairs, and service activities.
- Youth unemployment among 15–35-year-olds remains high at **34%** (NSA 2022).

#### 2. Income Sources

- Wage employment: 47%
- Agricultural and home-based activities: 18%
- Social grants: 12%

#### 3. Poverty Indicators

- Approximately 30% of households are below the national poverty line.
- Gini coefficient in Oshana is 0.58, slightly below the national 0.59, indicating persistent income inequality.

### 8.3 SOCIAL INFRASTRUCTURE

Service provision in Ondangwa Extension 25 reflects improvements relative to broader regional trends:

Service	Ondangwa Extension 25	Oshana Region	National
Piped Water Access	92%	88%	80%
Electricity Connections	67%	59%	32%
Improved Sanitation	58%	50%	49%
Healthcare Access	99% within 10 km	89%	80%
Adult Literacy	89%	85%	89%
Learner-Teacher Ratio	32:1 (primary)	35:1	40:1

- Access to services has improved over the past decade, but demand continues to outpace supply, particularly for electricity and sanitation.
- Educational and healthcare facilities are available within 1–3 km, supporting future residential expansion.

### 8.4 DEVELOPMENT CHALLENGES

#### 8.4.1 Housing Pressures:

- Average household size exceeds 4 persons.
- Growing demand for medium-density housing and affordable serviced erven.

#### 8.4.2 Health and Education:

- Local facilities manage a higher patient-to-doctor ratio (1:850) than the national average but remain stretched.
- Primary and secondary schools face moderate overcrowding with learner-teacher ratios of 32:1.

#### 8.4.3 Economic Opportunities:

- Limited formal employment drives residents toward informal sector livelihoods.
- There is a need for mixed-use developments to generate local employment and support small businesses.

### 8.5 SUMMARY OF SOCIO-ECONOMIC CHARACTERISTICS

The socio-economic profile of Ondangwa Extension 25 highlights the following key points for the proposed development:

#### 1. Population Dynamics

- Steady growth, with 32,200 residents projected in 2025.
- Urban population concentration of 48%, above national average.

**2. Household Structure**

- 53% female-headed households.
- Average household size: 4.1 persons.
- Youth-dominated population: 38% under 15 years.

**3. Employment and Income**

- 58% formal employment; 27% informal sector participation.
- Wage employment remains the main income source (47%), followed by social grants and small-scale agriculture.

**4. Service Access**

- Water: 92%
- Electricity: 67%
- Sanitation: 58%
- Healthcare access: 99% within 10 km

**5. Education**

- Adult literacy: 89%
- Primary school learner-teacher ratio: 32:1

**Conclusion:**

Erf 5491/A is located within a socio-economically active and expanding urban environment. The proposed subdivision and development for a daycare centre and complementary business uses aligns with local needs for early childhood education, small-scale economic activity, and service provision. This contributes to the social and economic development of the surrounding community while reinforcing the strategic role of Ondangwa Extension 25 within the town's broader growth framework.

**9 DEVELOPMENT INTENTION**

The primary intention of this development is to optimally utilize Erf RE/5144 to support both residential and small-scale commercial activity, in line with the growth dynamics of Ondangwa Extension 25 and the town's broader urban development strategy.

**9.1 Subdivision of Erf 5491, Ondangwa Extension 25**

As the client was allocated a specific portion of the public open space by Council Resolution CR129/2025, the client proposes the subdivision of Erf 5491, Ondangwa Extension 25 to create a new, separate erven, namely Erf 5491/A and the Remainder of Erf 5491. This adjustment is necessary to formally and legally excise the allocated portion for cession to the applicant and to ensure the remainder of the public open space is retained by the Council. The subdivision is depicted in Figure 9 below, on Table 2 below.

<b>Current Erf</b>		
Erf Number	Zoning	Size
5491	Public Open Space	54904 m <sup>2</sup>

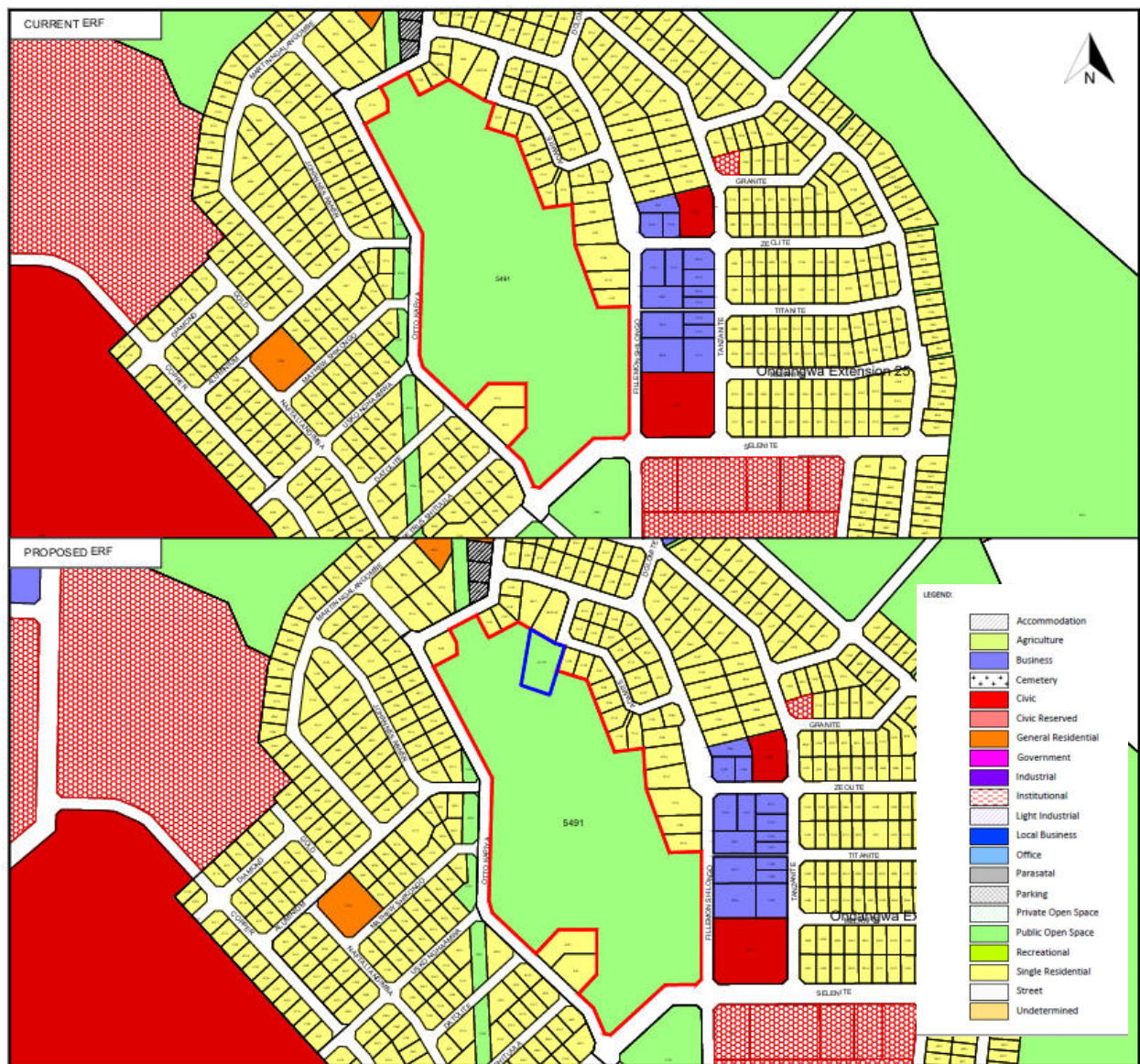


FIGURE 9: SUBDIVISION MAP

Proposed Subdivision		
Erf Number	Zoning	Size
Erf "A"	Public Open Space	1702 m <sup>2</sup>
Remainder/5491	Public Open Space	53202 m <sup>2</sup>

## 9.2 Rezoning and Closure of Public Open Space of Erf A, Ondangwa Extension 25

The purpose of the proposed rezoning is to enable our client to establish a daycare centre and other business buildings on the newly created portion of land, in compliance with the regulations of the Ondangwa Zoning Scheme.

Following the subdivision and subsequent closure of Erf "A", the rezoning of this new erf from its current zoning of "Public Open Space" to "Business" with a bulk of 1.0 is required. This will legally permit the operation of the intended daycare centre, which is classified as a commercial community service under the Scheme.

The proposed change in zoning and bulk is depicted in Table below.

Erf Number	±Area (m <sup>2</sup> )	Current Zoning and Density	Proposed Zoning and Bulk
5491/A	1702 m <sup>2</sup>	Public Open Space	Business with a Bulk of 1.0

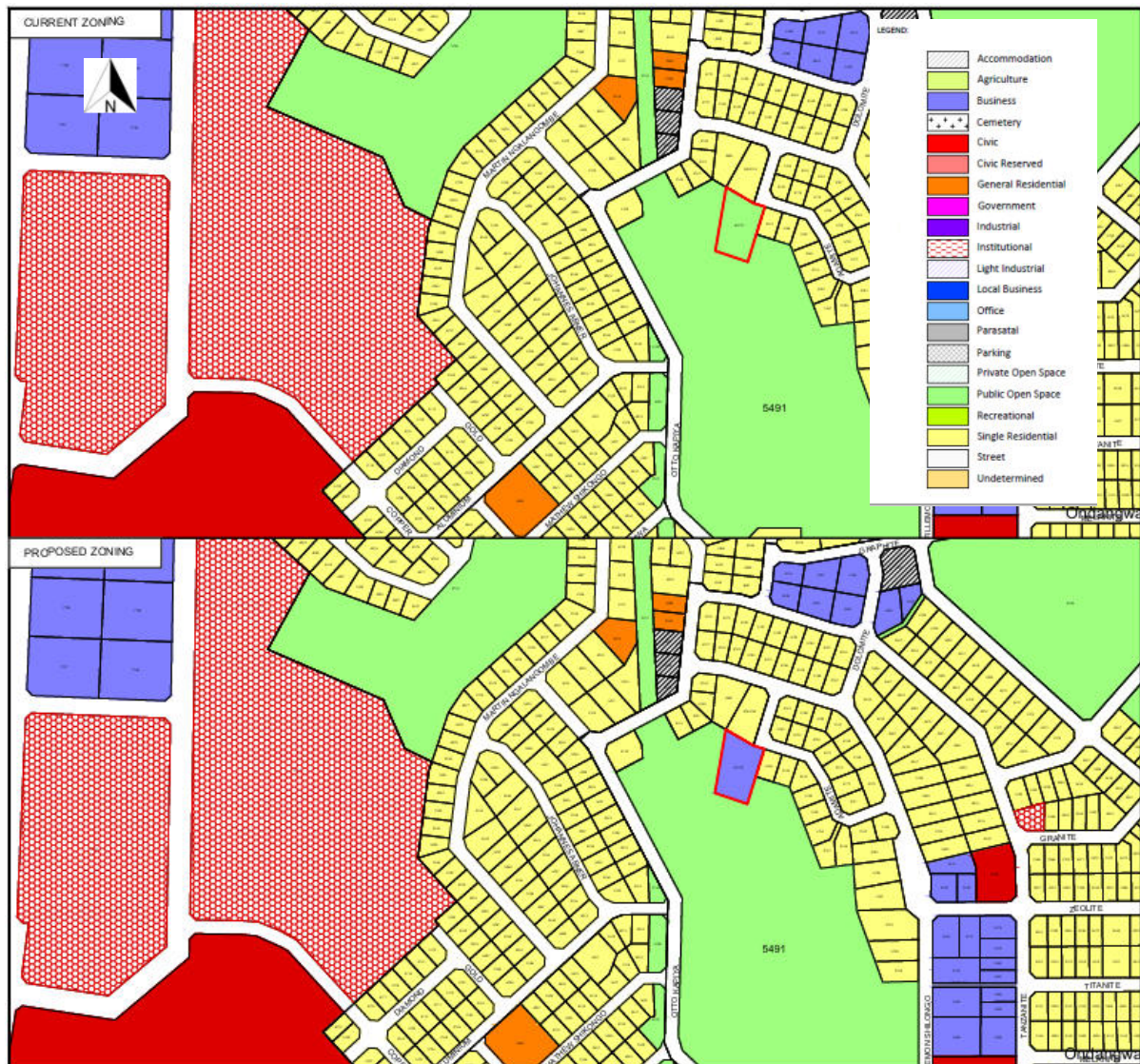


FIGURE 10: REZONING PLAN FOR ERF 5491, ONDANGWA EXTENSION 25

### 9.3 SUMMARY OF POTENTIAL IMPACTS

The proposed development of **Erf 5491/A** carries a range of beneficial socio-economic and environmental impacts, alongside some potential adverse effects that require mitigation:

**Key Benefits:**

- **Economic stimulation:** The establishment of a daycare centre and complementary business uses will create temporary construction jobs and permanent employment opportunities for local caregivers and auxiliary staff, contributing to local economic growth.
- **Provision of serviced land:** The development formalizes land use, providing a secure and properly serviced plot for community-oriented purposes.

- **Community wellbeing:** By offering early childhood education and related services, the project enhances public health, safety, and social welfare in the surrounding neighbourhood.
- **Alignment with urban planning:** The development optimizes underutilized municipal land while integrating seamlessly with existing mixed-use urban patterns.

#### Potential Impacts:

- **Vegetation removal:** Some minor vegetation may be cleared, but the area of interest is a dry portion and does not include the central wetland. Only non-protected species are likely to be affected.
- **Dust and noise:** Construction activities may temporarily impact air quality and generate noise in the immediate vicinity.
- **Traffic increase:** The daycare centre and complementary uses may slightly increase local vehicle movements along Adamite Street and surrounding access roads.
- **Worker health and safety:** Construction and operational activities require adherence to occupational health and safety standards.
- **Hydrological impacts:** The portion to be developed is dry; therefore, impacts on wetlands and floodplains are negligible, provided stormwater is managed according to the EMP.
- **Stormwater and drainage:** Improperly designed drainage could affect runoff patterns, but mitigation measures will ensure safe and efficient stormwater management.

All identified potential impacts will be addressed through careful design, implementation of best-practice mitigation measures, and ongoing monitoring as detailed in the development layout plan and the Environmental Management Plan (EMP).

## 9.4 LAYOUT STRATEGIES

The layout of **Erf 5491/A** has been carefully designed to balance functional land use with environmental and social sensitivities. Key steps included:

- **On-site verification of dry and wetland areas:** The layout was developed following field surveys, confirming that the portion to be subdivided is on the dry northern area and not affected by the small central wetland.
- **Integration with surrounding land uses:** The design ensures that the daycare centre and complementary business uses fit seamlessly within the existing residential and commercial context of Ondiiyala.
- **Accessibility and safety:** The subdivision provides safe pedestrian and vehicular access via Adamite Street, with parking areas and drop-off zones for the daycare centre carefully planned.

### 9.4.1 LAYOUT STRATEGIES DEALING WITH POSITIVE ENVIRONMENTAL IMPACTS

- **Formalized erven and tenure security:** Subdivision and rezoning provide secure and legally recognized land use, preventing informal encroachment and maintaining orderly urban development.
- **Service infrastructure:** Connection to municipal water, electricity, and sewer systems ensures sustainable service delivery and minimizes environmental pollution.
- **Local economic development:** The daycare centre and complementary business uses will generate employment opportunities for local caregivers, support staff, and small-scale suppliers, contributing to the local economy.

- **Optimized land use:** The dry, buildable portion of Erf 5491/A is effectively utilized without impacting the central wetland, preserving ecological features while providing community services.

This layout demonstrates a sustainable and pragmatic approach, balancing environmental protection, social needs, and economic growth while fully leveraging the dry, developable area of Erf 5491/A.

## 9.5 RESIDUAL PROJECT IMPACTS

### 9.5.1 RESIDUAL SOCIAL IMPACTS

- The proposed development on Erf 5491/A involves the construction of a daycare centre and complementary business uses on a currently undeveloped portion of the erf. No existing households are affected, and therefore social disruption is minimal.
- The development will provide community benefits, including access to early childhood education, local employment opportunities, and improved service provision, resulting in a net positive social impact.

### 9.5.2 RESIDUAL ENVIRONMENTAL IMPACT

- **Vegetation Clearance:** The dry portion of Erf 5491/A contains minimal vegetation. Any trees or shrubs present will be assessed for preservation, and landscaping will include indigenous species where possible. No protected vegetation is affected.
- **Construction Impacts:** Construction may generate temporary dust, noise, and minor traffic increases along Adamite Street. These impacts will be mitigated through dust suppression, noise management, controlled working hours, and traffic management as detailed in the Environmental Management Plan (EMP).
- **Stormwater and Hydrology:** As the development is on the dry northern portion, there is no impact on the central wetland area. Minor stormwater management measures, including swales and proper drainage, will prevent runoff-related impacts.
- **Worker Health and Safety:** Health and safety risks associated with construction will be managed through strict adherence to occupational health and safety protocols outlined in the EMP.
- **Waste Management:** Construction and operational waste will be collected and disposed of in accordance with municipal and environmental regulations, ensuring negligible environmental contamination.

Overall, the residual impacts of the proposed development on Erf 5491/A are expected to be minimal, manageable, and largely positive due to the community-oriented nature of the project and the implementation of targeted mitigation measures.

## 10 SUMMARY AND APPLICATION

### 10.1 SUMMARY OF POTENTIAL PROJECT IMPACTS, AVOIDANCE MEASURES AND RESIDUAL IMPACTS

POTENTIAL IMPACT:	MEASURES:			RESIDUAL IMPACTS:
	AVOIDANCE:	MITIGATION:	ENHANCEMENT:	

<p><b>Stimulate local economic development and create employment opportunities:</b></p>			<p>New business erf will satisfy smaller business investor needs.</p> <p>Businesses will render service within the formal economy, employ staff, pay rates and taxes and spend money all within the same economy.</p> <p>Emphasis must be placed on the requirement and employment of local people.</p>	<p><b>Long-Term Positive Impact</b></p>
<p><b>Providing serviced residential erven:</b></p>			<p>The project will lead to a formal and permanent occupation of land, the security of tenure, access to capital and partaking in the economy, and ultimately to wealth creation in the operational phase.</p>	<p><b>Long-Term Positive Impact</b></p>

POTENTIAL IMPACT:	MEASURES:			RESIDUAL IMPACT:
	AVOIDANCE:	MITIGATION:	ENHANCEMENT:	
<p><b>Stimulate the health and wellness:</b></p>			<p><b>THE DEVELOPMENT:</b></p> <p>Provide for flood safe residential erven.</p> <p>Provide for flood-safe water connection.</p> <p>Provide that all services will be on the higher road reserve.</p> <p>Provide for a closed system sewer system, which will prevent pollution during flooding.</p> <p>Provide access to public open space.</p> <p>Provide for pedestrian infrastructure.</p> <p>Provide for business opportunities and is accessible to job opportunities.</p> <p>The development is also situated within walking distance from the town schools and health facilities</p>	<p><b>Long-Term Positive Impact</b></p>

			within Oshakati	
<b>Potential removal of existing trees:</b>	Removal of existing trees	<p>Trees will be accommodated within:</p> <ul style="list-style-type: none"> <li>- Individual erven.</li> <li>- The road alignment, reserve and</li> <li>- Public open space.</li> </ul>		<p><b>Short-Term Impact</b></p> <p>Not all the existing trees can be accommodated in the new layout.</p>

POTENTIAL IMPACT:	MEASURES:			RESIDUAL IMPACTS:
	AVOIDANCE:	MITIGATION:	ENHANCEMENT:	
<b>Potential dust and noise on the construction site:</b>	Avoided potential dust and noise	<p><b>Dust:</b></p> <ul style="list-style-type: none"> <li>• No removal of vegetation or soil on the site except where necessary during the construction phase.</li> </ul> <p><b>Noise:</b></p> <ul style="list-style-type: none"> <li>• Noise will be restricted between 07h00 and 18h00</li> </ul>		<p><b>Moderate potential dust and noise on the construction site.</b></p> <p>Not all the dust and noise can be prevented.</p>
<b>Potential in an increase in traffic during construction phase</b>	Uncontrolled increase in traffic during construction phase	Traffic during the construction phase will be restricted between 07h00 and 18h00		<b>Short-Term potential traffic increase during the construction phase</b>

<p><b>Health and Safety of n workers</b></p>		<p>per construction practices and safety procedures need to be applied.</p>		<p><b>Medium health and safety impact on workers</b></p>
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<p><b>POTENTIAL IMPACT:</b></p>	<p><b>MEASURES:</b></p>			<p><b>RESIDUAL IMPACTS:</b></p>
	<p><b>AVOIDANCE:</b></p>	<p><b>MITIGATION:</b></p>	<p><b>ENHANCEMENT:</b></p>	
<p><b>The Potential impact on the wetland area:</b></p>	<p>Avoid interfering with the biodynamic of the wetland /flood-plain.</p>	<p><b>STRUCTURAL MEASURES:</b>                      The layout stays clear of natural water line.                       Hydrological infrastructure will be used to prevent interference with the natural water flow.                       The sewer system will consist of a closed gravity system, which will pump the sewer to the town's evaporation ponds.   <b>NON-STRUCTURAL MEASURE:</b>                      Areas lower than 941m contour will be zoning as public open space.</p>		<p><b>Moderate risk of impact on the Wetland area</b>                       The two business erven will be filled-in, and the water channel will be formalised.</p>
<p><b>Potential Flooding:</b></p>		<p><b>NON-STRUCTURAL MEASURE:</b>                      Use the natural water flow line and accommodated the topography of the land.</p>		<p><b>Low risk re to flooding the develop</b></p>

		<p><b>STRUCTURAL MEASURES:</b></p> <p>Make use of culverts and bridges through roads.</p> <p>Erven will be filled- in to prevent flooding, and water channel will be formalised.</p>		<p><i>Not all impacts are prevented</i></p>
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## 11 SUMMARY AND APPLICATION

SWIB Trading CC, as the appointed Town Planning authority, hereby submits an application for an Environmental Clearance Certificate (ECC) for the development of Erf 5491/A, a portion of Erf 5491, located in Ondangwa Extension 25 within the Ondangwa Local Authority Area, Oshana Region.

The portion proposed for development, Erf 5491/A (1,702 m<sup>2</sup>), is located on the dry northern section of Erf 5491 and is not affected by the central wetland areas. The proposed development involves the establishment of a daycare centre and complementary business uses, aimed at addressing community needs for early childhood education and supporting local economic activity. The site is undeveloped, with minimal vegetation, and no flood-prone areas or environmentally sensitive features, ensuring limited environmental sensitivities.

This application is submitted in accordance with the **Environmental Management Act, 2007 (Act No. 7 of 2007)** and the **2012 Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012)**. The activity is categorized under:

- **Activity 1(a): Construction of settlements and buildings**
- **Activity 5.1(b): Rezoning and subdivision of land**

An Environmental Clearance Certificate is required to:

- Regularize the proposed land use change from Public Open Space to Community/Business Use for the establishment of a daycare centre and complementary services;
- Ensure compliance with environmental legislation and planning regulations;
- Confirm that mitigation measures for residual impacts (dust, noise, minor traffic, and worker health and safety) are implemented in accordance with the Environmental Management Plan (EMP); and
- Document stakeholder engagement and community consultation processes conducted for this proposal.

The proposed development will optimize underutilized municipal land, provide essential community services, promote local employment, and enhance urban functionality, all while maintaining environmental safeguards and compatibility with surrounding land uses..

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