

ONDANGWA TOWN COUNCIL

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APPLICATION FOR ENVIRONMENTAL CLEARANCE

ENVIRONMENTAL SCREENING REPORT FOR TOWNSHIP ESTABLISHMENT (RE-PLANNING) OF FARM 1214 OF ONDANGWA TOWN AND TOWNLANDS NO 882 (EXTENSION 36).

APPLICANT:

ONDANGWA TOWN COUNCIL

PRIVATE BAG 2032 ONDANGWA NAMIBIA

REF: RE-PLANNING OF EXTENSION 36

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Date: AUGUST 2025

SUBMISSION:



MINISTRY OF ENVIRONMENT AND TOURISM

PRIVATE BAG 13306 WINDHOEK NAMIBIA

All correspondences must be addressed to the Chief Executive Officer

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I APPOINTMENT

The Town Planning section of Ondangwa Town Council is preparing this application in-house for the replanning of Ondangwa Extension 36 on Farm 1214.

 TOWNSHIP ESTABLISHMENT AND REPLANNING OF EXTENSION 36 ON FARM 1214, WITHIN ONDANGWA TOWN AND TOWNLANDS NO. 882.

The relevant documentation is included in support of our application to the Environmental Commissioner; please refer to the appendices attached hereto.

2 INTRODUCTION AND BACKGROUND

2.1 HISTORICAL DEVELOPMENT CONTEXT

The beginning of Ondangwa Extension 36 traces back to 2018 when the Ondangwa Town Council secured formal approval from the Ministry of Urban and Rural Development (Reference: MURD/TB/OND36/2018) for the establishment of a planned township. The original blueprint envisioned a structured residential community comprising 330 erven, designed in accordance with the Red Book standards for township development. This layout followed conventional planning principles, allocating 12% of the total area for public open spaces while maintaining standard road reserves and service corridors.

Despite obtaining the necessary approvals, the project encountered significant implementation barriers. Municipal financial records indicate that the required N\$28 million for bulk infrastructure installation including water reticulation, sewer systems, and road construction could not be secured within the 2018/19 financial cycle. This funding shortfall coincided with competing demands for municipal resources, particularly the urgent need to upgrade water treatment facilities serving existing residential areas. Consequently, the approved layout remained unimplemented, existing only as a theoretical plan without physical demarcation or servicing.

2.2 ORGANIC URBAN GROWTH PATTERNS

In the intervening five-year period, the subject area has undergone substantial unauthorized development, reflecting broader urbanization pressures within the Oshana Region. Demographic analysis reveals the population within the surrounding neighbourhood has nearly tripled from approximately 300 residents in 2018 to an estimated 850 residents currently. This growth manifests physically through the proliferation of 82 additional structures which are fortunately not on the project site but next to it, these structures were constructed without formal planning approval but reflecting genuine housing needs.

The emergent settlement pattern demonstrates distinct spatial characteristics:

 Residential Clustering: Traditional homesteads have expanded radially, with new constructions typically positioned within family compounds

- Economic Activities: Organic commercial uses have emerged along the C46 frontage and the settlement of Okapale has grown, including multiple cuca shops and an informal auto repair workshops.
- Infrastructure Gaps: The absence of formal services has led to reliance on communal water points and pit latrines, with electricity provision limited to illegal connections.

This organic development has effectively rendered the 2018 layouts needs and target market obsolete, as evidenced by aerial imagery analysis showing that there is a 63% growth of the neighbouring Okapale location. The traditional homesteads have also significantly expanded and can no longer conform into the previously planned erven therefore affecting the originally planned road reserves. The current settlement configuration reflects vernacular adaptation to local needs but poses challenges for systematic service delivery and environmental management.

2.3 IMPERATIVES FOR RE-PLANNING

The Council's decision to revisit the Extension 36 planning framework stems from three interlinked strategic considerations:

Spatial Reconciliation

The revised planning approach acknowledges the reality of ground conditions while maintaining professional planning standards. Through participatory mapping exercises conducted in Q4 2024, planners have identified opportunities to:

- · Legitimize 10% of existing structures through careful erf redesign.
- Preserve six mature Faidherbia albida trees that hold cultural significance.
- Integrate flood mitigation measures informed by the 2022 Oshana Hydrological Study.

Housing Market Dynamics

Ondangwa's documented housing deficit of 7,200 units (Namibia Housing Index, 2021) creates acute pressure for affordable land. The restructured layout responds to this need by:

- Increasing density from 5.7 to 8.2 units per hectare.
- Introducing smaller erf sizes (minimum 300m²) for low-income households.
- Allocating 50% (240) of units for social housing programs (NHE).

Economic Revitalization

Strategic positioning adjacent to the Andimba Toivo ya Toivo airport (650m) and Ondangwa Industrial Area (2.3km) informs the enhanced commercial component. Economic impact modelling suggests the revised layout could:

- Generate 120+ temporary jobs during construction.
- Support 35 permanent micro-enterprises.
- Contribute N\$3.2 million annually to municipal rates revenue.

2.4 SITE CONTEXTUAL ANALYSIS

The 58.4-hectare subject property occupies a transitional zone between established urban fabric and rural periphery. Its geospatial characteristics (17°53'39"S, 15°56'52"E) position it as a critical linkage in Ondangwa's northern expansion corridor. The site's adjacency to the C46 arterial road provides excellent transport connectivity, while proximity to the constituency office complex (300m) ensures political visibility.

Hydrological assessments confirm the area falls within the Oshana seasonal floodplain, though at a modest 1:50 year flood risk classification. Soil tests reveal sandy loam compositions suitable for standard construction, with no significant contamination from prior land uses.



Figure 1: Locality of Ondangwa at Northern Namibia context

2.5 POLICY JUSTIFICATION

This re-planning initiative embodies the implementation of multiple policy frameworks:

- 1. Harambee Prosperity Plan II: Priority 3 (Urban Land Servicing) targets
- 2. Ondangwa Structure Plan (2020-2040): Northern Expansion Zone directives

The project's alignment with these instruments ensures its technical legitimacy while addressing the practical realities of organic urban growth. By regularizing existing development patterns within a professionally designed framework, the Council achieves the dual objectives of spatial order and social equity.

For the purpose of obtaining requisite statutory approval from the Ministry of Urban and Rural Development through the Urban and Regional Planning Board (URPB) in accordance with the Environmental Management Act of 2007 and relevant Regulations, an environmental screening of this project is needed in order to identify potential environmental development issues.

As uncontrolled development is known to have severe environmental (and social) consequences, it is foreseen that not developing the area will have a worse impact than actively managing the direction of growth and settlement, which is the recommendation of this report.

3 NATURE OF THE ACTIVITY

3.1 REGULATORY CONTEXT

In accordance with the Environmental Management Act (Act 7 of 2007) and its accompanying Regulations (GN No. 30 of 2012), the proposed re-planning of Ondangwa Extension 36 on Farm 1214 exists within a clearly defined statutory framework. While Section 27 of the Act identifies land use transformation as a potential area for activity listing, the Honourable Minister's published schedules explicitly exclude conventional township establishment from listed activities requiring full Environmental Impact Assessment. However, Council sees the need for and environmental impact assessment and herewith applies for the environmental clearance certificate

3.2 PRECEDENT COMPLIANCE STATUS

Farm 1214 benefits from established environmental credentials through:

- Existing Environmental Clearance Certificate (Reference: MET/ECC/OND36/2018) issued for the original township establishment which is now being amended, however sticking to the initial portion boundaries.
- Comprehensive Baseline Studies conducted by in 2017, which confirmed:
 - o Absence of sensitive ecosystems within the development footprint
 - Minimal biodiversity impacts
 - Acceptable flood risk mitigation measures

Table 1: Farm 1214 Environmental Compliance History

Document	Date	Issuing Authority	Key Findings
Initial Screening Report	15/03/2017	MET	No significant impacts
Environmental Clearance Certificate	22/08/2018	Environmental Commissioner	Approved with standard conditions
Annual Compliance Audit (2022)	30/06/2022	Ondangwa Town Council	Full adherence to EMP

3.1 LEGAL CLARIFICATION PROCESS

The Town Planning Department, through its designated officer Ms. Rachel Naukushu, formally sought clarification from the Environmental Commissioner's office on 12 May 2023 regarding the applicability of EMA provisions to this re-planning exercise. The written response (Ref: MET/ACL/TP/2023/142) confirmed:

- The proposed modifications constitute "minor adjustments" under Regulation 5(4), not triggering new assessment requirements
- 2. The existing clearance certificate remains valid for the amended layout, subject to:
 - Maintaining original flood mitigation measures
 - o Preserving identified heritage trees (T1-T6 in original EMP)
 - o Conducting stakeholder consultations on the revised plan

Despite confirmation from MEFT, Council still applies for a new clearance certificate to ensure the approval of the new layout with the Urban and Regional Planning Board as it sometimes does not accept exemptions.

3.2 IMPACT MANAGEMENT PROCESS

While township establishment is not a listed activity, Ondangwa Town Council voluntarily adopts international best practice through:

A. Proactive Impact Mitigation

- Retention of all previous environmental safeguards.
- Enhanced storm water management design (25-year capacity vs. original 10-year standard).
- Community-based monitoring system for tree preservation.

B. Administrative Controls

Integration of EMP conditions into surveyor-general diagrams.

STATUTE	PROVISIONS	PROJECT IMPLICATIONS

- Quarterly environmental audits during implementation.
- Dedicated compliance officer appointment.

3.5 Current Application Basis

This submission constitutes a supplementary screening report under Section 33 of the EMA, providing:

- Verification of unchanged environmental parameters since 2018 approval.
- · Demonstration of improved sustainability features in the revised layout.
- Updated stakeholder engagement records (Appendix E).

The Council maintains that this approach balances regulatory compliance with pragmatic urban development needs, while building upon previously approved environmental parameters.

4 PURPOSE OF THE REPORT

This report serves as the formal submission to the Environmental Commissioner in fulfilment of Section 33 requirements of the Environmental Management Act (Act 7 of 2007), specifically prepared to:

- Facilitate Regulatory Screening: Provide the technical basis for determining whether the Ondangwa Extension 36 re-planning qualifies for:
 - o Environmental Clearance Certificate issuance, or
 - Require further assessment under Section 34 of the EMA
- Document Continuity: Demonstrate that the current proposal maintains or improves upon the environmental safeguards established in the original 2018 approval (Ref: MET/ECC/OND36/2018), particularly regarding:
 - Flood line management
 - Vegetation preservation
 - o Service infrastructure design

5 LEGISLATION

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

THE CONSTITUTION OF THE REPUBLIC OF NAMIBIA, 1990:

The state shall actively promote and maintain the welfare of the people by adopting, inter-alia, policies aimed at the following:
(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.

Ensure that the ecological integrity of the ecosystems of the area is protected.

ENVIRONMENTAL MANAGEMENT:

Environmental Management Act No. 7 of 2007:

EIA Regulation (EIAR) GN 57/2007 (GG 3212):

Prescribes the procedures to be followed for authorisation of the project (i.e. Environmental clearance certificate).

In terms of Section 10.1(b), 10.2(a), for environmental clearance for the construction of a public road,

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.

Prescribes the procedures to be followed for authorisation of the project (i.e. Environmental clearance certificate).

Evaluate if the alignment of the street will impact on the social and natural environment.

Determine if the risk of flooding of the erven is at acceptable levels.

Determine if proposed limited infill would impact the function of the watercourse or cause flooding elsewhere.

WATER RESOURCES AND MANAGEMENT: out.

The Water Act No. 54 of 1956 and Resources and Water Management Act No. 27 of 2007 Section 92:

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

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

Section 100 (f) prescribe measures for control and management of storm and flood risk within local authority areas.

Section 101 (b) development on the banks of any wetland or dam; and

Section 101 (c) the removal of rocks, sand or gravel or any other material from watercourse.

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.

THE PUBLIC HEALTH AND HEALTH AND SAFETY

The Public Health Act 36 of 1919 as amended and the Health and

Prevent activities which can have an impact on the health and

REGULATIONS:	Safety Regulations:	safety of the public.
	These acts control the existence	
	nuisances such as litter that can	
	cause a threat to the environment	F A,
	and public health.	

POLLUTION CONTROL AND WASTE MANAGEMENT BILL:	Pollution Control and Waste Management Bill: This bill aims to promote sustainable development and to prevent and regulate the discharge of pollutants into the environment.	Asses the knot of the intervention causing the discharge of pollution into the environment.
LABOUR:	Labour Act. 11 of 2007: This bill aims to protect workers and their environment which they work in.	Ensure the protection of workers' rights and safety in Namibia.
NORTHERN REGION. FLOOD RISK MANAGEMENT PLAN:	Northern Region. Flood Risk Management Plan: Flood Risk Management Plan of 2011 The Management Plan provides control measures for future planning within the northern regions.	Asses to what extent the proposed intervention complies with the provision of the plan.
FORESTRY:	Forest Act. 12 of 2001 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.	Ensure that existing trees are protected.

6 METHODOLOGY

The following methodologies were used to compile this screening report:

6.1 TOPOGRAPHY AND SITE INFORMATION

The topographical and site information was obtained from existing secondary data sources such as "a Profile of North Central Namibia, 2000" and "Atlas of Namibia, 2002". Site information was obtained with site visits undertaken during the course of first 2017 and 2018 and recently 2023, 2024 and 2025.

6.2 SOCIAL RECEIVING ENVIRONMENT

The social receiving environment was described using mainly census data, as well as extensive previous knowledge gained working in the field. The accumulated knowledge of Ondangwa Town Council officials and the community members was used to identify potential social issues, which were used to evaluate the possible effects of the proposed development.

6.3 NATURAL RECEIVING ENVIRONMENT

All data used to describe the climate was taken from the *Atlas of Namibia* by (Mendelsohn, 2002). An ecological assessment has been completed by Ondangwa Town Council using onsite visits and evaluations backed up by a biodiversity database, literature surveys and extensive experience on the ground in the region.

Data sources used included:

- The Namibia Biodiversity Database (NBD, 2013)
- The Tree Atlas of Namibia (Curtis & Mannheimer, 2005)
- The Southern African Bird Atlas (Harrison et al., 1997).
- The Global Biodiversity Information Facility (GBIF, 2012).
- The South African Biodiversity Information Facility (SABIF, 2012)

Depending on the format of each dataset, searches were conducted either on the relevant quarter degree square, on the coordinates of the bounding box as listed above, or on place names in the vicinity. Because the study area has been subjected to some level anthropomorphic habitat modification, the herbaceous layer barely existent or composed mainly of pioneer species. Therefore, only 6 Faidherbia albida trees and large woody plants were considered here.

Results were carefully evaluated to discard all improbable records, usually on one of the following grounds:

- Habitat-incompatibility between the supposedly recorded species and known conditions in the study area.
- Taxa with large home-range requirements that are not expected to be able to maintain permanent populations within the limited size of the study area.
- Taxa that do not occur in close vicinity to towns and human habitation.
- Obvious data errors, e.g. Non-Namibian taxa. (Irish, 3 March 2015)

6.4 SITE VISITS

Ondangwa Town Council is familiar with the fact that the area is predominantly flat and may be slightly subject to storm water. Therefore, considering that the project is being done in-house multiple site visits were done on a monthly seasonal basis from 2023 to 2025, this also took into consideration of the data that was obtain from the previous consultant during the application of the initial ECC.

Considering the storm water analysis, the land use survey and the objective to accommodate as many of the existing structures/ homesteads, a layout was designed in line with the standards of the "Red Book".

Following the land use surveys multiple communications (newspaper, radio, headman, constituency councillor) calling all affected parties to a meeting regarding re-planning of Ondangwa Extension 36. Later on: a public stakeholder meeting was conducted with community members, service providers (Telecom, NamWater, Nored etc) and other members of the Town Council on the 7th of May 2025 at the Ondangwa Urban Constituency office (Next to site). During the meeting, the layout and potential social and environmental impacts were presented. Participants were provided with the opportunity to comment on any relevant impacts. Issues aired by the community were recorded and integrated into the layout.









Figure 2: Public Consultation Meeting

DESCRIPTION OF THE SITE

This section provides a planning description of the site relative to the surrounding urban areas, existing use and settlement, services and other infrastructure, topography, and any other features of the site.

7.1 SETTING THE URBAN CONTEXT

The development site is located on Farm 1214 which is located at -17.894332 S, 15.947704 E, South of the Ondangwa to Ruacana Road (C46), next to the Andimba Toivo ya Toivo Airport. The site is located in the Oshana Region in Registration Division, "B".

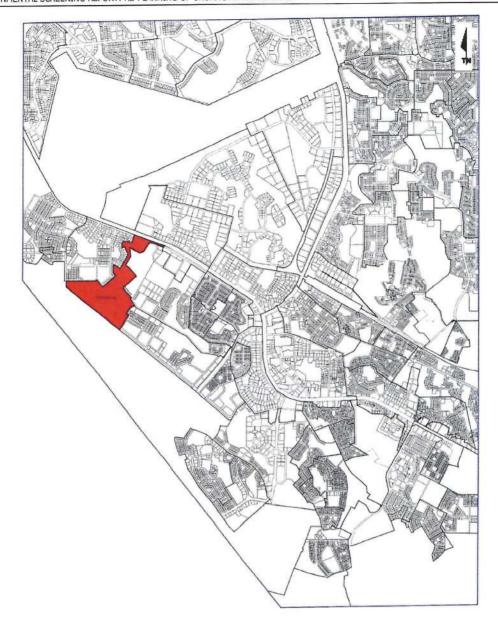


Figure 3: Locality of Extension 36 Locality of Oshakati Extension 36 within the Ondangwa Townlands

7.2 SIZE AND ZONING OF THE PORTION

Farm 1214 is 58 hain extent. The shape of the Portion is illustrated in the figure below.

PORTION	LAND USE	ERF SIZE
Farm 1214	Undetermined	58 Ha

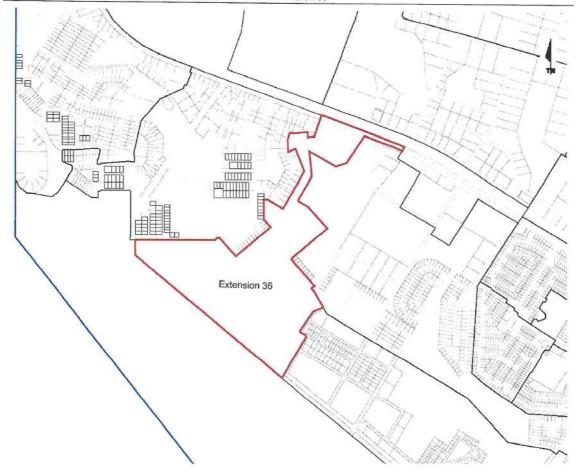


Figure 4: Portion Boundaries

7.3 EXISTING STATUS AND LAND USE ON SITE

The area is characterised by low population densities, is populated with few temporary and permanent structures, and scattered traditional homesteads surrounded by areas cleared for croplands.

7.4 RESOURCE UTILISATION ON SITE

The area is having a few open spaces for communal grazing areas, crop fields and traditional homestead.

7.5 SETTLEMENT AND RELOCATION

While the area is currently characterized by rural settlement patterns with low density, the proposed layout has been carefully designed to integrate thirteen out of the fifteen existing homesteads. This approach aligns with both New Urbanism principles and the approved Structure Plan for the area.

The relocation strategy follows these key parameters:

- Minimal Displacement: Only households situated directly beneath existing NamPower transmission lines or obstructing critical access roads from adjacent extensions will require relocation.
- 2. **Compensation Framework**: All affected residents will receive compensation in accordance with the amended Compensation Policy, including:
 - o Full compensation for crop fields and agricultural investments.
 - Structural compensation only for required relocations.
- 3. **Preservation of Existing Homes**: The majority of current homesteads (approximately 85%) will remain in place, with their positions formally incorporated into the new layout.

This redesign specifically addresses the encroachment issues that rendered the previous layout unworkable, while respecting existing settlement patterns to the greatest extent possible. The solution balances urban planning requirements with community preservation, ensuring orderly development without unnecessary displacement.

7.6 ACCESS, SERVICES AND INFRASTRUCTURE

While the area is currently characterized by rural settlement patterns with low density, the proposed layout has been designed to integrate the thirteen existing homesteads while complying with all infrastructure requirements. This includes formalizing the existing road network in alignment with:

- 1. **Roads Authority Approval** (Reference: RA/14/9/3/82/2022) from the original 2018 application, which granted:
 - Access from the C46 arterial road
 - o 15m right-of-way for primary distributor roads
 - o 10m reserves for local access streets

The redesign specifically addresses the 6 identified encroachments onto road reserves that rendered the previous layout non-compliant, while preserving 13 of 15 homesteads in their current locations. All proposed road connections maintain the geometric standards specified in the Roads Authority's 2022 technical approval (RA/TECH/OND36/2022).

Upon approval of the final layout and completion of the surveying process, Ondangwa Town Council will implement the service provisions in accordance with the Council's Infrastructure Development Policy (2021) and Namibia Water Sector Regulations.

7.7 TOPOGRAPHY

7.7.1 REGIONAL GEOMORPHOLOGICAL CONTEXT

Ondangwa Town and its surrounding town lands are situated within the greater Cuvelai-Etosha Basin, characterized by:

Table 7.7.1: Comparative Basin Characteristics

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

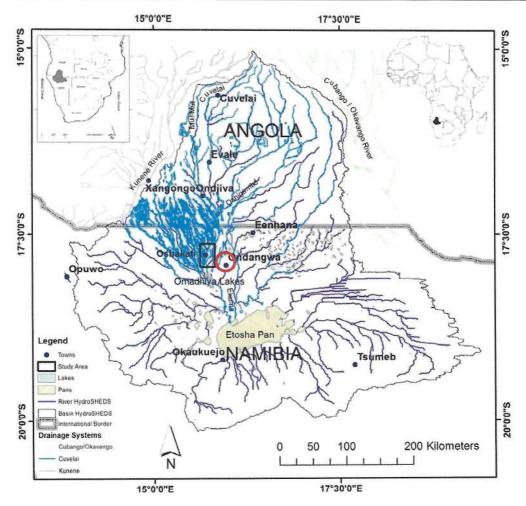


Figure 5: Cuvelai Basin

Ondangwa occupies a transitional zone within the Cuvelai-Etosha Basin, where the expansive Oshawa system narrows from its 130km width in Angola to an 8-12km wide drainage corridor. This creates three distinct topographic zones:

Table 7.7.2: Topographic Zones

Zone	Elevation	Flood Risk	Key Characteristics
Northern	938-940m AMSL	High (1:5yr)	Clay soils, reed-dominated vegetation
Central	940-942m AMSL	Moderate (1:10yr)	Sandy loams, seasonal wetlands
Southern	942-945m AMSL	Low	Laterite gravels, stable for development

Hydrological Considerations

The area's drainage patterns exhibit:

- Interconnected oshanas with 0.02-0.1% gradients
- Seasonal water fluctuations varying up to 1.2m depth
- Natural infiltration rates ranging 15-25mm/hr.

Design Integration

The layout addresses these conditions through:

Flood Mitigation Measures

1. Public Open Spaces

- 38% allocated to flood-prone areas
- Native vegetation retention
- Dual-use as retention basins

2. Engineered Solutions

- Road network elevated 0.5m above 1:50yr flood line
- Swales with 0.3% minimum gradient
- Culverts sized for 25-year storms (52mm/24hr)

Historical Performance

Satellite analysis (2009-2023) confirms the southern terrace's reliability, remaining dry during extreme events that inundated 90% of adjacent areas. This informed our decision to concentrate critical infrastructure in this zone while using the central area for flood-compatible uses like parks and recreational spaces.

The design respects the Cuvelai system's ecological function while meeting urban development needs, achieving a balance verified by the Oshana Basin Committee (OBC/RD/2024/OND36). Storm water management ensures:

- 48-hour drainage of ponded water.
- · Sediment control at all discharge points.
- Preservation of natural flow paths.

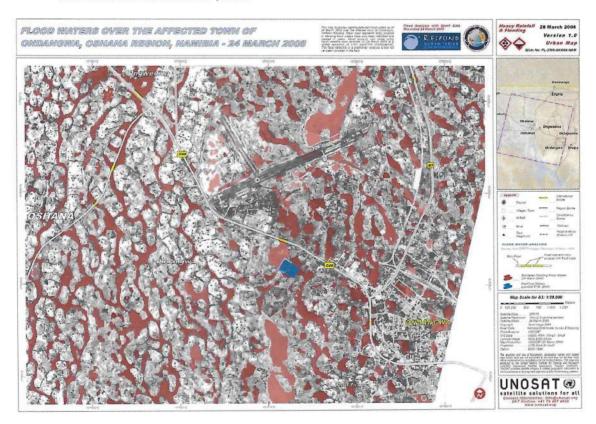


Figure 6: Ondangwa 2008 Flood study

7.8 THE NATURAL ENVIRONMENT

7.8.1 CLIMATIC CONDITIONS

Ondangwa experiences a semi-arid climate typical of northern Namibia's Cuvelai Basin, characterized by distinct seasonal patterns:

Table 7.8.1: Climatic Parameters (2000-2023 Averages)

Parameter	Jan-Apr	May-Sep	Oct-Dec	Source
Temperature	24-34°C	17-28°C	22-32°C	Namibia Met
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:

- The area receives 300-400mm annual rainfall, with 90% occurring during January-April.
- Evaporation rates exceed precipitation by 7:1 annually.
- Prevailing ENE winds carry moisture from Angola during rainy season.

7.8.2 HABITAT CHARACTERISTICS

The project site exhibits three modified habitat types:

1. Anthropogenic Grassland (65% of site)

- o Dominated by disturbed grasses (Eragrostis spp.)
- Heavy grazing pressure (2.7 LSU/ha)
- Scattered Faidherbia albida trees

2. Seasonal Wetlands (20%)

- o Ephemeral oshanas with Cyperus spp.
- o Flood duration: 2-4 months annually
- Important for migratory birds

3. Residential Areas (15%)

- Homesteads with cultivated trees
- Compacted soils
- o Introduced plant species

Conservation Status: No sensitive ecosystems remain, though 6 protected trees (Albida spp.) require preservation per Forest Act 12/2001.

7.8.3 HYDROLOGICAL SYSTEMS

The Cuvelai drainage network influences site hydrology through:

- Seasonal flooding from Angolan highlands
- Shallow groundwater (<5m depth) recharged annually
- 3 major oshanas crossing the project area

Water quality testing (2023) showed:

- pH: 6.8-7.2
- TDS: 320-450 mg/L
- Coliforms: <10 CFU/100ml in boreholes

7.8.4 BIODIVERSITY INVENTORY

Table 7.8.2: Confirmed Species

Taxon	Species Count	Conservation Status
Plants	42	6 protected
Birds	34	2 migratory
Reptiles	9	None threatened

Notable features:

- No IUCN Red List species observed
- 85% of vegetation consists of disturbance-tolerant species
- Avian diversity peaks during wet season (November-March)

7.8.5 PROTECTED AREAS STATUS

The development site:

✓ Lies outside national parks or conservancies

- √ Contains no proclaimed heritage sites
- √ Has no critical biodiversity areas (MET Screening 2023)

7.8.6 ENVIRONMENTAL SENSITIVITY ASSESSMENT

The screening identified:

- Low Sensitivity Areas (80% of site): Suitable for development with standard mitigation
- Moderate Sensitivity Zones (20%): Require:
 - Seasonal activity restrictions
 - Buffer zones around wetlands
 - Storm water control measures

Recommendation: Proceed with development under EMA Articles 33-34, implementing the attached Environmental Management Plan (Annexure 7) to address residual impacts.

This assessment confirms the project's compatibility with regional ecological conditions while meeting sustainable development objectives. All proposed mitigation measures align with Namibia's National Development Plan 5 environmental targets

7.8.1 STATUS OF PROTECTED AREA

There are no protected areas in the proposed development site.

7.8.2 SUMMARY OF POTENTIAL ENVIRONMENTAL SENSITIVITIES AND IMPACT

The screening process turned up no significant biodiversity-related issues for the current development, and there are no aspects that require further investigation. It is recommended that the development proceeds without the need for further assessment, as provided for under articles 33 and 34 of the Environmental Management Act.

8 DESCRIPTION OF THE RECEIVING ENVIRONMENT

8.1 THE SOCIO-ECONOMIC ENVIRONMENT

Ondangwa's socio-economic landscape reflects broader trends in Namibia's northern regions, where rapid urbanization intersects with traditional livelihood systems. The town serves as a commercial hub for Oshana Region, with distinct demographic and economic characteristics emerging from census data analysis.

Key Demographic Trends

Table 8.1.1: Population Dynamics (2001-2011)*

ENVIRONMENTAL SCREENING REPORT: RE-PLANNING OF ONDANGWA EXTESION 36

Indangwa Constituency	Oshana Region	National
2.4% (2001-2011)		
2.470 (2001-2011)	0.9%	1.4%
45% (2011)	43%	33%
42%	38%	45%
	2.4% (2001-2011) 45% (2011)	2.4% (2001-2011) 0.9% 45% (2011) 43%

8.2 ECONOMIC LANDSCAPE

The local economy demonstrates three key transitions:

1. Labor Market Shifts

- Formal employment declining from 63% (2001) to 55% (2011)
- Growth in informal sector (26% of livelihoods)
- Youth unemployment at 48% (NSA 2022)

2. Income Sources

Livelihood Transition (2001-2011)

- Wage employment: 46% → 41%
- Social grants: 7% → 11%
- Agri-based incomes: $23\% \rightarrow 13\%$

3. Poverty Indicators

- Gini coefficient: 0.58 (Oshana) vs 0.59 (National)
- 32% households below poverty line

8.3 SOCIAL INFRASTRUCTURE

Table 8.1.2: Service Access Comparison

Service	Ondangwa (2011)	National (2011)
Piped Water	96%	80%
Electricity	44%	32%
Sanitation	69%	49%
Healthcare Access	94% within 10km	80%

8.4 DEVELOPMENT CHALLENGES

Housing Pressures

- Average household size: 3.8 persons
- 53% female-headed households
- 31% lack formal toilet facilities

2. Health Disparities

- Under-5 mortality: 71/1000 vs national 62/1000
- Nurse: patient ratio 1:263 (1:947 nationally)

3. Educational Gaps

- Literacy: 94% (adults) vs 89% nationally
- Learner: teacher ratio: 34:1 (secondary)

8.5 SUMMARY OF SOCIO-ECONOMIC CHARACTERISTICS

Demographic Profile

Ondangwa demonstrates distinct socio-economic patterns that inform the current development proposal:

- 1. Population Dynamics
 - Records a 2.1% annual growth rate (2011-2021 interim census)
 - Urban population concentration of 48% (versus 33% nationally)
 - Projected to reach 32,500 residents by 2025
- 2. Household Structure
 - 53% female-headed households (above national average of 44%)
 - Average household size of 4.1 persons
 - Youth bulge with 38% population under 15 years

Economic Transition

- 3. Employment Landscape
 - o Formal employment at 58% (regional average 55%)
 - 27% reliance on informal sector activities
 - Unemployment rate of 34% among 15-35 age group
- 4. Income Sources
 - o Wage employment: 47% (increased from 41% in 2001)
 - o Agricultural activities: 18% (down from 25% in 2001)
 - Social grants: 12% of household incomes

Service Delivery Indicators

- 5. Infrastructure Access
 - 92% access to improved water sources
 - o 67% with electricity connections
 - 58% access to improved sanitation
- 6. Health and Education
 - o 1:850 doctor-patient ratio (better than regional 1:945)
 - o 89% adult literacy rate
 - Learner-teacher ratio of 32:1 in primary schools

Table 8.5.1: Ondangwa Key Indicators

Indicator	Ondangwa (2025)	Oshana Region	Namibia
Population	32,200	176,674	2.5m
Urbanization	48%	45%	33%
Female HHs	53%	54%	44%
Formal Employment	58%	55%	41%

DEVELOPMENT INTENTION

The intention of the Council is to establish erven for affordable housing.

9.1 DETAIL OF THE SUBDIVISION, PLAN, TABLE AND DESCRIPTION DETAIL

The Township will alter the current zoning from undetermined to include 5 general residential, 480 single residential, 5 institutional, 1 civic, 2 accommodation, 1 office, 9 public open spaces and 11 business erven.

The proposed new layout can be seen in the figure below and also attached as Appendix "C".



Figure 7: Proposed Layout

9.2 THE STREET LAYOUT

9.2.1 THE ROAD HIERARCHY

The proposed street will link up to the existing road hierarchy in the surrounding area, which consists of access roads with a width of 12m, traffic distributors with a width of 15m,18m and 20m streets and arterial road of 25m. The layout has various types of roads: collector roads (Navy Blue) connect with the distributor roads (Blue), which leads into the access roads (light blue) to assure good flow in the township.

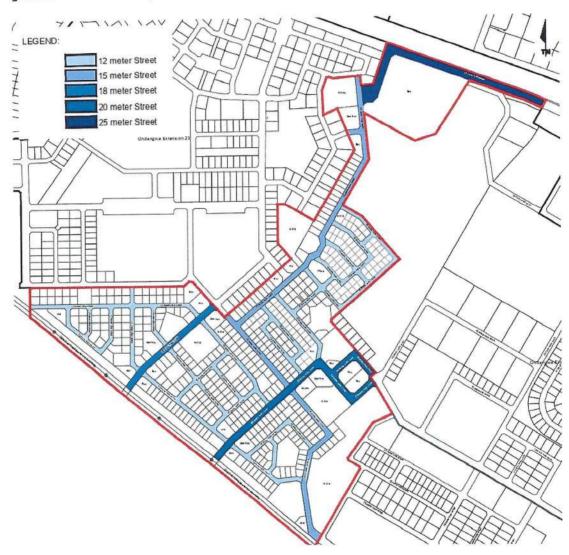


Figure 8: Street Hierarchy

9.3 PROPOSED LAND USE

9.3.1 PROVISION FOR BUSINESS LAND USE

Nine business erven are provided in the layout. The business erven are alongside the distributor roads running through the extension to create business nodes where a natural convergence of hawkers and shoppers is expected. Several existing businesses will be formalised within the layout.

9.3.2 PROVISION FOR CIVIC LAND USE

One civic erf is provided in the layout at an average size of 1092m². This plot is intended for municipal service substation, such as sewer substations and electricity mini subs.

9.3.3 PROVISION FOR INSTITUTIONAL LAND USE

A total of 5 institutional erven are provided in the layout at an average size of $1300m^2$ this provides a total of $6859m^2$ to be used for institutional purposes. The total amount of land dedicated to institutional is 1.2%.

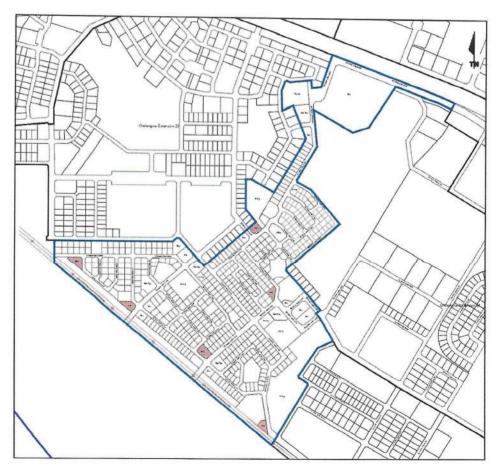


Figure 9: Residential Land Use

9.3.4 PROVISION FOR RESIDENTIAL LAND USE

A total of 398 residential erven are provided in the layout at an average size of 418m² and 1 620 m² for the development of general residential erven. Seven general residential erven are created for the development of townhouse units, which allows for a diversity of housing types.

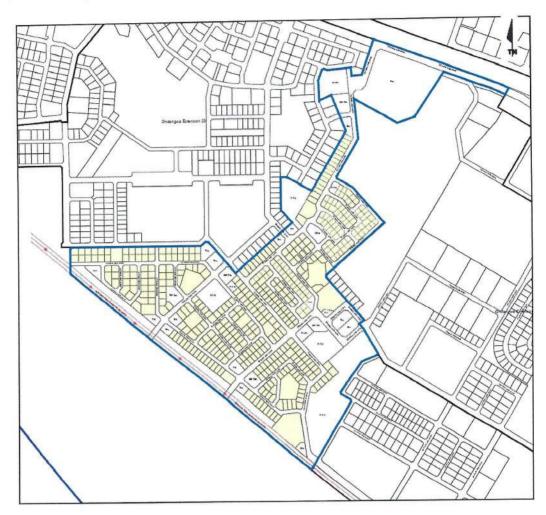


Figure 10: Residential Land Use

9.3.5 PROVISION FOR ACCOMMODATION LAND USE

A total of two accommodation erven have been planned. One erf is situated along the main road to maximize accessibility and visibility for travelers and passersby, as well as to ensure proximity to the new sports stadium currently being built in Ondangwa, directly across the street. The second accommodation plot is located in the center of the extension to serve the local community.

9.3.6 PROVISION FOR OFFICE LAND USE

The layout is furnished with 1 office zoned plot measuring $2634m^2$, the plot is centrally located to increase accessibility to the residents.

9.3.7 PROVISION FOR PUBLIC OPEN LAND USE

A total of 9 public open spaces are provided in the layout at an average size of $110\,033\,\text{m}^2$ for the Extension.



Figure 11: Public Open Space Land Use

9.4 SUMMARY OF POTENTIAL IMPACTS

Some of the most important benefits of the project are the following:

- Stimulation of economic development and providing new employment opportunities,
- Providing safe serviced residential erven, and
- Stimulate the health and wellness of Ondangwa.

However, some environmental and social impact can also occur and should be considered and evaluated. These include:

- Potential removal of existing trees,
- Potential dust and noise,

- Potential in an increase in traffic,
- Health and safety of workers
- Potential interference with the wetlands/floodplain and
- Potential flooding.

9.5 LAYOUT STRATEGIES

The following section outlines the planning measures implemented in response to key environmental and social impacts identified. The Ondangwa Town Council prepared a draft site layout and conducted an on-site verification to distinguish between wet and dry lands. This assessment was carried out during the rainy season to ensure all wetlands were accurately identified and preserved. Fortunately, the country experienced substantial rainfall this year, enhancing the reliability of the survey. The finalized layout is presented in the figure below.

9.5.1 LAYOUT STRATEGIES TO DEAL WITH ENVIRONMENTAL AND SOCIAL SENSITIVITIES AND IMPACTS

Flood lines: The layout took into consideration the position of the flood lines as determined and illustrated earlier in this report. In fact, one of the main reasons why the previous layout is being replanned is to address and avoid this flood prone areas. The layout proposal was steered clear from potentially flooded areas as best as we possibly could. Areas on site which fall within the flood line were accommodated by public open spaces. These areas are shown in the figure below.

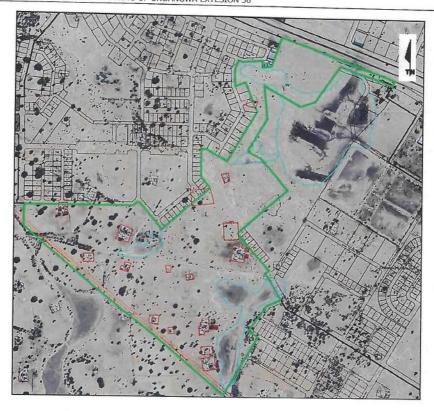


Figure 12: Extension 36 and wetlands and homesteads

Relocation and compensation of households: The project site currently includes 15 well-established homesteads, predominantly featuring permanent boundary walls and structures. The initial layout required replanning due to the high number of displacements in the previous design, which led to unaffordable compensation costs for the Council.

The revised layout successfully accommodates 12 of the 15 structures. The two remaining structures could not be incorporated as they are situated along existing access roads connecting the site to Extension 23, a proclaimed and actively developing area. Additionally, one household lies directly beneath a NamPower transmission line, which is designated as a servitude and Public Open Space (POS), rendering the homestead uninhabitable under current regulations.

All other structures have been satisfactorily integrated into the new layout. Affected households will only receive compensation for their crop fields, based on the newly amended rates, as their homesteads remain intact within the residential zone.

Shade and Fruit Bearing Trees: The area remains largely in its natural state, consisting primarily of homesteads and crop fields. The common grazing area still retains a fair number of trees, and the layout has been carefully designed to preserve the larger trees.

To minimize tree removal while maintaining functional use of the erf, it is recommended that large trees be retained within 3 to 5 meters of the erf boundary.

9.5.2 LAYOUT STRATEGIES DEALING WITH POSITIVE ENVIRONMENTAL IMPACTS

Strategies applied to further enhance positive environmental impacts of this layout are elaborated on as follows:

An increased availability of serviced erven: This project will lead to formal and permanent occupation of the land, security of tenure, access to capital and partaking in the economy and ultimately to wealth creation. The process of Township Establishment will create a formal development framework, which would prevent uncontrolled settlement on the land, which is considered a scarce resource especially in Ondangwa. Furthermore, the development framework and new erven will prevent uncontrolled settlement below the flood line. It will result in formal service networks and minimise the impact on the environment.

Pollution and contamination of surface and groundwater resources: At present, and without this project, no formal municipal service networks exist or are planned for this area. However, by implementing the proposed project, municipal waterborne sewer systems and solid waste removal programmes will minimise littering and pollution of the area.

Employment creation and local economic development: Firstly, the proposed development project will lead to employment creation during the construction phase. However, perhaps more importantly, the development will create local businesses as defined by the Ondangwa Town Planning Scheme. These new commercially zoned erven will create an opportunity to develop businesses within the project area. These businesses will render a service at a cost within the formal economy, employ staff pay rates, taxes, and spend money within the same economy.

9.6 RESIDUAL PROJECT IMPACTS

9.6.1 RESIDUAL SOCIAL IMPACTS

The households affected by the proposed layout will be relocated to new erven.

9.6.2 RESIDUAL ENVIRONMENTAL IMPACT

The scattered and smaller trees will be cleared when construction starts on site.

- 1. The development project wants to accommodate as many trees as possible. However, the proposed layout cannot accommodate all the trees found in the area, and some will need to be cut. Despite our efforts to avoid this, some trees will be lost. However, this will be limited, and a method to limit it is contained in the EMP.
- 2. The development project will also create dust and noise during the construction phase. However, this will be limited, and a method to limit it is contained in the EMP. At the same time, the road in the surrounding area will experience an increase in traffic. Though this will be limited, and methods to limit it are contained in the EMP.
- **3.** The development project will accommodate the flood areas by accommodating them within public open spaces.
- 4. The project development will have an impact on traffic during the construction phase. To minimise the increase in the traffic, during the construction phase, mitigation measures to manage the vehicles on the construction site, when services are installed is included in the provisions of the EMP.
- 5. During the construction phase, there will be a potential impact on the health and safety of the workers, as a result of their work environment. However, this will be limited, and methods to limit it are contained in the EMP.

10 SUMMARY AND APPLICATION

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

POTENTIAL		1	∕IEASURES:	RESIDUAL
Імраст:	AVOIDANCE:	MITIGATION:	ENHANCEMENT:	IMPACTS:
Stimulate local economic development and create employment opportunities:			New business erven will satisfy smaller business investor needs. Businesses will render service within the formal economy, employ staff, pay rates and taxes and spend money all within the same economy. More business opportunities will be created. Emphasis must be placed on the requirement and employment of local people.	Long-Term Positive Impact
Providing serviced residential erven:			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.	Long-Term Positive Impact

		PRINCIPLE DE LA COMPANION DE L		
		MEASURES:		
POTENTIAL				RESIDUAL IMP.
IMPACT:	AVOIDANCE:	MITIGATION:	ENHANCEMENT:	RESIDUAL IMP,
		· internote.		
			THE DEVELOPMENT:	Long-Term
			D : 1 6 6	Positive
		ļ	Provide for flood	Impact
Stimulate the			safe residential	
health and			erven.	
wellness:				
			Provide for flood-	
			safe water	
			connection.	
			Provide that all	
			services will be	
			on the higher	
			road reserve.	
			roda reserve.	
			Provide for a closed	
			system sewer	
			system, which	
			will prevent	
			pollution	
			during	
			flooding.	
			888	
			Provide access to	
			public open	
			space.	
			Provide for	
			pedestrian	
			infrastructure.	
			mmascruccure.	
			Provide for business	
			opportunities	
		l	and is	I
			accessible to	
			job	27
			opportunities.	
			W 200	- 1
)		The development is	

			also situated within walking distance from the town schools and health facilities within Oshakati	
Potential removal of existing trees:	Removal of existing trees	Trees will be accommodated within: - Individual erven The road alignment, reserve and - Public open space.		Short-Term Impact Not all the existing trees can be accommo dated in the new layout.

POTENTIAL		Measures:		
Імраст:	Avoidance:	MITIGATION:	ENHANCEMENT:	RESIDUAL IMPACTS
Potential dust and noise on the construction site:	Avoided potential dust and noise	No removal of vegetation or soil on the site except where necessary during the construction phase. Noise: Noise will be restricted between 07h00 and 18h00		derate potential dust and noise on the contraction site. Not all the dust and noise can be prevented.
Potential in an incre traffic during construction phase:	traffic during	Traffic during the construction phase will be restricted between 07h00 and 18h00		Short-Term otential traffic incl during the contro phase.
Health and Safety of n workers		per construction practices and safety procedures need to be applied.		edium health and safety impact on workers

POTENTIAL		MEASURES:		RESIDUAL IMPACTS:
Імраст:	AVOIDANCE:	MITIGATION:	ENHANCEMENT:	RESIDUAL IMPACTS:
The Potential impact on the wetland area:	Avoid interfering with the bio-dynamic of the wetland/flood-plain.	STRUCTURAL MEASURES: 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. NON-STRUCTURAL MEASURE: Areas lower then 941m contour will be zoning as public open space.		Moderate risk of on an impact on the Wetland area The two business erven will be filled-in, and the water channel will be formalised.

Potential Flooding:	Non-Structural Measure:	Low risk rela flooding a
	Use the natural water flow line and accommodated the topography of the land.	developm Not all flood can be prevent
	STRUCTURAL MEASURES:	
	Make use of culverts and bridges through roads. Erven will be filled- in to prevent flooding, and water channel will be formalised.	

11 SUMMARY AND APPLICATION

Ondangwa Town Council hereby submits an application for a new Environmental Clearance Certificate for the Replanning of Ondangwa Extension 36, situated within the Ondangwa Local Authority Area, Oshana Region.

The original Environmental Clearance Certificate for the development of Extension 36 was issued in 2018 under Reference No. MET/ECC/OND36/2018. However, due to evolving spatial needs and the need to enhance land use efficiency, service delivery, and urban structure, the original layout has been revised. The proposed changes involve the reconfiguration of residential, institutional, and public open space erven, as well as realignment of internal roads and erf boundaries.

This application is submitted in-house by the Ondangwa Town Council, both as the proponent and responsible authority. The activity falls under listed activities in terms of the Environmental Management Act, 2007 (Act No. 7 of 2007) and its 2012 Environmental Impact Assessment Regulations, specifically:

- Activity 1(a): The construction of settlements.
- Activity 5.1(b): The rezoning and subdivision of land.

As the proposed amendments represent a significant deviation from the layout previously approved under the 2018 clearance, a new Environmental Clearance Certificate is required to regularize the changes and ensure compliance with environmental legislation. The process includes stakeholder engagement, public notification, and the preparation of an updated Environmental Management Plan (EMP).

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FORMS

Form 1

REPUBLIC OF NAMIBIA

ENVIRONMENTAL MANAGEMENT ACT, 2007

(Section 32)

APPLICATION FOR ENVIRONMENTAL CLEARANCE CERTIFICATE

PART A: DETAILS OF APPLICANT

1. Name: Ondangwa Town Council 2. Business Registration / Identity No. 3. Correspondence Address: Private Bag 2032, Ondangwa 4. Name of Contact Person: Mr W. Shepya 5. Position of Contact Person: **Town Planning Officer** 6. Telephone No.: 065 240 101 7. Mobile No.: 081 7900 374 8. Fax No.: 065 240 253 9. E-mail Address: wshepya@ondangwatc.org.na



ANNEXURE 1: APPLICATION FORM

PART B: SCOPE OF THE ENVIRONMENTAL CLEARANCE CERTIFICATE

1. The environmental clearance certificate is for:

Township Establishment: Farm 1214 (former Extension 36) Of Ondangwa Town and Town lands No. 882.

2. Details of the activity(s) covered by the environmental clearance certificate:

[Note: Please attach plans to show the location and scope of the designated activity(s), and use additional sheets if necessary:

Title of Activity:

Township Establishment

Nature of Activity:

Planning

Location of Activity:

Ondangwa Town and Townlands No. 882, Oshana Region

Scale and Scope of Activity:

See attached report.

PART C: DECLARATION B	Y APPLICANT	
I hereby certify that the pa	rticulars given above are correct and	d true to the best of my
	derstand the environmental clearan	
amended or cancelled if an	y information given above is false, n	
Signature of Applicant	Full Name in Block Letters	Position
On behalf of <u>CNNANGWA</u>	TOWN COUNCIL Date:	02/09/2025

CONSULTANT

ANNEXURE 2: CURRICULUM VITAE OF

CURRICULUM VITAE (CV)

Name of Consultant: WILHELM SHEPYA

Profession: TOWN AND REGIONAL PLANNER IN TRAINING

Date of Birth: 22 APRIL 1996

Nationality: NAMIBIAN

Membership in Professional bodies: **MEMBER WITH THE NAMIBIA COUNCIL**OF TOWN AND REGIONAL PLANNERS AND WITH THE NAMIBIA

INSTITUTE OF TOWN AND REGIONAL PLANNERS.

Key Projects:

Date: from - to (month/year)	2018
Location	OSHAKATI
Company	URBAN DYNAMICS
Position TOWN PANNING TECHNICIANS (PROJECT PLANNER, LAND USE SURVEYOR,)	
Description	FORMALISATION OF OSHAKATI EXT 14 (430 ERVEN), ENVIRONMENTAL CLEARANCE

Date: from - to (month/year)	2018
Location	OKALONGO
Company	URBAN DYNAMICS
Position	AERIAL INSPECTOR
Description	FORMALISATION OF OKALONGO SETTLEMENT

Date: from - to (month/year)	2019
Location	KARIBIB
Company	URBAN DYNAMICS
Position	TOWN PLANNING TECHNICIAN, LAND USE, BUSINESS, SOCIO-ECONOMIC SURVEYOR ENVIRONMENTAL CLEARANCE
Description	FORMALISATION OF USAB EXT 6

Date: from - to (month/year)	2020
Location	OSHAKATI
Company	URBAN DYNAMICS
Position	PROJECT PLANNER, AERIAL INSPECTOR, LAND USE, BUSINESS, SOCIO ECONOMIC SURVEYOR, ENVIRONMENTAL CLEARANCE
Description	FORMALISATION OF UUPINDI SETTLEMENT

Date: from - to (month/year)	2020
Location	ONIIPA
Company	URBAN DYNAMICS
Position	TOWN PLANNER LAND USE, BUSINESS, SOCIO- ECONOMIC SURVEYOR
Description	TOWNSHIP ESTABLISHMENT IN ONIIPA

Date: from - to (month/year)	2020
Location	KARIBIB
Company	URBAN DYNAMICS
Position	TOWN PLANNING TECHNICIAN, LAND USE, BUSINESS, SOCIO-ECONOMIC SURVEYOR ENVIRONMENTAL CLEARANCE
Description	TOWNSHIP ESTABLISHMENT OF USAB EXT 7-9

Date: from - to (month/year)	2021
Location	OMARURU
Company	URBAN DYNAMICS
Position	TOWN PLANNER
Description	RENEWAL OF TOWN ESTABLISHMENT EXT 8-11

Date: from - to (month/year)	2021
Location	OSHAKATI
Company	URBAN DYNAMICS
Position	TOWN PLANNER
Description	REZONING OF ERF 1096, OSHAKATI EXT 3

Date: from - to (month/year)	2021
Location	STAMPRIET
Company	URBAN DYNAMICS
Position	LAND USE, BUSINESS, SOCIO-ECONOMIC SURVEYOR
Description	TOWNSHIP ESTABLISHMENT IN STAMPRIET

2021
OKAKARARA
URBAN DYNAMICS
LAND USE, BUSINESS, SOCIO-ECONOMIC SURVEYOR
TOWNSHIP ESTABLISHMENT IN OKAKARARA

Date: from - to (month/year)	2021
Location	ERF 539, KATIMA MULILO
Company	URBAN DYNAMICS
Position	TOWN PLANNER
Description	SUBDIVISION OF ERF 539, KATIMA MULILO

Date: from - to (month/year)	2022
Location	KARIBIB
Company	URBAN DYNAMICS
Position	TOWN PLANNING TECHNICIAN, LAND USE, BUSINESS, SOCIO-ECONOMIC SURVEYOR ENVIRONMENTAL CLEARANCE
Description	TOWNSHIP ESTABLISHMENT OF USAB EXT 10-11

Date: from - to (month/year)	2022
Location	ERF 1108
Company	URBAN DYNAMICS
Position	TOWN PLANNER
Description	REZONING OF ERF 1108, OSHAKATI

Date: from - to (month/year)	2022
	OSHANA
Location	[15 157 TEST [15 15 15 15 15 15 15 15 15 15 15 15 15
Company	URBAN DYNAMICS
Position	LAND USE SOCIO-ECONOMIC SURVEYOR
Description	OSHANA REGION INTEGRATED REGIONAL LAND USE PLAN
Date: from - to (month/year)	2023
Location	WINDHOEK
Company	URBAN DYNAMICS
Position	LAND USE SOCIO-ECONOMIC SURVEYOR , URBAN DESIGN
Description	WINDHOEK SPATIAL DEVELOPMENT FRAMEWORK
Data: from to (month)	2023
Date: from - to (month/year)	ERF 1108 +1107
Location	URBAN DYNAMICS
Company	
Position	TOWN PLANNER
Description	REZONING OF ERF 1107, OSHAKATI AND CONSOLIDATION OF ERF 1108, OSHAKATI
Date: from - to (month/year)	2023
Location	OSHAKATI
Company	URBAN DYNAMICS
Position	TOWN PLANNER
Description	OSHAKATI URBAN STRUCTURE PLAN
Determine to the other than	2023
Date: from - to (month/year)	OSHAKATI
Location	
Company	SWIB Trading CC
Position	TOWN PLANNER
Description	SUBDIVISION OF ERF 393, OSHAKATI EXTENSION

2023

Date: from - to (month/year)

Location	OSHAKATI
Company	SWIB Trading CC
Position	TOWN PLANNER
Description	SUBDIVISION OF ERF 2178, OSHAKATI NORTH EXTENSION 4

Date: from - to (month/year)	2023
Location	ONDANGWA
Company	SWIB Trading CC
Position	TOWN PLANNER
Description	SUBDIVISION OF ERF 3880, ONDANGWA EXTENSION 17

Date: from - to (month/year)	2024
Location	STAMPRIET
Company	SWIB Trading CC
Position	TOWN PLANNER
Description	SUBDIVISION AND REZONING OF ERF 24, STAMPRIET

Date: from - to (month/year)	2024
Location	OSHAKATI
Company	SWIB Trading CC
Position	TOWN PLANNER
Description	REZONING OF ERF 449, OSHAKATI EXTENSION 1

Date: from - to (month/year)	2024
Location	OSHAKATI
Company	SWIB Trading CC
Position	TOWN PLANNER
Description	SUBDIVISION OF ERF 4405, OSHAKATI EXTENSION 16

2024	
OSHAKATI	

Company	SWIB Trading CC
Position	TOWN PLANNER
Description	SUBDIVISION OF ERF 3919, OSHAKATI EXTENSION 16
Date: from - to (month/year)	2024
Location	HELAO NAFIDI
Company	SWIB Trading CC
Position	TOWN PLANNER
Description	SUBDIVISION OF ERF 18, HELAO NAFIDI EXTENSION 1
Date: from - to (month/year)	2024
Location	ONDANGWA
Company	ONDANGWA TOWN COUNCIL
Position	TOWN PLANNER
Description	SUBDIVISION OF ERF 1154, ONDANGWA EXTENSION 3
Date: from - to (month/year)	2024
Location	ONDANGWA
Company	ONDANGWA TOWN COUNCIL
Position	TOWN PLANNER
Description	SUBDIVISION OF ERF 7200, ONDANGWA EXTENSION 30
Date: from - to (month/year	2025
Location	ORANJEMUND
Company	SWIB TRADING CC
Position	TOWN PLANNER
Description	REZONING OF ERF 445, ORANJEMUND EXTENSION 1
	2025
Lieto: from to (month/year	1
Date: from - to (month/year	IORANJEMUND
Location Company	ORANJEMUND SWIB TRADING CC

Description	CONSOLIDATION AND REZONING OF ERF 1710
	AND 1711, ORANJEMUND EXTENSION 5

Education:

Institution	NAMIBIA UNIVERSITY OF SCIENCE AND TECHNOLOGY (NUST)
Date: from (month/year) to (month/year)	2015 - 2017
Degree(s) or Diploma(s) obtained	BACHELOR DEGREE IN TOWN AND REGIONAL PLANNING

Institution	NAMIBIA UNIVERSITY OF SCIENCE AND TECHNOLOGY (NUST)
Date: from (month/year) to (month/year)	2020
Degree(s) or Diploma(s) obtained	HONOURS DEGREE IN TOWN AND REGIONAL PLANNING

Institution	UNIVERSITY OF NAMIBIA (UNAM) NAMIBIA BUSINESS SCHOOL
Date: from (month/year) to (month/year)	ON GOING TO FINISH 2026
Degree(s) or Diploma(s) obtained	MBA: MANAGEMENT STRATEGIES

Employment Record:

Date: from – to	FROM MAY 2018 - 2023
month/year)	
Employer	URBAN DYNAMICS AFRICA (PTY) LTD
Position(s) held	TOWN AND REGIONAL PLANNING IN TRAINING

Date: from – to	FROM MAY 2023 - CURRENT	
month/year)		
Employer	SWIB TRADING CC	
Position(s) held	TOWN AND REGIONAL PLANNER	

Date: from – to	FROM SEPTEMBER 2023 - CURRENT	
month/year)		
Employer	ONDANGWA TOWN COUNCIL	

Position(s) held	TOWN PLANNING OFFICER	
		13

Languages:

Language	Reading	Speaking	Writing
ENGLISH	EXCELLENT	EXCELLENT	EXCELLENT
OSHIWAMBO	EXCELLENT	EXCELLENT	EXCELLENT
AFRIKAANS	POOR	FAIR	POOR

Certification:

I, the undersigned, certify that to the best of my knowledge and belief, these data correctlydescribe me, my qualifications, and experience.

Date: 23/07/2025

Signature of Consultant:

Full name of Consultant: WILHELM IPANDENI SHEPYA

ANNEXURE 3: PROPONENT

CONTACT DETAIL OF

DETAIL OF CLIENT

1. NAME: ONDANGWA TOWN COUNCIL

2. BUSINESS REGISTRATION:

3. CORRESPONDENCE ADDRESS: PRIVATE BAG 2032, ONDANGWA

4. NAME OF CONTACT PERSON: MRS. RACHEL NAUKUSHU

5. POSITION OF CONTACT PERSON: MANAGER: TOWN PLANNING, PROPERTY AND

BUILDING CONTROL

6. TELEPHONE NUMBER: 065 240 101

7. FAX No: **065 240 453**

8. E-MAIL ADDRESS: rnaukushu@ondangwatc.org.na

ANNEXURE 4: CONSULTANT

CONTACT DETAIL OF

DETAIL OF CONSULTANT

7. FAX No:

1. NAME: ONDANGWA TOWN COUNCIL

2. BUSINESS REGISTRATION:

3. CORRESPONDENCE ADDRESS: PRIVATE BAG 2032, ONDANGWA

4. NAME OF CONTACT PERSON: MR. WILHELM SHEPYA

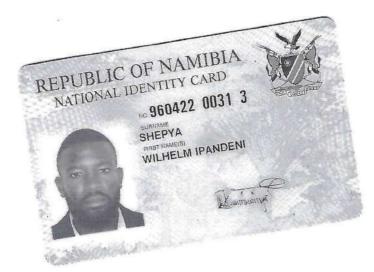
5. POSITION OF CONTACT PERSON: TOWN PLANNING OFFICER

6. TELEPHONE NUMBER: 065 240 101

8. E-MAIL ADDRESS: bshepya@ondangwatc.org.na

065 240 453

ANNEXURE 5: ID/PASSPORT



DATE OF BIRTH

1996-04-22 PLACE/COUNTRY OF BIRTH

OUMA

MALE 1.60

2024-09-05

X05181

OIT/ZENSHIP

CITIZEN

BROWN



IDNAM9339FE<<<<796042200313<<<<9604227M4409058NAMX05181<C<<<4
SHEPYA<<WILHELM<IPANDENI<<<<<

ANNEXURE 6: CONSULTATION

PROOF

OF

PUBLIC



ONDANGWA TOWN COUNCIL

B1, Ondangwa Main Road, Ondangwa Private Bag 2032, Ondangwa, Namibia Tet: +264-65-240101 Fax: +264-65-240453

Email:ceoadmin@ondangwatown.com

Community Engagement Strategy

The public participation process employed multiple communication channels to ensure inclusive stakeholder representation:

Notification Methods:

- Newspaper advertisements in New Era (2 insertions), The Nambian
- Radio announcements on Shipi Radio
- Direct engagement with traditional leadership
- Notices through constituency council channels
- Notices through community committee members
- Notices on Council notice Board
- Bid documents at Council notice Board
- Government Gazette notice
- Site notice

Proof of participation is attached as the following Annexures:

Annexure A: Community meeting

Annexure B: Newspaper Advertisements

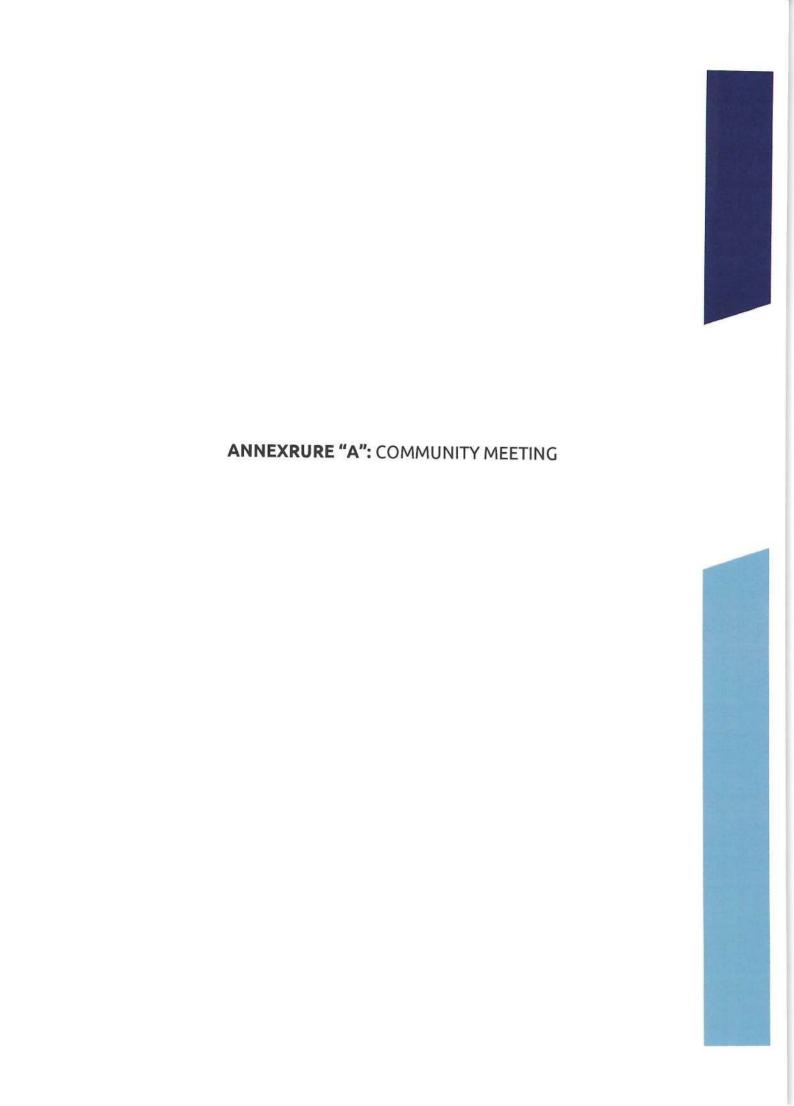
Annexure C: Notice at Constituency Office

Annexure D: Notices on Council notice board

Annexure E: BID document displayed at reception

Annexure F: Government Gazette notice

Annexure G: Site Notice



Stakeholder Consultation Event

The primary public meeting was held on $7^{\rm th}$ May 2025 with the following components: Meeting Details:

- · Venue: Ondangwa Urban Constituency Office
- Duration: 3 hours (including site walkabout)
- Attendance: 63 participants representing:
 - o Affected community members
 - o Service providers (NamWater, Nored, Telecom)
 - Local business representatives
 - Municipal officials

Presentation Content:

- 1. Project overview and objectives
- 2. Proposed layout plan
- 3. Identified environmental impacts
- 4. Proposed mitigation measures
- 5. Development timeline





Figure 1: Public Consultation Meeting

This robust public participation process ensured the Ondangwa Extension 36 development balances urban growth objectives with community needs and environmental protection.

ANNEXRURE "B": NEWSPAPER ADVERTISEMENTS





TENDEE RITJAEREE KANDANDO

Namibia's education system should be inclusive

₹endee Ritiaeree Kandando gained enthusiasm for inclusive education from lecturers like Pamela February and Karii Haihambo Ya Otto during her honours' programme at university,

Kandando (32)'s research delves into inclusive education by analysing policies designed to foster supportive learning environments for students with disabilities.

"Nobody pays attention to learners or community members with intellectual impairments.

When I attended university for my honours degree in education. I encountered modules and classrooms which addressed these needs, meeting lecturers with a positive view of persons with disabilities," shared the enthusiastic educator, now teaching Geography and History at her former school. Have Geingob Secondary School in Windhoek.

The influences of Ya Otto and February's teachings on students with disabilities have left a significant mark on Kandando's

perspective on civil service.

"We have community members with disabilities or intellectual impairments, and these brothers and sisters often face discrimination, sometimes tied to witchcraft beliefs.

Meanwhile, they miss out on opportunities because of this stigma, which is both unfair and

unacceptable," she expressed.

She strongly advocates for recognising diversity in classrooms and throughout Namibia, emphasising the importance of accommodating individuals with disabilities and students with various learning needs.

"The core principles of inclusive education align with our country's constitutional values, and I believe our education system should reflect this inclusivity," she added.

Namibia's Inclusive Education Policy aims to foster a supportive, learner-centred environment. The policy instructs the education sector to adopt flexible, holistic budgeting and planning approaches, alongside purposeful monitoring and evaluation.

It creates opportunities for all children in Namibia to engage fully in education, especially within what are termed "mainstream schools."

Kandando is a strong supporter of this policy, noting that a significant barrier to implementing inclusive education is the lack of resources, and some educators' perception that learners with intellectual impairments aren't fit for traditional classrooms, often dismissing them as "mad."

"It's disheartening because just because someone has an impairment doesn't mean they can't learn in a classroom.

They need love and validation: they should be celebrated," she pointed out.

Regarding resources, she has made strides by purchasing a projector and advocating for learning support classes through offering technical and vocational training, allowing struggling students to receive aid in alternative formats

"Another concern is the teacher-to-learner ratio in our classrooms, which is not ideal.

The numbers are so high that providing individual attention becomes difficult," stated the educator, who manages around 40 learners in each class.

crucial as a civil servant to see herself as a problem-solver, but acknowledges that meaningful change can't occur in isolation. which is why she bought the projector to facilitate more

engaging lessons for her pupils.
"Considering the statistics
on marginalised communities, the number of graduates and teenage mothers who complete school and progress to university is alarmingly low,

However, this demonstrates that inclusive education can yield positive systemic impacts, and must be understood with greater empathy towards learners with disabilities," she observed.

She insists that perceptions of individuals with disabilities must be revised, as life is unpredictable. "For those of us with fully-

functioning bodies who grasp our surroundings, if calamity strikes, causing loss of limbs, sight or mobility, we must strive to foster inclusivity.

If such circumstances arise, we should still be able to operate normally, as society is too unforgiving towards those with disabilities.

No one wishes to exist in that environment. Thus, it's our collective responsibility to cultivate that safe space, starting now. It begins with education,"



NOTICE OF INTENTION TO ESTABLISH TWO TOWNSHIPS IN ONDANGWA

TO WHOM IT MAY CONCERN

- nship establishment of Olukolo Proper on former Erf 7203 and Erf 7202 Ondangwa
- Extension 30.

 Township Establishment of Ondangwa Extension 36, on farm 1214 of Ondangwa Town and Townlands 110.882.

Please further take note that -

(a) The plan lies for inspection at room 09, of the office of the Local Authority.
(b) Amy person having objections to the exclusionment or extensions concerned or who wants to comment thereon, may ladge such objections and comments, together with the grounds thereof, in withing with the council and with the application this hottle.

Notice is herewith also given to interested and affected parties that applications will be made to the Environmental Commissioner in terms of the Environmental Management Act 2007 (Act 7 of 2007) and the En Regulation (CN No.30 of February 2017 for the follows)

- Township establishment of Olukolo Proper on former Erf 7201 and Erf 7202 Ondangwa
- niship escausament of Ondangwa Extension 36, on farm 1214 of Ondangwa Town and niship Establishment of Ondangwa Extension 36, on farm 1214 of Ondangwa Town and niands No.882.

COMMUNITY MEETINGS ON THE 7" AND 8" MAY 2025

Please note that the meetings are scheduled as follows:

Proponent : Ondangwa Town Council
Project Location : Ondangwa

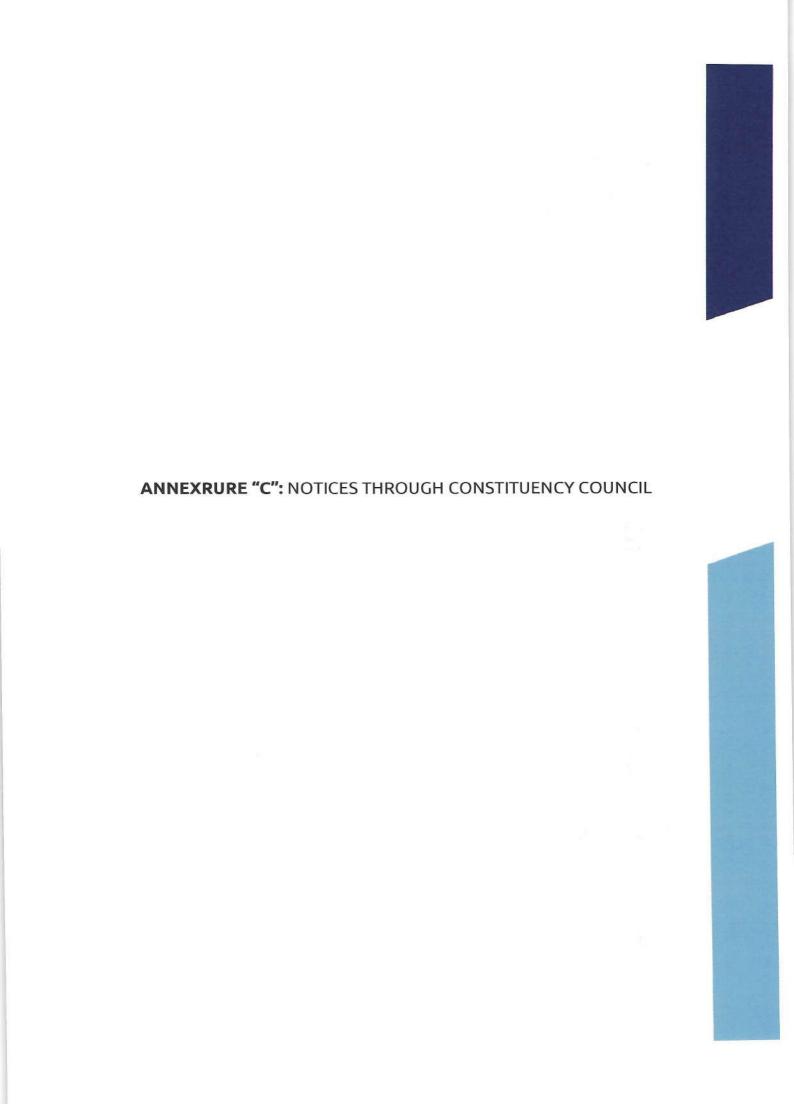
Registration as Interested and Affected Parties: IS,AP's are invited to register to receive the background information document and/or submit their written comments/questions/concerns before 2.3 of May 2025 to Mr. Wilhelm Shejaya et email: wshepya@ondangwatcorg.na Fax: 065 240 453, or Phona: 065 240 101

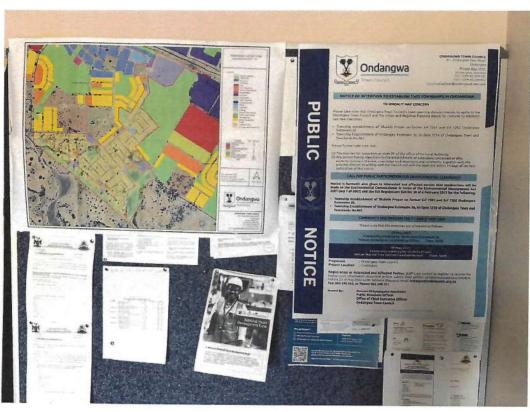
Issued By:

Petrina Shitalangaho-Mutikisha Public Relations Officer Office of Chief Executive Officer Ondangwa Town Council











ANNEXRURE "D": NOTICES ON COUNCIL NOTICE BOARD





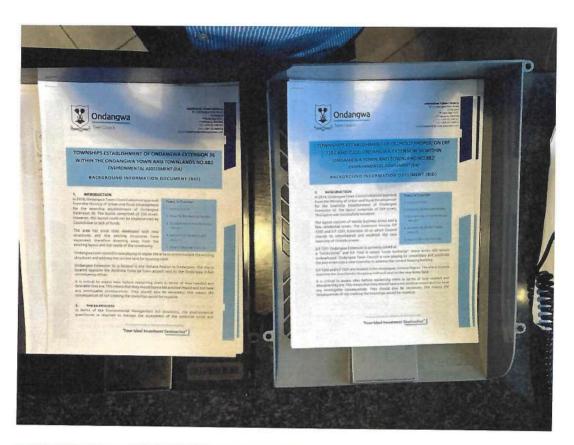








ANNEXRURE "E": BID DOCUMENTS DISPLAYED AT COUNCIL RECEPTION





ANNEXRURE "F": GOVERNMENT GAZETTE NOTICE

 Cancellation of the stock-watering servitude over the Remainder of Portion 13 (a portion of Portion 4) of the consolidated Farm Augeigas No. 34; and

Cancellation of the condition that only eco tourism be allowed on the Remainder of Portion 13 (a portion of Portion 4) of the consolidated Farm Augeigas No. 34.

Portion 13 of the consolidated Farm Augeigas No. 34 is located roughly 9.5km west of central Windhoek and only 4km west of Otjomuise. The Portion 13 measures 537,4607 hectares in extent. The site is currently vacant. Although the land is not flat, it remains suitable for development. The Daan Viljoen Lodge is located further north of Portion 13.

The locality plan of the erf can be inspected at the City of Windbook with Mr. Hugo Rust, 5th Floor, Tel: 061 2902378.

Any person objecting to the current land use as set out above may lodge such objection together with the grounds thereof, with the Windhoek City Council (Mr. Hugo Rust, 5th floor, 061 2902378) and with Urban Dynamics (Ms. Allison Anderson) in writing within 14 days after the appearance of this notice. The last day for objections will be on 23 May 2025.

Applicant:

Urban Dynamics Africa P. O. Box 20837, Windhoek Tel: 061 240300, Fax: 061 240309 Email: allison@udanam.com

No. 272

2025

NOTICE OF INTENTION TO ESTABLISH OF TWO TOWNSHIPS (ONDANGWA EXTENSION 36 AND OLUKOLO PROPER)

Ondangwa Town Council's Town Planning Division intends to apply to the Ondangwa Town Council and the Urban and Regional Planning Board for consent to establish two townships. The townships are to be established on: Township 1: Ondangwa Extension 36 (Farm 1214 of Ondangwa Town and Township No. 882, and township will consist of \pm 514 erven) and Township 2: Olukolo Proper (Former Erven 7201 and 7202, Ondangwa Extension 30, the township will consist of \pm 117 erven).

Take note that -

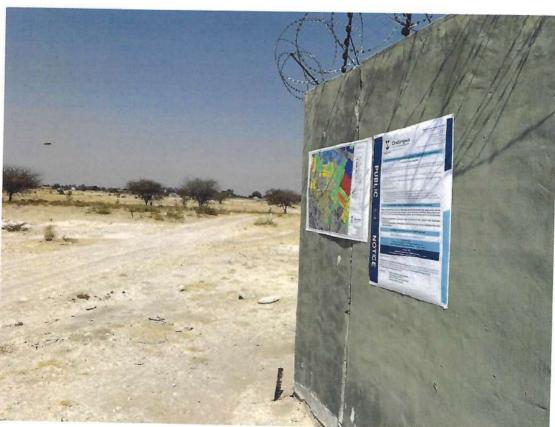
- (a) The plan lies for inspection at Ondangwa Town Council, Town Planning office No. 9.
- (b) Any person having objections to the establishment or extensions concerned or who wants to comment thereon, may lodge such objections and comments, together with grounds thereof, in writing with the council/the Board and with the applicant within 14 days of the last publication of this notice (23 May 2025).

Applicant:

Chief Executive Officer Ondangwa Town Council Private Bag 2032 Tel.: (065) 240 101, Ondangwa

Email: wshepya@ondangwate.org.na and rnaukushu@ondangwate.org.na ANNEXRURE "G": SITE NOTICE





ANNEXURE 7: ENVIRONMENTAL

MANAGEMENT PLAN



ONDANGWA TOWN COUNCIL

B1, Ondangwa Main Road, Ondangwa Private Bag 2032, Ondangwa, Namibia Tel: +264-65-240101

Fax: +264-65-240453 Email:ceoadmin@ondangwatown.com

APPLICATION ENVIRONMENTAL MANAGEMENT PLAN

ENVIRONMENTAL MANAGEMENT PLAN FOR TOWNSHIP ESTABLISHMENT (RE-PLANNING) OF FARM 1214 OF ONDANGWA TOWN AND TOWNLANDS NO 882 (EXTENSION 36).

APPLICANT:

ONDANGWA TOWN COUNCIL

PRIVATE BAG 2032 ONDANGWA NAMIBIA

REF: RE-PLANNING OF EXTENSION 36

ENQ: MR WILHELM SHEPYA TEL: 065 240 101

E-mail: wshepya@ondangwatc.org.na

Date: AUGUST 2025

SUBMISSION:



MINISTRY OF ENVIRONMENT AND TOURISM

PRIVATE BAG 13306 WINDHOEK NAMIBIA

All correspondences must be addressed to the Chief Executive Officer

"Your Ideal Investment Destination"

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APPENDIXES

APPENDIX A:

APPROVAL LETTER

APPENDIX B:

LOCALITY MAP

APPENDIX C:

PROPOSED LAYOUT

APPENDIX D:

BID (BACKGROUND INFORMATION DOCUMENT) DOCUMENT

APPENDIX E:

STAKEHOLDERS LIST

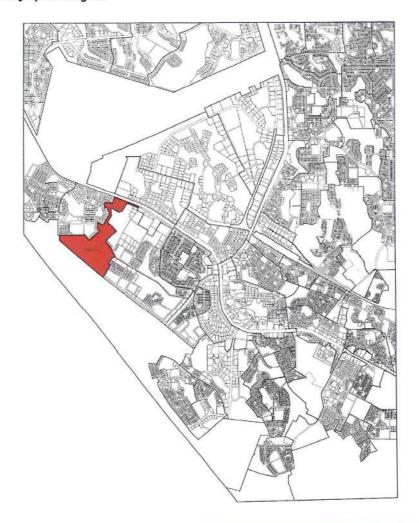
INTRODUCTION

The Ondangwa Town Council is planning to replan Ondangwa Extension 36, a mixed-use township on Farm 1214, to formalize existing settlements and provide serviced residential, business, and institutional plots. The project aims to upgrade informal structures, improve infrastructure, and mitigate environmental risks while adhering to Namibia's Environmental Management Act (No. 7 of 2007).

Location:

- Farm 1214, adjacent to the C46 road and Andimba Toivo ya Toivo Airport.
- Size: 58 hectares.
- Current Land Use: Informal homesteads, crop fields, and communal grazing areas.

Figure 1: Locality of Ondangwa



A fair number of the homesteads are supplied with electricity by Nored, and all the homestead have been supplied with water by NamWater. The site is not equipped with a sewage system; the residents use pit-latrine and nearby bushes.





Figure 2: Electricity infrastructure on site

An EMP is one of the most important products of an Environmental Assessment (EA) process. An EMP synthesises all recommended mitigation and monitoring measures, laid out according to the various stages of a project life cycle, with clearly defined follow-up actions and responsibility assigned to specific actors. This EMP has been drafted in accordance with the Namibian Environmental Management Act (No. 7 of 2007) and it's Environmental Impact Assessment Regulations (2012). This plan describes the mitigation and monitoring measures to be implemented during the following phases of the township establishment:

- Planning and Design;
- Construction
- Operation

1.2 POLLUTION AND FLOOD RISK

As stated in the environmental screening report, with no municipal services available, the project area is vulnerable to littering, pollution and contamination of surface and groundwater resources.

Also discussed in the screening report, about 7 to 10 % on the eastern site of the site area is flood prone, the layout will leave out this area and only plan on the dry land, these flood catchment areas will

be zoned as public open spaces.

2 RESPONSIBILITIES

This section of the EMP provides management principles with the proposed township.

2.1 KEY ROLE PLAYERS

Implementation of the EMP is ultimately the responsibility of the Ondangwa Town Council. The Ondangwa Town Council is also responsible for the administrator and management of the township before and after construction.

The role player responsibilities are described below.

EMPLOYERS REPRESENTATIVE (ER)

The ER is appointed by the Ondangwa Town Council to manage all contracts for work/services that are outsourced during the construction phase. Any competent employee or third party organisation may fill this position, which possesses the appropriate experience. Any official communication regarding work agreements is delivered through this person/organisation.

The ER shall assist the Environmental Control Officer (ECO) where necessary and will have the following responsibilities regarding the implementation of this EMP:

- Ensuring that the necessary legal authorisations and permits have been obtained by the Contractor;
- Assisting the Contractor in finding environmentally responsible solutions to problems with input from the ECO where necessary;
- Warning and ordering the removal of individuals and/or equipment not complying with the EMP;
- Issuing fines for the transgression of site rules and penalties for contravention of the EMP;
 and
- Providing input into the ECO's ongoing internal review of the EMP. This review report should be submitted on a monthly basis to the Developer.

ENVIRONMENTAL CONTROL OFFICER (ECO)

The ECO should be a competent person appointed by the ER. If the ECO has no training in occupational safety and health on a construction site, they should be sent for such training. The ECO is the ER's on-site representative primarily responsible for the monitoring and review of on-site environmental management and implementation of the EMP by the Contractor(s). If no ECO is appointed the duties of

the ECO fall upon the ER. The Ondangwa Town Council should, with the commencement of the project monitor the implementation of the EMP on-site on an ad hoc basis.

The ECO's duties include the following:

- Assisting the ER in ensuring that the necessary legal authorisations have been obtained:
- Maintaining open and direct lines of communication between the ER, Developer, Contractor, and Interested and Affected Parties (I&APs) with regard to this EMP and matters incidental thereto;
- Monthly site inspection of all construction areas with regard to compliance with this EMP;
- Monitor and verify adherence to the EMP (audit the implementation of the EMP) and verify that environmental impacts are kept to a minimum;
- Taking appropriate action if the specifications for the EMP are not adhered to;
- Assisting the Contractor in finding environmentally responsible solutions to problems;
- Training of all construction personnel with regard to the construction and operation mitigation measures of this EMP and continually promoting awareness of these;
- Ensure that all contractors shall provide for adequate environmental awareness training (see Plan Component 4) of senior site personnel by the ECO and that all construction workers and newcomers receive an induction presentation on the importance and implications of this EMP. The presentation shall be conducted, as far as is possible, in the employees' language of choice;
- Monthly inspection to verify if new personnel have received appropriate environmental, health and safety training and training those who have not;
- Advising on the removal of person(s) and/or equipment not complying with the specifications of the EMP in consultation with the ER;
- Recommending the issuing of fines for transgressions of site rules and penalties for contraventions of the EMP; and
- Undertaking a 3-month review of the EMP and recommending additions and/or changes to the document.

CONTRACTOR

The Contractor is responsible for the implementation of the EMP, on-site monitoring and evaluation of

the EMP. In order to ensure sound environmental management, the relevant sections of this EMP should be included in all contracts of work outsourced, thus legally binding all appointed contractors.

The Contractor must keep records of all environmental training sessions, including names, dates and the information presented for inspection and reporting by the ER and ECO at all times necessary.

3 RELEVANT LEGISLATION

Table 1: Permit Requirements and Legislation

ТНЕМЕ	LEGISLATION INSTRUMENT	MANAGEMENT REQUIREMENTS
ENVIRONMENTAL:	Environmental Management Act 7 of 2007 EIA Regulations (EIAR) GN 57/2007 (GG 3812)	The amendment, transfer or renewal of the Environmental Clearance Certificate (EIAR s19 & 20).
FORESTRY:	Forest Act 12 of 2001	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.
LABOUR:	Labour Act 11 of 2007 Health and Safety Regulations (HSR) GN 156/1997 (GG 1617).	Adhere to all applicable provisions of the Labour Act and the Health and Safety regulations.

4 PLANNING AND DESIGN PHASE

Table 2: Management Requirements for the Planning and Design Phase

ASPECT	MANAGEMENT REQUIREMENTS

Natural Building Material	All building material (sand and gravel) must be sourced from a local registered borrow pit only. Road building material, (G4, G5, etc. material) must be sourced in collaboration with the Ondangwa Town Council from approved borrow pits within the Ondangwa townlands. If suitable material can only be sourced from untouched land to create a new borrow pit, then that is legally subject to an EIA as well by the Ondangwa Town Council.
EMP Implementation	Relevant sections of this EMP should be included in the tender documents for all development so that tenderers can make provision for implementation of the EMP.
Financial Provisions	 Financial provision for the facilitation of an induction programme for senior, temporary construction personnel as well as subcontractors and associated personnel should be included as a cost item within tenders concerning the construction and/or operation and maintenance of the proposed development. Financial provision for the compilation of a Tree Management Plan should be included as a cost item within construction tender documents. Financial provision for the compensation of current occupants on the site as per the Compensation Policy Guidelines for Communal land as recently amended.
Recruitment	 Provisions designed to maximise the use of local labour should be included within tenders concerning the construction of bulk services. A provision stating that all unskilled labour should be sourced locally should be included in tenders concerning the construction of all bulk services in the township. Specific recruitment procedures ensuring local firms enjoy preference during tender adjudication should be included in tenders concerning the construction of the township's bulk services.

	 Provisions promoting gender equality pertaining to recruitment should be included in tenders concerning the construction of the township services. Women should be given preference for certain jobs (e.g. those jobs that require relatively less physical strength).
Natural Building Material	All building material (sand and gravel) must be sourced from a local registered borrow pit only. Road building material, (G4, G5, etc. material) must be sourced in collaboration with the Ondangwa Town Council from approved borrow pits within the Ondangwa townlands. If suitable material can only be sourced from untouched land to create a new borrow pit, then that is legally subject to an EIA as well by the Ondangwa Town Council.

5 OPERATIONAL MITIGATION DETAILS

Table 3 provides a scaled overview of all the major environmental management themes pertaining to both generic and site-specific operational mitigation details. This table serves a quick reference, for the detailed mitigation details that follow subsequently for each theme. This is done to simplify the implementation of the operational component of this EMP.

Table 3: Generic and site-specific Environmental Management Actions

THEME	OBJECTIVE	MITIGATION DETAIL		
		GENERIC	SITE-SPECIFIC	
WASTE MANAGEMENT	Minimise and avoid all pollution associated with construction.	PLAN COMPONENT 1	YES	
HEALTH AND SAFETY	Focusing on the wellbeing of the labourers on and the community near the construction.	PLAN COMPONENT 2	YES	
NOISE AND DUST	Minimise and avoid all noise and dust associated with construction.	PLAN COMPONENT 3	YES	

ENVIRONMENTAL TRAINING AND AWARENESS	Awareness creation regarding the provisions of the EMP as well as the importance of safeguarding environmental resources.	PLAN COMPONENT 4	YES
ENVIRONMENTAL CONSERVATION	Minimise the effect of the construction and protect the natural environment in which it is happening.	PLAN COMPONENT 5	YES
EMPLOYMENT/ RECRUITMENT	Minimise negative conflict through legal and fair recruitment practices.	PLAN COMPONENT 6	YES
STAKEHOLDER COMMUNICATION	Provide a platform for stakeholders to raise grievances and receive feedback and hence minimize negative conflict.	PLAN COMPONENT 7	YES
SOCIO-ECONOMIC AND MISCELLANEOUS	Protecting cultural and general wellbeing of the affected.	PLAN COMPONENT 8	N.A

5.1 PLANNING COMPONENT 1: WASTE MANAGEMENT

At the construction site, high importance shall be placed on waste management, and need to be performed on a daily basis. Solid waste is the expected major source of waste at the construction site and therefore a Waste Management Plan must be compiled. The Waste Management plan must address measures for the uses and the disposal of general waste and hazardous waste at the site, as indicated below:

5.1.1 General Waste

- The construction site should be kept tidy at all times. All general construction waste produced should be cleaned and contained daily.
- No waste may be buried or burned.
- No waste may be dumped in any watercourse in and around the project area.
- A sufficient number of separate waste containers (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.

5.1.2 Hazardous Waste

- All heavy construction vehicles and large fuel-powered equipment on the site should be provided with a drip tray.
 - If the vehicle used is suspected of having an oil leakage, drip trays are to be transported with vehicles wherever they go on site.
 - Drip trays should be cleaned daily and spillage handled, stored, and disposed of as hazardous waste.
- Spilt concrete (wet) should be treated as waste and disposed of by the end of each day in the appropriate waste containers.
- Unbound cement (dry) in its raw state and cement infused water from mixers are classified as
 hazardous waste, due to its high alkalinity content. Treatment would be the same as for
 hazardous waste and disposal of such should take place in the appropriate labelled hazardous
 waste containers.
- A hazardous waste spill clean-up kit should be kept onsite and its stock replenished as needed.
 The kit will consist of the following items (with the numbers of each item is up to the discretion of the ER):
 - Medium sized shovels, strong plastic bags, drip trays, dust masks, heavy-duty gloves, and a biodegradable hand wash (decreasing) agent.
- A storage location must be provided for the use of all hazardous substances (e.g. fuel etc.) or chemicals. The storage area must be of an impermeable surface; this is bonded awaiting use and disposal afterwards.

During the operation stage, the Ondangwa Town Council will monitor and maintain the sewerage and storm water pipelines. Thereby a monthly waste management compliance report should be handed to the ER, who shall evaluate and act upon any non-compliances.

5.2 PLANNING COMPONENT 2: HEALTH AND SAFETY

The health and safety aspect of workspaces is something that cannot be understated; considering that a serious unexpected event can occur at any given moment. The construction industry is fraught with hazards; therefore, careful planning and prevention measures are necessary to reduce the risk of serious injuries while on duty.

5.2.1 HIV/AIDS and TB training

 The contractor should approach the Ministry of Health and Social Services to appoint a health officer to facilitate HIV/AIDS and TB education programmes periodically on site during the construction phase.

5.2.2 Road Safety

- Vehicles contents/consignments should be properly secured to avoid items falling off the vehicle.
- All trucks carrying sand or fine material loads should be covered with a shade net cover to
 prevent these materials from being blown off onto approaching vehicles from both
 directions.
- No construction vehicle may be used to transport personnel to and from the construction site. This is an offence and punishable by law due to the extreme safety risk involved.

5.2.3 Safety around Excavated and Work Areas

- A meeting with the neighbouring community will be held and the safety precautions of the construction area explained.
- Excavations should be left open for an absolute minimum time only.
- Excavate short lengths of trenches and box areas for services or foundations in such a way that the trench will not be left unattended for more than 24 hours.
- Demarcate the following areas with danger tape or orange demarcation netting:
 - All excavation works;
 - Soil and other building material stockpiles; and
 - Temporary waste stockpiles.
- Provide additional warning signage in areas of movement and in "no personnel allowed" areas where workers are not active.
- Work areas must be set out and isolated with danger tape on a daily basis.
- All building materials and equipment are to be stored only within set out and demarcated work areas.
- Only construction personnel will be allowed within these demarcated work areas.

 Two dry chemical powder fire extinguishers should be available at fuel storage areas and the workshop area, as well as the site office.

5.2.4 Ablutions

- Separate ablutions (toilet) 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:
 - 1 toilet for every 25 females.
 - 1 toilet for every 50 males.
- Sewage waste needs to be removed on a regular basis to an approved (municipal) sewage disposal site. Alternatively, pump it into sealable containers and store it until it can be removed.
- Workers responsible for cleaning the toilets should be provided with latex gloves and masks.

5.2.5 Emergency Contact Numbers in Ondangwa

Police: 065 242 650

Fire Services: 97000

Electrical Services: 083 282 2100

Water Services: 065 240 101

Hospital: 065 283 100

Ambulance: 065 280 400

During the monitoring process, the ER should compile a checklist of all health and safety aspects contained in this section and once a month a compliance assessment should be one. The findings should be discussed at monthly management meetings, and all recommendations for improvements proposed to be implemented with immediate effect.

5.3 PLAN COMPONENT 3: NOISE AND DUST

The construction site is on the outside edge of the existing Ondangwa Town. However, high priority will be placed on mitigation measures at the construction site to manage dust and noise. The following measures are provided below to minimise noise and dust:

5.3.1 Noise

- Work hours should be restricted to between 07h00 and 18h00 where construction involving the use of heavy equipment and the movement of heavy vehicles is less than 500m from residential areas.
- In the event that work is necessary outside the designated working hours, all receptors (residents or businesses within 500 m from the work areas) will need to be notified at least 2 days in advance.

5.3.2 Dust

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 and applicable seasons.

- Stockpiles of building material and earth material need to be kept moist or the surfaces need to be kept stabilised. A nylon mesh cover which reduces dust lift with ± 50% can be an alternative option.
- Limit the size of stockpiles of large quantities of soil, topsoil and other fine material.
- Dust protection masks should be issued to all workers exposed to dust on the site.
- Improve awareness of ambient air quality and consideration regarding wind speed and direction when undertaking dust generating activities

During the construction phase, emphasis should be placed on preventing the removal of vegetation or the removal of soil on the site, if not absolutely necessary. However, when complaints are received regarding dust nuisance, abatement in the form of water spraying should be implemented on the site.

5.4 PLANNING COMPONENT 4: ENVIRONMENTAL TRAINING AND AWARENESS

All construction workers at the development site are to undergo environmental training and awareness programs. The following aspects should be included:

- 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 particular workgroups carry out their respective activities.
- Explanation of the specific mitigation measures within this EMP especially unfamiliar provisions.

During the training sessions, an attendance register should be completed, including the names, positions designations and signatures of everyone who attended the training and kept on file for auditing purposes. Thereby, all the training sessions prior to it being conducted must be approved by the ECO.

5.5 PLAN COMPONENT 5: ENVIRONMENTAL CONSERVATION

As a general principle, the developer wishes to keep all large trees as far as possible. Larger trees next to water basins are protected through reserving the areas next to the basins as public open spaces. However, in connection with the environmental conservation aspect on the site, the following conservation measures should be included:

5.5.1 Conservation of Vegetation

Any post-construction layout and building design submitted for constructing a building on any Erf within the township should incorporate existing large indigenous trees. Refer to the planning and design phase specifications in this EMP for more details. Thereby the contractor should compile a *Tree Management Plan*, which should include the following as content at the minimum level:

- As an initiative, trees with a trunk size of 250 mm and bigger should be surveyed, marked with paint and taken into consideration in the design of the servitudes and roads;
- Trees with a trunk size of 250 mm and bigger, which are impossible to conserve, need to be identified and their location recorded on a map.
- Special attention should be given to the conservation of the trees within the oshanas.
- All trees, which are to be retained, are to be clearly indicated on a site plan and demarcated.
- Each tree that is removed needs to be replaced after construction in an appropriate position.
- Trees can be obtained at the Ondangwa forestry office or at a commercial nursery. The forestry officers can also direct to nearby nurseries where additional trees may be bought.

5.5.2 Materials Camp and Lay-Down Areas

A suitable location for the **materials camp and lay-down** areas should be identified with the assistance of the ER and the following should be considered in selecting these sites:

• The areas designated for the proposed services infrastructure should be used as far as possible.

- The second choice should be degraded land.
- Sensitive areas should be avoided (e.g. watercourses).

5.6 PLAN COMPONENT 6: EMPLOYMENT/RECRUITMENT

The formal recruitment process should be compiled and shall include the following minimum provisions:

5.6.1 Recruitment

- A recruitment process whereby local residents shall be given preference shall be designed by the ER and the contractor.
- Ensure that all sub-contractors are aware of recommended recruitment procedures and discourage any recruitment of labour outside the agreed-upon process.
- Contractors should give preference in terms of recruitment of sub-contractors and individual labourers to those from the project area and only then look to surrounding towns.
- Clearly explain to all job-seekers the terms and conditions of their respective employment contract (e.g. period of employment, etc.) – make use of interpreters when required.

5.6.2 Legislation

The contractor needs to 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.) in the contract.

5.7 PLAN COMPONENT 7: STAKEHOLDER COMMUNICATION

In the re-planning phase of Ondangwa Extension 36, a public meeting was held at Ondangwa on the 7th of May 2025, to create a stakeholder database, to inform and to get feedback from the residents in the surrounding area.

The main objective of the public meeting was to provide the broader public with feedback on the main findings of the environmental screening report (ESR) and proposed mitigation measures, as well as to provide them with the opportunity to raise any queries and comments regarding the ESR studies and the proposed Townships establishment.

Within the construction phase, the developer should draft a *Communication Plan*. Thereby the ER in collaboration with the developer must appoint an ECO to liaise between the contractor, stakeholders, developer, and consultants. The appointed contractor shall appoint a person from the construction team to take responsibility for the implementation for all provisions of this EMP.

5.7.1 Communication Plan

In addition, the plan shall specify:

- How stakeholders, 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 stakeholders will be consulted on an ongoing basis;
- How grievances shall be handled i.e. how concerns can/ will be lodged/ recorded and how
 feedback will be delivered as well as further steps of arbitration in the event that feedback
 is deemed unsatisfactory.

5.7.2 General Communication

- The Contractor shall at every site meeting report on the status of the implementation of all provisions of the EMP.
- The ECO must list the stakeholders 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 ER before
 construction commences.
- The Communication Plan, once agreed upon by the developer, shall be binding.
- All communication with the stakeholders must take place through the ECO.
- A copy of the EMP must be available at the site office and should be accessible to all stakeholders.
- 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 stakeholder's list should be informed about the availability of the complaints register in writing by the ER prior to the commencement of construction activities.

5.8 PLAN COMPONENT 8: SOCIO-ECONOMIC AND MISCELLANEOUS

No heritage or archaeological sites were found in the areas. However, the EMP's standard procedures for heritage or archaeological sites are still included in this plan. No formal survey for archaeological remains was conducted during the field studies of the site, therefore the possibility of it containing some or the other form of remnants cannot be ruled out, especially when excavations are done.

Heritage or Archaeological Sites

In the case where a heritage or archaeological site is uncovered or discovered during the construction phase of the development, a 'chance find' procedure should be applied as follows:

- If operating machinery or equipment to stop work immediately;
- Demarcate the site with danger tape;
- Determine GPS position if possible;
- Report findings to foreman;
- · Cease any works in the immediate vicinity;
- Visit the site and determine whether the work can proceed without damage to the findings;
- Determine and demarcate the exclusion boundary;
- Inspect site and confirm the exact location.
- Advise the National Heritage Council (NHC) and request written permission to remove findings from the work area; and
- Recovery, packaging and labelling of findings for transfer to National Museum.

Should human remains were found; the following actions will be required:

- · Apply the 'chance find' procedure as formerly described;
- Schedule a field inspection with an archaeologist to confirm that the remains are human;
- · Advise and liaise with the NHC and Police; and
- Remains will be recovered and removed either to the National Museum or the National Forensic Laboratory.

If it is found that the construction site is on a heritage site or an archaeological site, the developer will need to apply for a permit from the National Heritage Council in order to carry out works in a protected place as indicated in the National Heritage Act 27 of 2004.

APPENDIX A: APPROVAL LETTER



Enq: Mr. S Mengela

01 September 2025

Email:info@ondangwatc.org.na

ONDANGWA TOWN COUNCIL B1, Ondangwa Main Road,

Ondangwa

Private Bag 2032,

Ondangwa, Namibia Tel: +264-65-240101 Fax: +264-65-240253

Ondangwa Town Council Private Bag 2032 Ondangwa 065 240 101

Dear, Tobias Newaya;

RE: LAYOUT APPROVAL AND TOWNSHIP ESTABLISHMENT ON FARM 1214 (FORMER EXTENSION 36) OF THE FARM ONDANGWA TOWN AND TOWNLANDS NO.882

Ondangwa Town Council would like to acknowledge receipt of your application letter regarding the above-mentioned subject.

At its ordinary meeting held on the 05th of June 2025, the Ondangwa Town Council under Resolution Number ([CR141≈2025] 05/06/2025/03rd OCM2025), resolved to approve the following:

- CANCELATION OF THE GENERAL PLAN NO. A474 FOR ONDANGWA EXTENSION
 36
- LAYOUT APPROVAL AND TOWNSHIP ESTABLISHEMENT ON FARM 1214 (FORMER EXTENSION 36) OF THE FARM ONDANGWA TOWN AND TOWNLANDS NO.882.

Kindly proceed to submit the application to the Urban and Regional Planning Board and keep the Council informed on the outcome of the application.

Yours sincerely,

OFFICE OF THE C.E.O

Ismael Ileni Namgongo

2025 -09- 02

rivate Bag 2032 Ondangwa

CHIEF EXECUTIVE OFFICER languis

LIC OF NAM

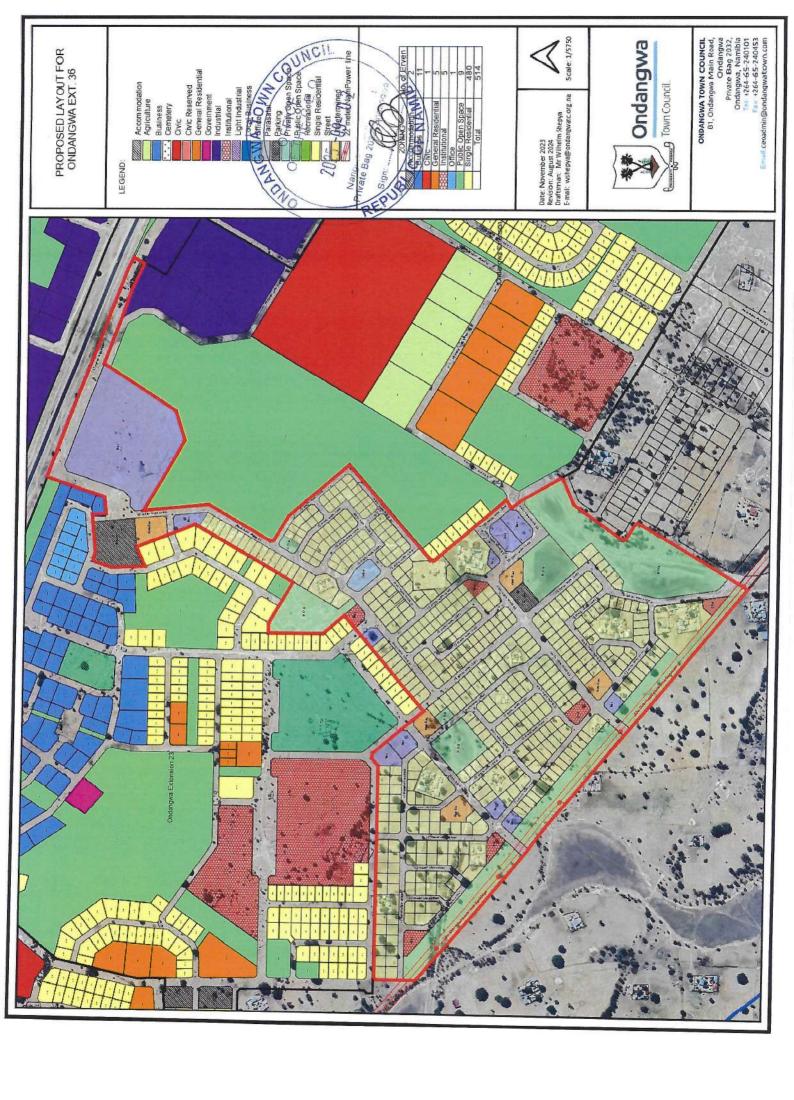
APPENDIX B: LOCALITY MAP

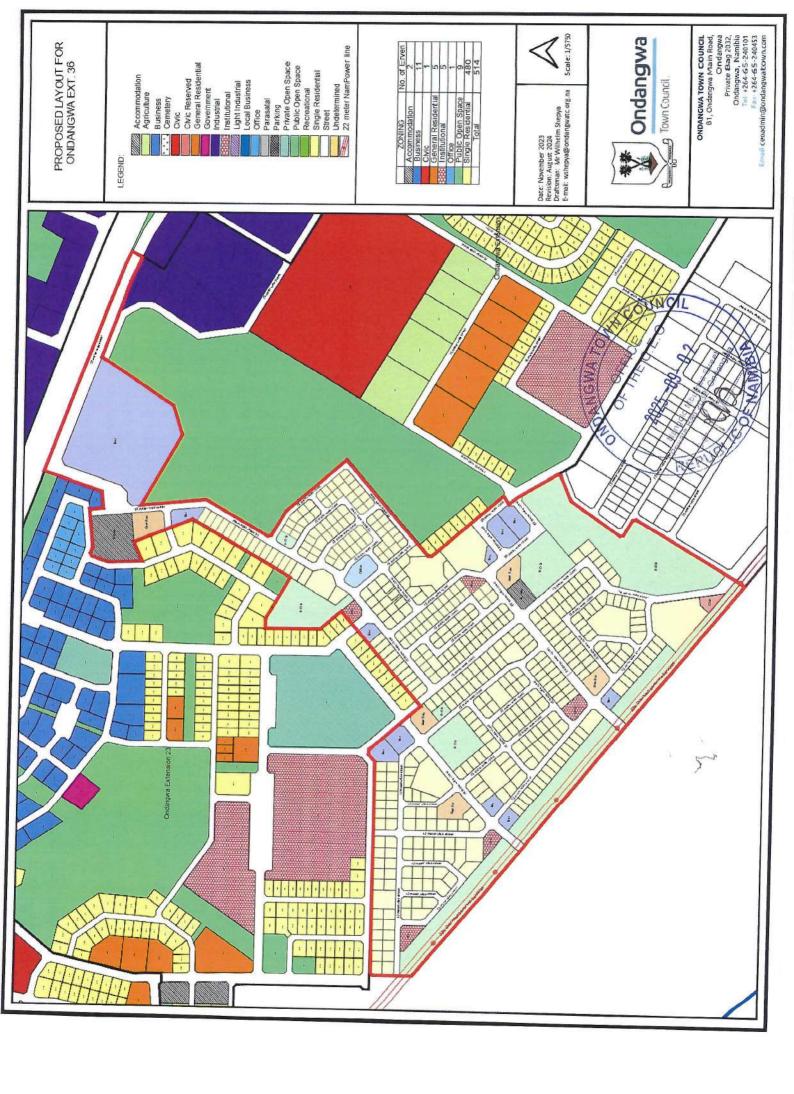
ONDANGWA TOWN COUNCIL

B1, Ondangwa Main Road,
Ondangwa
Private Bag 2032,
Ondangwa, Namibia
Tal: +264-65-540453
FEX +264-65-240453 Scale: 1/35000 Ondangwa LOCALITY OF PROPOSED ONDANGWA EXT. 36 OF THE C.E.O NATOWNCO Town Council. Date: November 2023
Revision: August 2024
Draftsman: Mr Wilhelm Shepya
E-mail: wshepya@ondangwatc.org.na

APPENDIX C:

PROPOSED LAYOUT





APPENDIX D:

BID

(BACKGROUND

INFORMATION DOCUMENT) DOCUMENT



ONDANGWA TOWN COUNCIL

B1, Ondangwa Main Road, Ondangwa Private Bag 2032, Ondangwa, Namibia Tel: +264-65-240101 Fax: +264-65-240453

Email:ceoadmin@ondangwatown.com

TOWNSHIP ESTABLISHMENT OF ONDANGWA EXTENSION 36 WITHIN THE ONDANGWA TOWN AND TOWNLANDS NO.882 ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

BACKGROUND INFORMATION DOCUMENT (BID)

1. INTRODUCTION

In 2018, Ondangwa Town Council obtained approval from the Ministry of Urban and Rural Development for the township establishment of Ondangwa Extension 36. The layout comprised of 330 erven. However, this layout could not be implemented by Council due to lack of funds.

The area has since then developed with new structures and the existing structures have expanded, therefore diverting away from the existing layout and the needs of the community.

TABLE OF CONTENT

- 1. INTRODUCTION
- 2. How the EA Process Works
- 3. DESCRIPTION OF THE PROPOSED PROJECT
- 4. ANTICIPATED BENEFITS AND IMPACTS
- 5. How to Become Involved

Ondangwa Town Council is now planning to re-plan the area to accommodate the existing structures and address the current need for affordable land for housing.

Ondangwa Extension 36 is located in the Oshana Region in Ondangwa. The site is located opposite the Andimba Toivo ya Toivo airport next to the Ondangwa Urban constituency office.

It is critical to assess sites before re-planning them in terms of how needed and desirable they are. This means that they should have a net positive impact and not have any immitigable consequences. They should also be necessary; this means the consequences of not creating the townships would be negative.

2. THE EA PROCESS

In terms of the Environmental Management Act provisions, the environmental practitioner is required to manage the assessment of the potential social and

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environmental impacts, conclude the application process, and ensure that the general public, the interested and affected parties are afforded the opportunity to comment on the proposed intervention. In order to fulfil these requirements, this Environmental Assessment preparation process includes the preparation of a database of possible interested and affected parties, the invitation to register as stakeholders, keeping of an issue and response register, and circulating all draft and final documents to registered stakeholders.

Through this document, we aim to keep the stakeholders posted about the project's progression and afford them the opportunity to further engage and share their comments, issues and concerns with the Environmental Assessment team. Therefore, this Background Information Document (BID) is also an invitation to all potentially interested and affected parties to register as stakeholders. By doing so, they will receive the documentation related to the Environmental Assessment draft as well as the final Environmental Assessment and Environmental Management Plan.

3. PROJECT DESCRIPTION

PROJECT RATIONALE

The Ondangwa Town Council intents to re-plan Ondangwa Extension 36 on the existing Farm 1214 of Ondangwa Town and Townlands. The township will consist of a formalised mixed-use neighbourhood, thereby meeting the rising demand for housing and business plots within Okapale (Extension 36), the overall Ondangwa town and within the Oshana Region at large.

LAY OF THE LAND

Ondangwa is situated in the north of Namibia in the Oshana Region. The town is home to about 31,446 inhabitants.

The development site is located on Farm 1214 which is located at -17.894332 S, 15.947704 E, South of the Ondangwa to Ruacana Road (C46), next to the Andimba Toivo ya Toivo Airport. The site measures approximately 58 ha.

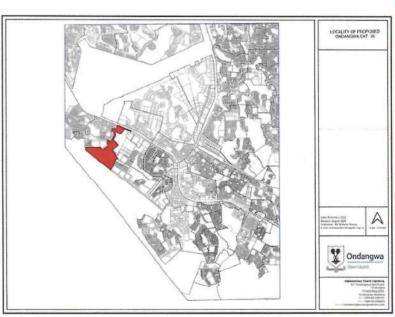


FIGURE 1: LOCALITY OF THE SITE

CURRENT LAND USE

Ondangwa Town Council is the registered owner of Farm 1214 of Ondangwa Town and Townlands No. 882. According to the Ondangwa Town Planning Scheme, the existing layout consists of various land uses such as single residential, business, institutional, general residential and public open space.

The project site is occupied by 10 traditional homesteads comprising of temporary and permanent structures. The area also has a few other land uses such as a creche and a business on the northern end.

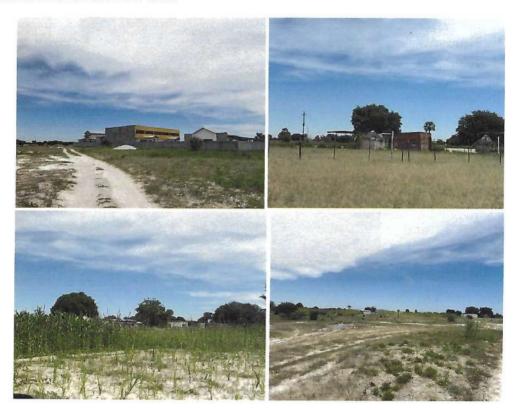


FIGURE 2: EXISTING LAND USES ON SITE

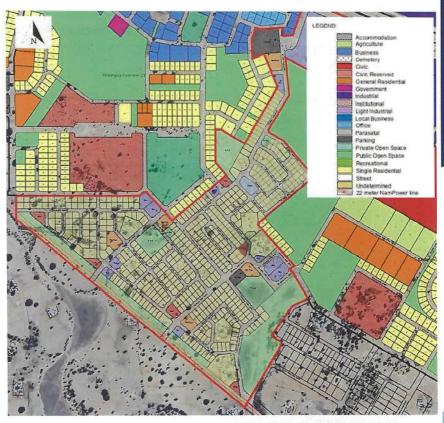
WHAT ARE THE PLANNING OBJECTIVES?

- To re-plan the extension to meet the current needs;
- To boost the Ondangwa and Oshana economy, in turn increasing the economy of Namibia as a whole;
- To create a new source of long-term capital for the Council which in turn will be an opportunity to speed up development in Namibia; and
- To improve the livelihood of Okapale (Extension 36) citizens as well as create job opportunities.

PROPOSED LAYOUT LAND USE:

The draft layout makes provision for 514 erven.

the layout compromises of 480 Residential Single erven, Accommodation, General Residential, Office, Institutional 11 Business, Institutional, 1 Civic and 9 Public Open Spaces.



Servicing and Infrastructure:

the site run on the

It is expected to have FIGURE 3: PROPOSED NEW LAYOUT OF ONDANGWA EXTENSION 36

existing infrastructure in the adjacent settlements. Ondangwa Town Council will be response for the installation of the new and additional servicing of this extension

Land Use Table

	ZONING	No. of Erven
	Accommodation	2
Colobele (edec	Business	11
	Civic	1
A	General Residential	5
3888	Institutional	5
	Office	1
	Public Open Space	9
	Single Residential	480
	Total	514

FIGURE 4: PROPOSED LAYOUT LAND USE TABLE

4. ANTICIPATED BENEFITS AND IMPACTS

Some of the most important benefits of the project are the following:

- A layout that is functional and in line with the developments on the ground;
- Provision of formal housing:
- Stimulation of economic development and creation of new development opportunities; and
- Employment creation during both the construction and operation phases of the project;

However, some environmental and social impacts can also occur and should be considered and evaluated. These include

- Impact of removal of trees from the site;
- Construction activities within watercourses;
- Relocation and compensation of structures;
- Impact of dust;
- Impact of noise;
- Impact on traffic flow during construction;
- Impact on the health and safety of workers; and
- Impact of waste.

This layout focuses on various land use policy approaches that result in more compact and accessible land development, which includes increased land use density (including commercial services in residential neighbourhoods, and diverse housing types), increased township accessibility and centricity, and increased road and path network connectivity. Another approach was that this layout was designed to be cost-effective, to make use of a sufficient amount of land and finally to leave room for flexibility for future development.

Its biggest asset, we believe, is its ability to empower people affordably. As stressed earlier, the layout also aims to reduce social class segregation and restoring the dignity of low-income people. May those who choose to live there be treated with dignity and may they prosper through their generations to come.

HOW TO BECOME INVOLVED 5.

Public Participation is an important part of the EIA process because it allows the public to obtain information about the proposed project.

- 1. To become involved in this EIA, any interested or potentially affected party is herewith invited to register as a stakeholder of this project. This should be done by sending an e-mail with your detail to wshepya@ondangwatc.org.na
- 2. Once registered, you will receive invitations to all public events related to the EIA. You will also receive digital copies of all draft reports and final reports produced as a result of this EIA.
- 3. You will be invited to comment on any event or any report related to the EIA.
- 4. You will be informed of the decision by MEFT as soon as it's received.

CONTACT US

Ondangwa Town Council welcomes any comments and correspondence about this project.

Contact us as follows:

Mr. Wilhelm Shepya

Tel: (+26461) 240 101

e-mail:

wshepya@ondangwatc.org.na

Mrs. Rachel Naukushu

Tel: (+26461) 240 101

e-mail:

rnaukushu@ondangwatc.org.na

APPENDIX E: STAKEHOLDERS LIST



UNDANGWA TOWN COUNCIL B1, Ondangwa Main Road, Ondangwa Private Bag 2032, Ondangwa, Namibia Tel: +264-65-240101 Fax: +264-65-240453 Email:ceoadmin@ondangwatown.com

RE-PLANNING OF ONDANGWA EXTENSION 36 PUBLIC MEETING

Attendance Register
Date: 07th May 2025
Location: Ondangwa Urban Constituency Office
Time: 10:00 AM

No.	Name	Contact Number	Organization	Email address	Signature
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All correspondences must be addressed to the Chief Executive Officer

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