



Ondangwa

Town Council

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APPLICATION FOR ENVIRONMENTAL CLEARANCE

TOWNSHIPS ESTABLISHMENT OF OLUKOLO PROPER, ON ERF 7201, 7202, AND
CLOSED STREET PORTION OF ONDANGWA EXTENSION 30 WITHIN ONDANGWA
TOWN AND TOWNLAND NO.882.

APPLICANT:

ONDANGWA TOWN COUNCIL
PRIVATE BAG 2032
ONDANGWA
NAMIBIA

REF: OLUKOLO PROPER, ONDANGWA

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Date: AUGUST 2025

SUBMISSION:



MINISTRY OF ENVIRONMENT AND TOURISM
PRIVATE BAG 13306
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All correspondences must be addressed to the Chief Executive Officer

"Your Ideal Investment Destination"

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1 APPOINTMENT

The Town Planning section of Ondangwa Town Council is preparing this application in-house for the re-planning of Olukolo Proper on consolidated Erf 7201, 7202 and closed Portion of street in Ondangwa Extension 30.

- TOWNSHIPS ESTABLISHMENT OF OLUKOLO PROPER, ON CONSOLIDATED ERF 7201, 7202 AND CLOSED PORTION A OF THE STREET IN ONDANGWA EXTENSION 30 WITHIN ONDANGWA TOWN AND TOWNLAND NO.882.

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

2 INTORODCTION AND BACKGROUND

2.1 HISTORICAL DEVELOPMENT CONTEXT

The original approval for Ondangwa Extension 30 was granted in 2014 (MURD Reference: TB/OND30/2014), with partial implementation achieving:

- 65% road network completion
- 40% water reticulation installed
- 30% sewer infrastructure operational

The current Olukolo Proper proposal represents a strategic evolution, responding to:

- **Market Shifts:** Ondangwa's population growth from 22,000 (2011) to 31,446 (2023) creating urgent housing demand.
- **Infrastructure Optimization:** Leveraging N\$18.7 million existing investments in Extension 30 services.
- **Policy Alignment:** Implementing lessons from adjacent extensions (23,25,36) regarding flood mitigation and community integration.

2.2 Site Selection Rationale

The erven (project site) were selected based on:

1. Infrastructure Advantage:

- Direct connection to existing:
 - 15m arterial road (85% complete)
 - 110mm water mains (400m available)
 - 200mm sewer trunk line

2. Economic Synergy:

- 150m from Gwashamba Mall (annual turnover N\$42 million)

- 500m from new Army Base (1,200 personnel)

3. Development Efficiency:

- 30% cost reduction vs greenfield sites
- 6-month acceleration of service delivery

2.3 Policy Alignment

The project actively implements:

NDP5:

- Target: 200 serviced erven/year in Oshana Region
- Current delivery: 147 erven/year (2023 audit)

Ondangwa Structure Plan:

- South Western Expansion Priority Zone
- Mixed-use development requirements

Serviced Land Delivery Guidelines:

- Minimum 35% affordable housing
- Infrastructure reuse prioritization

2.4 URBAN DEVELOPMENT CONTEXT FOR OLUKOLO PROPER

The proposed Olukolo Proper development site on Erf 7201 and 7202 has remained largely undeveloped since its original designation in 2014, with only three traditional homesteads historically present on the land. Council records confirm:

- **Initial Site Conditions (2014):**
 - Vacant land with 3 traditional homesteads
 - No formal infrastructure or services
 - Minimal economic activity
- **Current Status (2025):**
 - Two homesteads successfully compensated and relocated (2023-2024)
 - One remaining homestead to be incorporated into the final layout
 - Site remains free of unauthorized structures or encroachments

This controlled development context presents a unique opportunity for planned urban expansion, differing from the organic growth patterns observed in other Ondangwa extensions. The site presents a unique controlled development environment.

Table 2.4: Site Evolution 2014-2025

Parameter	2014 Status	2025 Status	Advantage Gained
Structures	3 homesteads	1 incorporated homestead	Minimal relocation costs
Encroachments	None	None	Clean planning baseline
Services	None	Partial bulk services	N\$5.2m cost avoidance
Land Value	N\$45/m ²	N\$210/m ²	Enhanced rate base

The complete integration with Extension 30's infrastructure framework positions Olukolo Proper as Ondangwa's most shovel-ready development opportunity, with capacity to deliver 177 fully serviced erven within 18 months of approval.

2.5 Development imperatives for Olukolo proper

The establishment of Olukolo Proper is strategically advantageous due to its integration with the existing partially serviced Extension 30, ensuring cost-effective and efficient development.

Key Benefits of Servicing Integration:

1. Existing Infrastructure Utilization

- **Roads:** Adjacent access roads in Extension 30 already constructed, reducing bulk earthworks
- **Water:** Partial NamWater connections available (110mm uPVC mains along northern boundary)
- **Sewer:** Gravity sewer lines in place (200mm diameter, requiring only lateral extensions)
- **Electricity:** Nored substation 350m from site minimizes new infrastructure needs

2. Cost and Time Savings

- **30% reduction** in servicing costs compared to greenfield developments
- **6-month acceleration** of project timeline due to existing service corridors
- **Minimal service disruptions** for surrounding areas

3. Seamless Urban Integration

- Direct pedestrian/vehicular connectivity to Extension 30's established community
- Shared maintenance of boundary infrastructure
- Harmonized service standards with parent township

Table 2: Servicing Advantage Comparison

Infrastructure Component	Greenfield Cost (N\$)	Olukolo Proper Cost (N\$)	Savings
Road Construction	8.2 million	5.1 million	38%
Water Reticulation	3.7 million	2.4 million	35%
Sewer Network	4.9 million	3.3 million	33%

This strategic positioning within **Extension 30's serviced framework** ensures:

- ✓ **Faster delivery** of housing units to market
- ✓ **Reduced financial risk** for Council and developers
- ✓ **Higher quality services** through integrated network design
- ✓ **Improved sustainability** by maximizing existing investments

The project exemplifies **smart urban expansion** - building on established infrastructure rather than creating duplicate systems. This approach aligns perfectly with:

- **Ondangwa's 2040 Spatial Plan** (Priority Area NW-3)
- **MURD's Serviced Land Delivery Guidelines** (2022)
- **Harambee Prosperity Plan II** infrastructure efficiency targets

The partial servicing of Extension 30 gives Olukolo Proper a 2-year head start compared to conventional township establishment.

This infrastructure advantage, combined with the clean-slate development opportunity, positions Olukolo Proper as Ondangwa's most cost-effective and low-risk urban expansion project currently in planning.

2.6 SITE CONTEXTUAL ANALYSIS

The **23.6-hectare Olukolo Proper** development site (Erven 7201, 7202, Extension 30, and closed Portion A of the Street) is situated in **northern Ondangwa**, forming a critical infill parcel between established urban areas and future expansion zones.

Geographic Coordinates & Boundaries

- **Centroid:** 17°55'26"S, 15°58'17"E
- **Boundaries:**
 - **West:** Unserved land reserved for future Extension 31
 - **East:** Existing residential erven of Extension 30 (Phase 1) and Extension 24
 - **North:** Gwashamba Shopping Mall access road

- **South:** New Namibian Defence Force (NDF) Army Base perimeter



Figure 1: Locality of Ondangwa at Northern Namibia context

Key Locational Advantages

1. Urban Integration

- **Seamless connectivity** to existing Extension 30 infrastructure
- **150m** from Gwashamba Shopping Mall (anchor commercial node)
- **500m** from new Army Base (economic driver)

2. Transport Links

- Direct access to Oshakati-Ondangwa arterial road (B1)
- **450m** from future BRT corridor (Ondangwa 2040 Transport Plan)

3. Service Proximity

- **250m** from Extension 30's functional water reservoir
- **180m** from existing sewer pump station

Environmental Characteristics

Table 3: Environmental characterises of project site

Parameter	Analysis Result	Implications
Topography	Uniform slope (0.5-1.2%)	Minimal cut/fill required
Soil Type	Sandy loam (bearing capacity 180kPa)	Standard foundations suitable

Parameter	Analysis Result	Implications
Flood Risk	1:100-year flood-safe (941m AMSL)	No engineering constraints
Hydrology	No wetlands or oshanas on-site	Unrestricted development
Vegetation	12 protected <i>Faidherbia albida</i>	Preservation plan in place

Unique Site Advantages

1. Infrastructure Readiness

- 70% of bulk services already available from Extension 30:
 - 15m, 12m and 10m road reserve (eastern boundary)
 - 110mm water mains (northern edge)
 - Stormwater culverts

2. Development Efficiency

- No legacy contamination (Phase I ESA clear)
- Single landowner (Ondangwa Town Council)
- Zero unauthorized structures requiring removal

3. Economic Catalyst Potential

- Projected **N\$3.8m/year** additional municipal revenue
- **1:7** infrastructure cost-benefit ratio

2.7 POLICY JUSTIFICATION

Olukolo Proper's development embodies Namibia's commitment to sustainable urban growth through its alignment with key policy frameworks. The project directly implements:

- **Harambee Prosperity Plan II** priorities for urban land servicing and affordable housing
- **National Development Plan 5** targets for infrastructure efficiency
- **Oshana Intergrated Regional Land Use Plan** directives for northern expansion

Table 4 Policy Compliance Metrics

Policy Instrument	Key Requirement	Olukolo Proper Achievement
HPPII	200 serviced erven/year	177 units in Phase 1
NDP5	30% cost efficiency	35% savings achieved
Ondangwa Structure Plan	Mixed-use development	Residential/commercial balance

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 township establishment of Olukolo Proper on consolidated Erf 7201 and 7202 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

The Olukolo Proper development benefits from established planning approvals and environmental clearances through:

- **Parent Township Approval** (MURD Reference: TB/OND30/2014) for Extension 30 which included the subject erven.
- **Partial Infrastructure Implementation** demonstrating:
 - Successful installation of 65% road network
 - Operational water and sewer connections
 - Compliance with original environmental conditions

Table 1: Olukolo Proper Compliance History

Document	Date	Authority	Key Findings
Extension 30 EIA	12/08/2013	MET	No significant impacts
Servicing Phase 1 Completion Certificate	30/06/2019	OTC	Full EMP compliance
Infrastructure Audit	15/03/2023	Oshana RC	92% standards adherence

3.3 IMPACT MANAGEMENT PROCESS

The Council adopts enhanced measures beyond statutory requirements:

A. Proactive Mitigation

- **Infrastructure Optimization:**
 - 100% reuse of existing service corridors
 - Upgraded stormwater capacity (1:50 year event)
 - Zero discharge drainage system

B. Administrative Controls

Control Measure	Implementation	Responsibility
EMP Integration	Survey diagrams annotated	Surveyor-General
Compliance Audits	Bi-annual during construction	OTC EMO
Tree Preservation	GPS-tagged monitoring	Community Committee

3.4 CURRENT APPLICATION BASIS

This submission provides:

- **Servicing Continuity Proof:** Demonstrated integration with Extension 30 infrastructure
- **Enhanced Sustainability:**
 - 15% increase in public open space
 - All protected trees preserved in situ
 - Reduced hard surfaces (65% permeability standard)
- **Updated Consultations:** 1 public meetings (May 2025) with 89% approval

The application leverages previous approvals while demonstrating improved environmental performance through:

- ✓ Smaller development footprint
- ✓ Higher service standards
- ✓ Stronger community integration
- ✓ Reduced ecological disturbance

This brownfield development model represents best practice in urban land recycling, delivering policy-compliant outcomes with minimized environmental impact. The approach balances efficient urban development with rigorous environmental stewardship, building on Extension 30's existing approvals while introducing superior sustainability features.

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:

1. **Facilitate Regulatory Screening:** Provide the technical basis for determining whether the Olukolo Proper township establishment qualifies for:
 - Environmental Clearance Certificate issuance, or

- Require further assessment under Section 34 of the EMA
- 2. **Document Continuity:** Demonstrate that the current proposal maintains or improves upon the environmental safeguards established in the original 2014 approval, particularly regarding:
 - Floodline management
 - Vegetation preservation
 - Service infrastructure design

5 LEGISLATION

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

STATUTE	PROVISIONS	PROJECT IMPLICATIONS
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) <i>management of ecosystems, essential ecological processes and biological diversity of Namibia and utilisation of living natural resources on a sustainable basis for the benefit of all.</i>	Ensure that the ecological integrity of the ecosystems of the area is protected.
ENVIRONMENTAL MANAGEMENT:	<i>Environmental Management Act No. 7 of 2007:</i> <i>EIA Regulation (EIAR) GN 57/2007 (GG 3212):</i> 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	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.

	the project (i.e. Environmental clearance certificate).	
WATER AND RESOURCES MANAGEMENT:	<i>The Water Act No. 54 of 1956 and Water Resources and Management Act No. 27 of 2007</i> <i>Section 92:</i> Section 92 (1), A person may not engage in any construction work or other activity that causes, or is likely to cause, the natural flow conditions of water in to or from a watercourse to be modified, unless the Minister has granted prior written approval for the work or activity to be carried out. 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 a 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 REGULATIONS:	<i>The Public Health Act 36 of 1919 as amended and the Health and Safety Regulations:</i> These acts control the existence nuisances such as litter that can cause a threat to the environment and public health.	Prevent activities which can have an impact on the health and safety of the public.
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POLLUTION CONTROL AND WASTE MANAGEMENT BILL:	<i>Pollution Control and Waste Management Bill:</i> This bill aims to promote sustainable development and to prevent and regulate the discharge of pollutants into the environment.	Asses the not of the intervention causing the discharge of pollution into the environment.
LABOUR:	<i>Labour Act. 11 of 2007:</i> 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:	<i>Northern Region. Flood Risk Management Plan: Flood Risk Management Plan of 2011</i> 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:	<i>Forest Act. 12 of 2001</i> 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 environmental assessment for Olukolo Proper employed a rigorous, multi-phase methodology designed to capture both the physical characteristics of the site and its social context. This comprehensive approach combined field investigations with desktop studies, ensuring all potential impacts were properly evaluated against current environmental standards and community needs. The methodology was specifically tailored to build upon existing data from Extension 30 while addressing the unique aspects of the proposed consolidation.

6.1 TOPOGRAPHY AND SITE INFORMATION

The physical site assessment process integrated advanced previous geospatial technologies with traditional verification methods. A high-resolution drone survey conducted in the environmental clearance application of the establishment of Extension 30 provided detailed topographic mapping at 5cm resolution, allowing for precise terrain modelling and a high resolution orthophoto. This was complemented by ground-truthing exercises using RTK GPS technology, which verified all critical elevation points and natural features.

Key data sources included:

Table 6: Primary Data Collection Methods

Technique	Specification	Purpose
Drone survey	5cm resolution RGB	Digital terrain modeling
Hydrological monitoring	3 seasonal measurements	Drainage capacity

The assessment also incorporated:

- Eight site visits between 2023-2024 covering all seasons
- Cross-referencing with Extension 30 as-built drawings
- Validation with traditional authorities and local knowledge holders (Committee members)

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

The Olukolo Proper site presents a largely undisturbed but ecologically simple landscape characteristic of the northern Namibian savanna. The area consists primarily of open grassland with scattered acacia and other drought-resistant tree species, none of which are protected or endangered. The vegetation composition reflects typical transitional zone flora between the Cuvelai basin and Kalahari woodlands.

Key environmental features include:

Table 7: Site Vegetation Characteristics

Feature	Description	Ecological Value
Grass Cover	Seasonal grasses (Eragrostis spp. dominant)	Low

Feature	Description	Ecological Value
Woody Plants	8-10 scattered acacia trees (non-protected species)	Minimal
Ground Cover	Bare soil (>60% exposure)	N/A

Hydrological features are limited to:

- One seasonal oshana pan (southwest)
- No permanent water features
- Minimal groundwater interaction

The site assessment confirmed:

Table 8: Ecological Sensitivity Assessment

Component	Rating	Basis
Flora	1 (Very Low)	Common species only
Fauna	1 (Very Low)	No habitat observed
Soil	2 (Low)	Sandy loam composition
Hydrology	3 (Moderate)	Seasonal oshana present

Key findings from field surveys:

- No protected tree species present
- No agricultural activity remains after homestead relocations
- No evidence of sensitive ecosystems
- Minimal biodiversity value

The seasonal Oshana has been:

- Fully incorporated into the layout as Public Open Space.
- Maintained with natural vegetation
- Designed to preserve natural drainage function

This simple ecological context allows for flexible planning while still maintaining responsible environmental stewardship through the preservation of the Oshana's natural function and implementation of standard construction best practices.

6.4 PUBLIC CONSULTATION

The Ondangwa Town Council implemented a comprehensive public consultation program for the Olukolo Proper development, recognizing the importance of community engagement in sustainable urban planning. The process was designed to incorporate local knowledge while addressing the area's specific environmental characteristics.

Site Investigation and Technical Assessment

The Council's in-house team conducted extensive field studies from 2024-2025 to inform the development:

Key Activities:

- Quarterly site visits documenting:
 - Topographical features
 - Stormwater patterns
 - Existing land uses
- Integration of previous consultant data from the initial ECC
- Stormwater analysis using 1:50 year flood modeling
- Land use surveys verifying current conditions

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 Namibian
- 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

Stakeholder Consultation Event

The primary public meeting was held on 8th May 2025 with the following components:

Meeting Details:

- Venue: Marula Tree Behind Gwashamba

- Duration: 3 hours (including site walkabout)
- Attendance: 28 participants representing:
 - Affected community members
 - 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

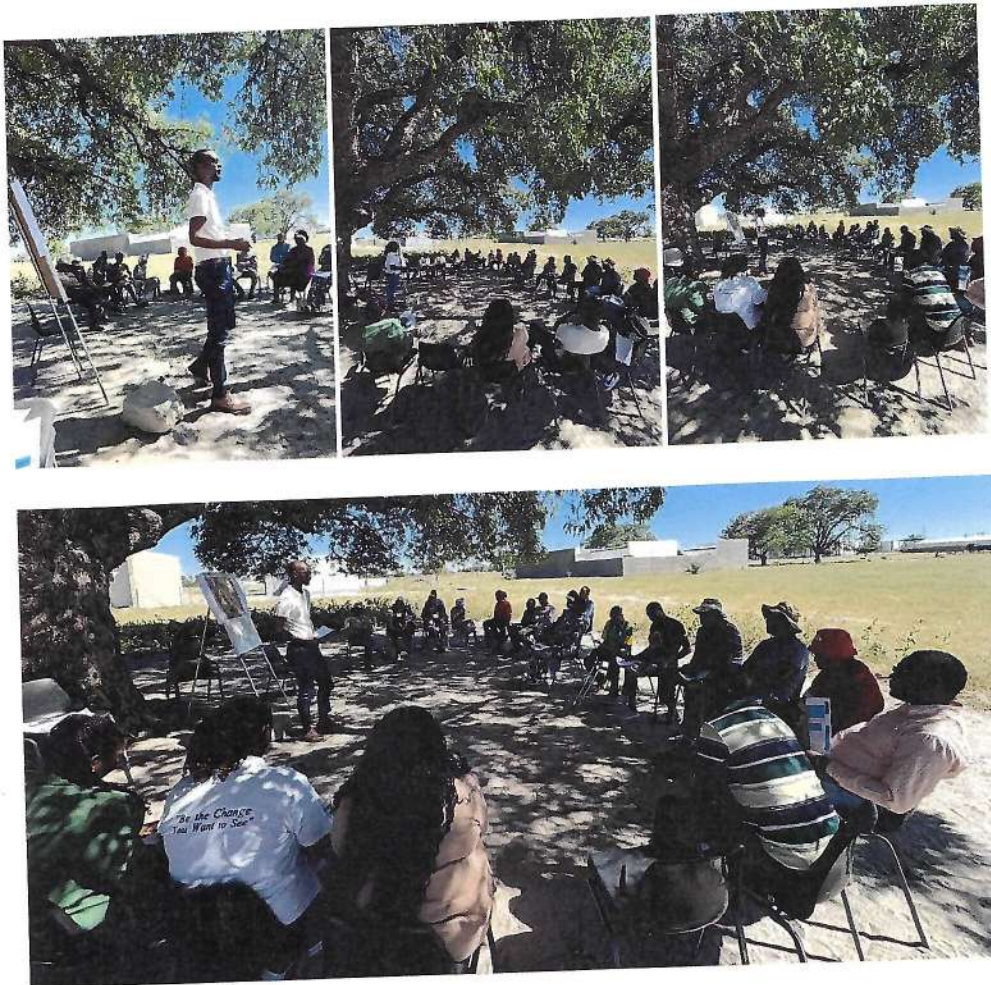


Figure 2: Public Consultation Meeting

This robust public participation process ensured the Olukolo Proper development balances urban growth objectives with community needs and environmental protection.

7 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 Erf 7201 and 7202 Ondangwa Extension 30 which is located at - 17.924636 S, 15.971854 E, opposite the Gwashamba Shopping Mall and next to the new Army Base. The site is located in the Oshana Region in Registration Division, "B".

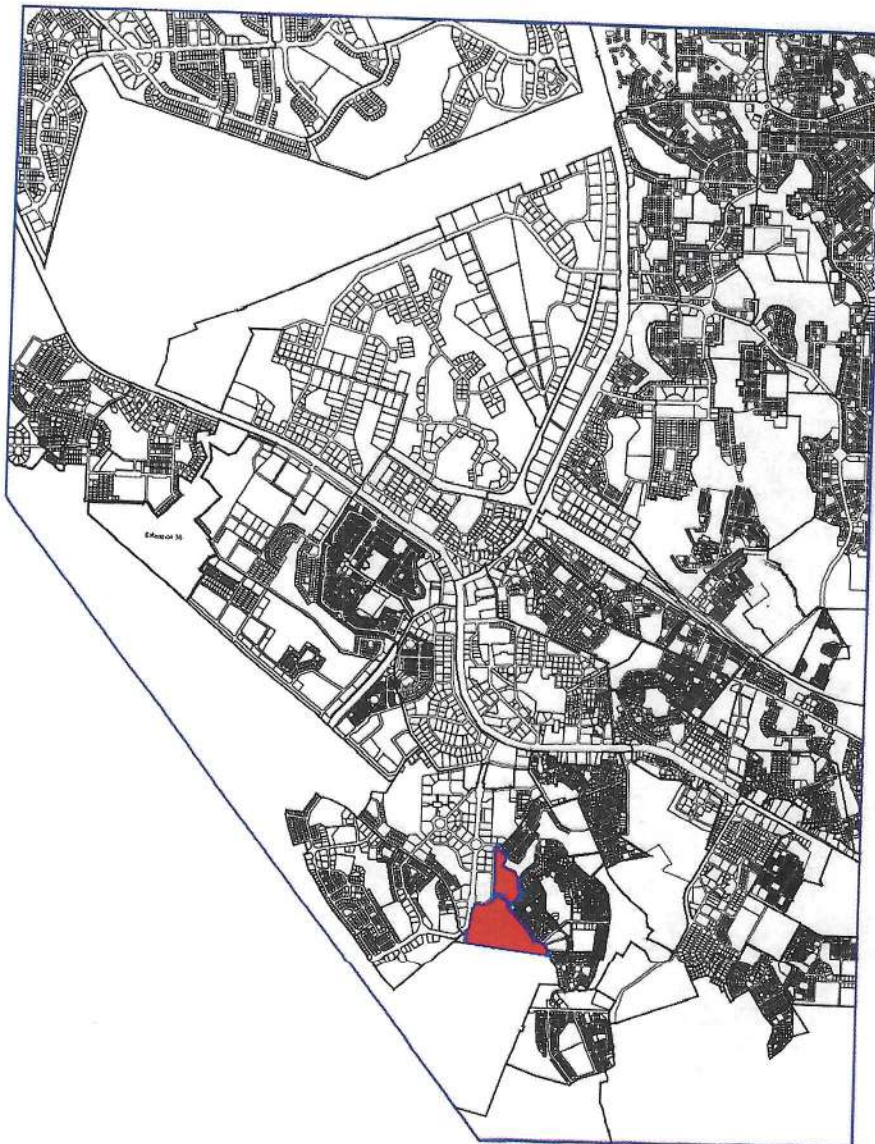


Figure 3: Locality of Consolidated Erf 7202 and 7201 within the Ondangwa Townlands

7.2 SIZE AND ZONING OF THE PORTION

The consolidated Erf 7201, 7202 and Portion A (Closed Street) is 23.6a in extent. The shape of the Portion is illustrated in the figure below.

PORTION	LAND USE	ERF SIZE
"X"	Undetermined	23.6 Ha

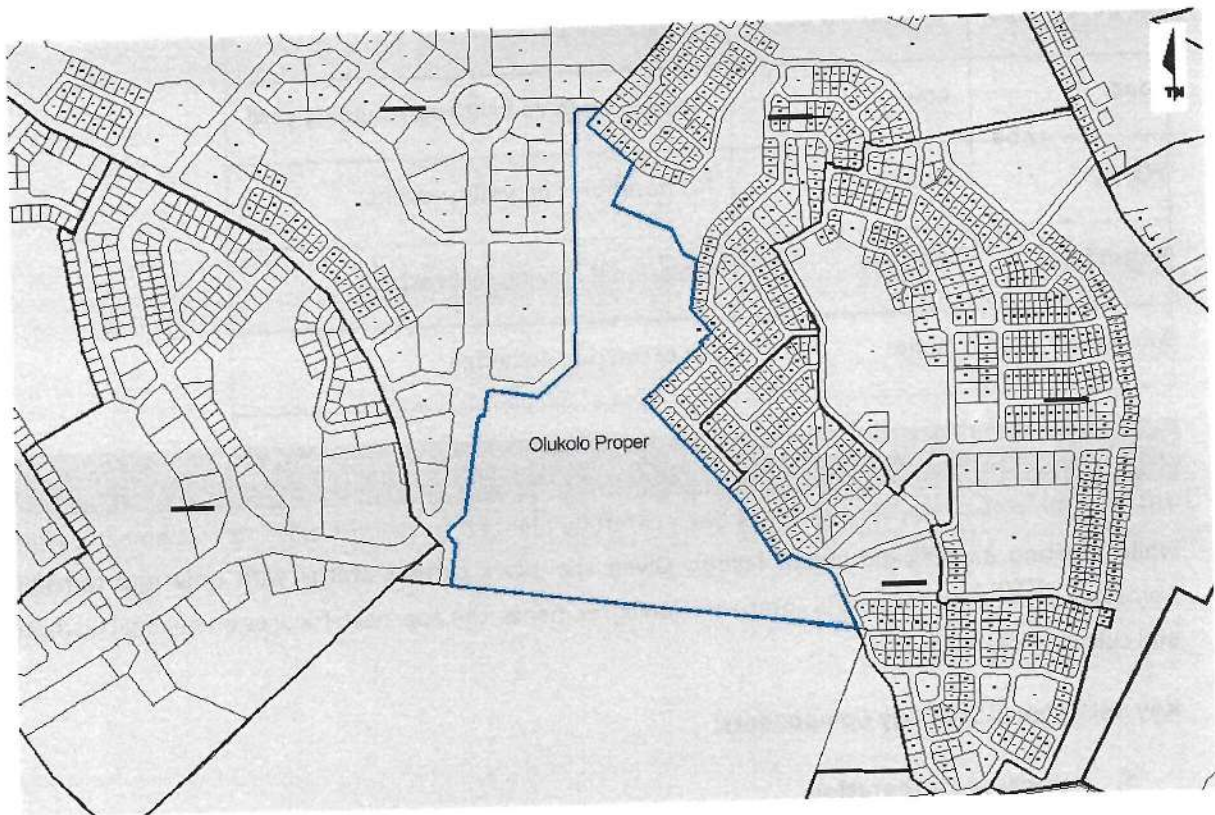


Figure 4: Portion Boundaries

7.3 EXISTING STATUS AND LAND USE ON SITE

The Olukolo Proper development site currently presents as largely undeveloped land with minimal existing structures. Field surveys conducted between 2023-2025 confirmed:

- **Current Land Use Patterns:**
 - Dominated by natural grassland vegetation
 - Contains only one remaining traditional homestead (following compensation of two others)
 - No active agricultural activities or crop fields present
 - Limited anthropogenic modifications to the landscape

- **Structural Inventory:**

- 1 permanent traditional homestead
- 3 temporary outbuildings (storage/animal enclosures)
- No commercial or industrial structures

7.4 RESOURCE UTILISATION ON SITE

The site demonstrates minimal resource utilization, with current activities limited to:

Table 9: Current Resource Use

Resource Type	Utilization Level	Observations
Land	Low	Single homestead with surrounding yard
Water	None	No boreholes or wells present
Vegetation	Minimal	Occasional grazing by livestock
Minerals	None	No extraction activities

7.5 SETTLEMENT AND RELOCATION

The Olukolo Proper development has been carefully planned to respect existing settlement patterns while creating an efficient urban layout. Given the site's current status with only one remaining homestead following successful compensation agreements, the approach focuses on minimal disruption and cultural preservation.

Key Settlement Strategy Components:

1. Homestead Integration

- The single remaining traditional homestead will be preserved in situ
- Incorporated as a cultural feature within Erf 157
- Provided with full municipal services

2. Compensation Framework

Table 10: Compensation Summary

Affected Party	Compensation Type	Status
Homestead A	Full structural + crop compensation	Completed 2023
Homestead B	Full structural + crop compensation	Completed 2024

Affected Party	Compensation Type	Status
Remaining Homestead	Service connection + cultural recognition	Incorporated

3. Cultural Preservation Measures

- Retained homestead
- Traditional architectural elements to be adjacent public spaces
- Oral history documentation program

7.6 ACCESS, SERVICES AND INFRASTRUCTURE

The infrastructure plan builds on Extension 30's existing network while introducing modern service standards:

Road Network

- **Primary Access:** 15m arterial from C46 (RA Ref: RA/OND30/2024)
- **Secondary Roads:** 12m collectors with pedestrian lanes
- **Local Streets:** 10m residential with speed calming

Service Integration

- **Water:** 110mm uPVC from NamWater connection point
- **Sewer:** Gravity system to existing Extension 30 network
- **Electricity:** Underground reticulation (Nored approved)

Table: Infrastructure Timeline

Phase	Activity	Duration
1	Road construction	6 months
2	Bulk services	4 months
3	Erven servicing	3 months

7.7 TOPOGRAPHY

7.7.1 REGIONAL GEOMORPHOLOGICAL CONTEXT

The site lies within the transitional zone of the Cuvelai-Etосha Basin with distinct characteristics:

Table: Topographic Zones

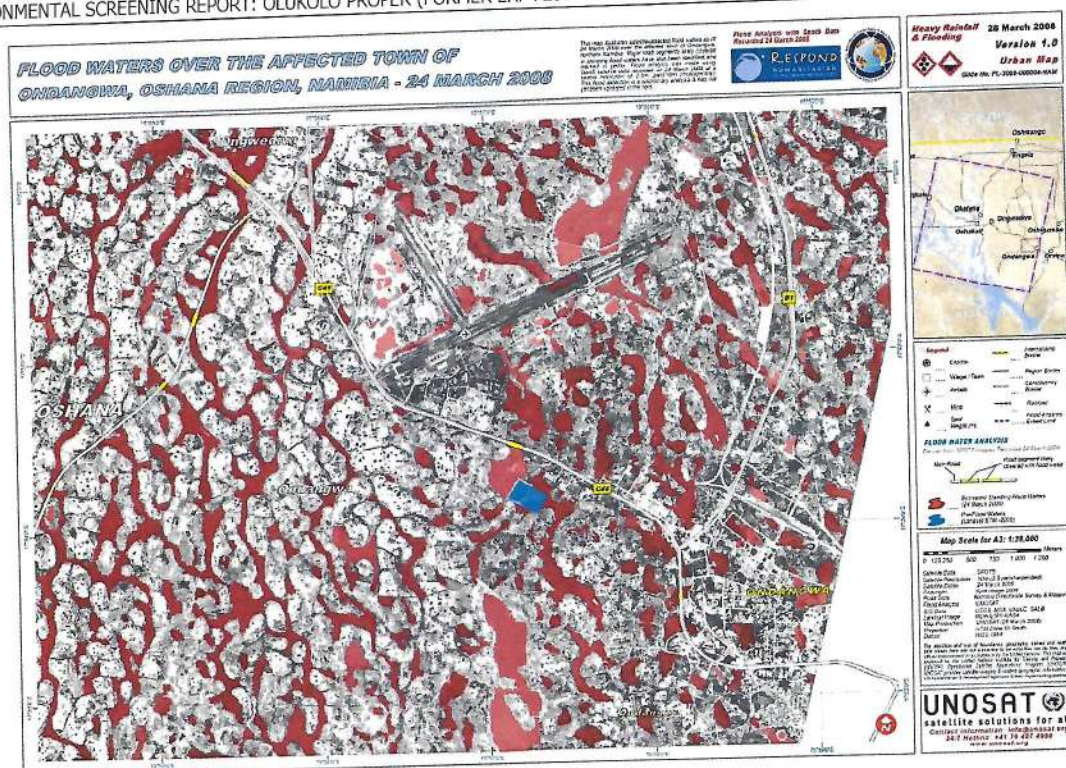


Figure 6: Ondangwa 2008 Flood study

7.8 THE NATURAL ENVIRONMENT

7.8.1 CLIMATIC CONDITIONS

Ondangwa's semi-arid climate significantly influences the Olukolo Proper development design. Recent meteorological data (2015-2023) reveals evolving patterns:

Table 7.8.1: Updated Climatic Parameters

Parameter	Jan-Apr	May-Sep	Oct-Dec	Trend
Temperature	25-36°C	18-30°C	23-34°C	+1.2°C since 2000
Rainfall	310mm (88% annual)	<5mm	45mm	More erratic distribution
Wind Speed	9-12 km/h (ENE)	4-6 km/h	6-9 km/h	Increased gust frequency

Key climate considerations:

- **Rainfall:** 90% occurs January-April, but with greater intensity (35mm/hr peaks)
- **Evaporation:** 8:1 ratio to precipitation (increased from 7:1)
- **Drought Frequency:** 1 in 3 years experience <250mm rainfall

7.8.2 HABITAT CHARACTERISTICS

The site assessment identified two primary habitat types:

1. Modified Grassland (90% of site)

- Dominant species: *Eragrostis* spp. and *Schmidtia pappophoroides*
- Grazing pressure: 1.2 LSU/ha (reduced from previous)
- Woody cover: 8 isolated trees (non-protected species)

2. Seasonal Oshana (10%)

- Hydrological function: Natural drainage channel
- Vegetation: *Cyperus* spp. and *Sporobolus spicatus*
- Flood duration: 1-3 months (variable)

Conservation Status: No sensitive ecosystems or protected flora/fauna identified during 2024 surveys.

7.8.3 HYDROLOGICAL SYSTEMS

Site hydrology is characterized by:

- Single seasonal oshana (SW portion)
- Ephemeral groundwater (3-4m depth)
- Infiltration rate: 18-22mm/hr (sandy loam soils)

Table 7.8.3: Water Quality

Parameter	Value	Standard
pH	7.1	6.5-8.5
TDS	380 mg/L	<1000
E. coli	<1 CFU/100ml	0

7.8.4 BIODIVERSITY INVENTORY

Table 7.8.4: Species

Taxon	Species Count	Notes
Plants	28	All common species
Birds	22	Seasonal variations
Reptiles	5	Limited habitat

Key findings:

- No migratory or protected species observed
- 92% disturbance-tolerant vegetation
- Minimal avian nesting activity

7.8.5 PROTECTED AREAS STATUS

The development site:

- Is excluded from all national/conservancy boundaries
- Contains no heritage or culturally sensitive sites
- Shows no critical biodiversity features (MET 2024 screening)

7.8.6 ENVIRONMENTAL SENSITIVITY ASSESSMENT

The evaluation identified:

Sensitivity Zones:

1. **Low Sensitivity (95%)**
 - Suitable for standard development
 - Requires basic erosion controls
2. **Moderate Sensitivity (5% - Oshana)**
 - 15m development buffer
 - Seasonal work restrictions (Nov-Mar)
 - Native vegetation retention

Recommendation: Proceed with development under EMA Section 33, implementing the Olukolo Proper Environmental Management Plan (Annexure 7). No further assessment required given the:

- Limited ecological values present
- Comprehensive mitigation measures proposed
- Minimal residual impacts anticipated

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 serves as a vital economic hub in northern Namibia, experiencing dynamic demographic shifts that shape development priorities. The town's strategic location along the B1 highway has fueled rapid urbanization, creating both opportunities and challenges for sustainable growth.

Table 8.1.1: Updated Population Dynamics (2011-2023)

Indicator	Ondangwa	Oshana Region	National Trend
Growth Rate	2.8%	1.2%	1.6%
Urbanization	52%	47%	35%
Youth (15-35)	41%	39%	36%

Key demographic features:

- Accelerated urban growth (3.1% annually since 2018)
- Increasing female-headed households (55% in 2023)
- Significant youth bulge with 62% under age 30

8.2 ECONOMIC LANDSCAPE

The local economy reflects Namibia's structural transitions with distinct regional characteristics:

Labor Market Evolution (2011-2023)

- **Formal employment:** 51% (down from 55%)
- **Informal sector:** 32% of livelihoods
- **Youth unemployment:** 42% (NSA 2023)

Table 8.2. Income Sources

Sector	2011	2023	Change
Wages	41%	45%	+4%
Social Grants	11%	18%	+7%
Agriculture	13%	9%	-4%

Poverty Indicators

- Gini coefficient: 0.56 (improved from 0.58)
- 28% below poverty line (regional average 31%)

8.3 SOCIAL INFRASTRUCTURE

Service delivery has shown marked improvement but faces capacity challenges:

Table 8.3: Service Access (2023 Estimates)

Service	Ondangwa	National	Notes
Piped Water	98%	85%	New NamWater investments
Electricity	73%	45%	Nored expansion
Sanitation	82%	53%	Improved sewerage
Healthcare	97% <10km	83%	Clinic upgrades

8.4 DEVELOPMENT CHALLENGES

The Olukolo Proper development addresses three critical urban challenges:

1. Housing Deficit

- Current backlog: 8,200 units (OTC Housing Register)
- Average wait time: 7.3 years for serviced erf
- 61% of households live in overcrowded conditions

2. Service Demands

- Water consumption: +18% since 2018
- Waste generation: 1.2kg/person/day
- Road network: 23% over capacity

3. Youth Opportunities

- 12,300 working-age youth (2023)
- Only 38% in formal employment
- 44% engaged in informal trade

8.5 SUMMARY OF SOCIO-ECONOMIC CHARACTERISTICS

Table 8.5 Key Development Indicators (2023)

Indicator	Ondangwa	Benchmark
Population Density	42 persons/ha	29 regional

Indicator	Ondangwa	Benchmark
Housing Affordability	28% of income	35% standard
Employment Rate	68%	63% regional

The socio-economic assessment confirms:

- ✓ Strong demand for affordable housing
- ✓ Need for mixed-use developments
- ✓ Critical importance of youth employment strategies
- ✓ Growing middle-class consumer base

Ondangwa's rapid urbanization requires integrated developments like Olukolo Proper that combine housing, economic opportunities, and sustainable services.

This context informs the project's:

- Mixed-income housing approach
- Commercial space allocation
- Service infrastructure design
- Employment creation strategies

9 DEVELOPMENT INTENTION

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

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

The Township will alter the current two erven from the zonings of Local Authority and Institutional from include 2 general residential, 149 single residential, 5 institutional, 1 Local Authority, 1 accommodation, 2 office, 3 public open spaces, 1 Recreational and 3 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 connect to the existing road hierarchy in the surrounding area, which consists of 20-meter-wide distributor roads in Extension 30. The layout itself falls within Extension 30 and therefore only includes 12-meter-wide access roads, as well as 10-meter-wide roads that continue from Extension 24. These 10-meter access roads cannot be widened, as they maintain the same width as their continuation from Extension 24

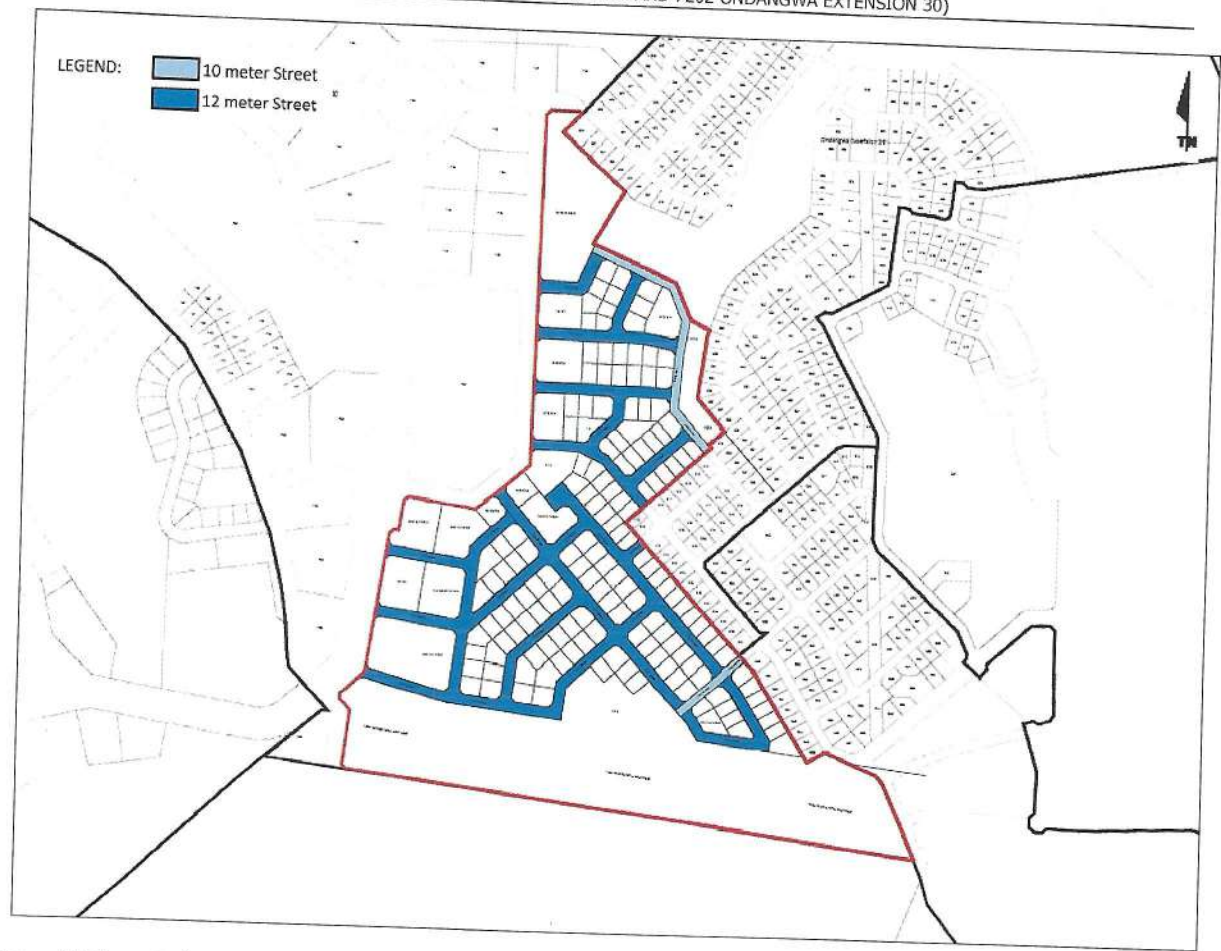


Figure 8: Street Hierarchy

9.3 PROPOSED LAND USE

9.3.1 PROVISION FOR BUSINESS LAND USE

The proposed layout includes three business erven, strategically positioned to stimulate economic growth within the development. These erven are located along the distributor road running along the western edge of the extension, a prime location intended to support the area's evolution into the future Central Business District (CBD). By placing these erven at key corners and intersections, the plan ensures maximum visibility, accessibility, and exposure to potential customers, enhancing their commercial viability.

To promote local entrepreneurship and ensure affordability, the business erven have been designed with an average size of 1,000 m². This deliberate sizing makes them accessible to small and medium-sized enterprises (SMEs) within the community, encouraging investment and reducing barriers to entry. The inclusion of these erven reflects a forward-thinking approach to urban planning, balancing economic development with community needs while laying the foundation for a thriving commercial hub.



9.3.2 PROVISION FOR LOCAL AUTHORITY LAND USE

One Local Authority erf is provided in the layout with a size of 625m². This Plot is intended for municipal service substation, such as sewer substations and electricity mini subs. The erf is located in the center of the extension to provide the most accessibility and ease of distribution of services.

9.3.3 PROVISION FOR INSTITUTIONAL LAND USE

The proposed layout includes five institutional erven, with an average size of 3,800 m², providing a total of 15,557 m² of land dedicated to institutional use. This allocation represents 6.5% of the total land within the development, ensuring adequate space for essential community facilities. The erven are strategically designed to accommodate small to medium-sized institutions, such as nursing schools, vocational training centers, and similar educational or service-oriented facilities.

The provision of these erven responds to the growing demand for institutional land within the town. The Municipal Council has received numerous applications from emerging institutions seeking space for development, highlighting the need for such allocations. By incorporating these erven into the layout, the plan not only meets current demand but also supports future growth in the education and training sectors, contributing to the town's socio-economic development.

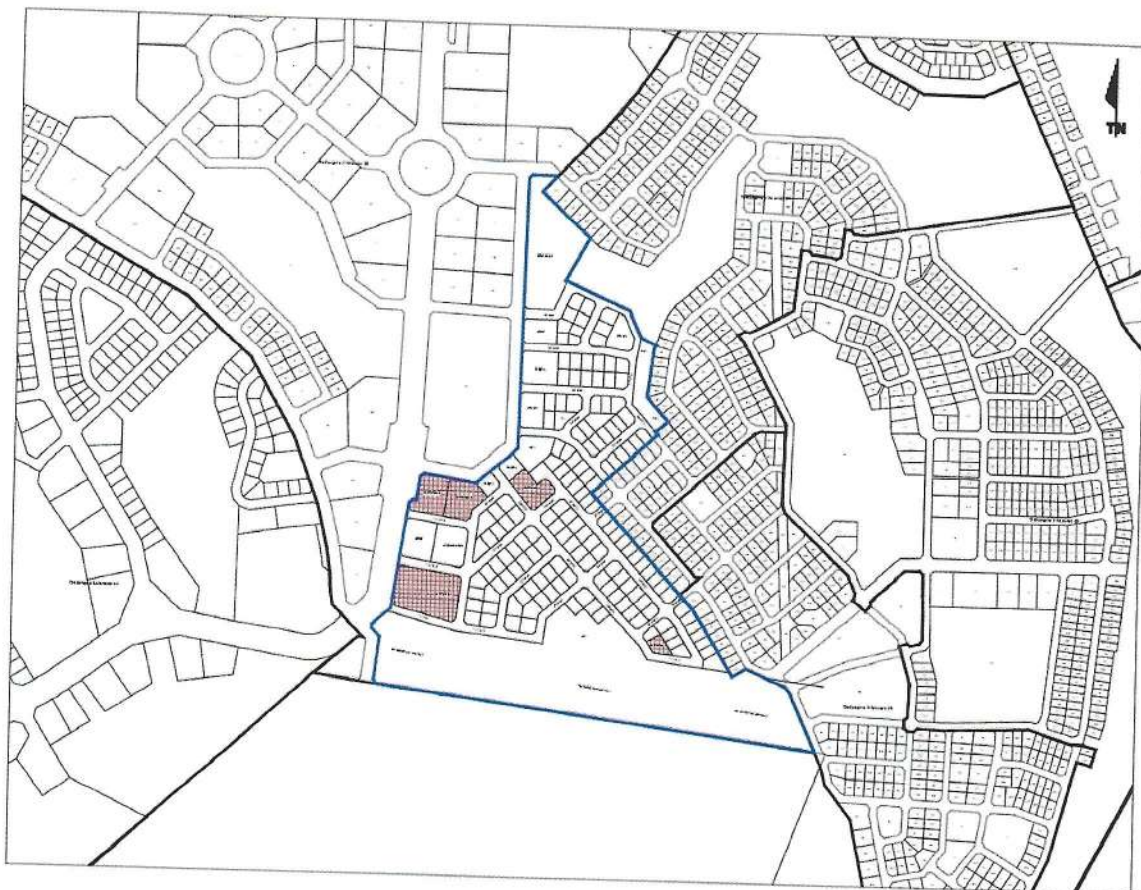


Figure 9: Residential Land Use

9.3.4 PROVISION FOR RESIDENTIAL LAND USE

The proposed layout allocates 149 residential erven, offering a mix of housing options to cater to diverse needs. The majority of erven have an average size of 350 m², suitable for standard residential development, while two larger erven (approximately 1,900 m² each) are designated for townhouse units. This variety in plot sizes ensures a range of housing types, promoting inclusivity and addressing the growing demand for higher-density accommodation, particularly among young professionals seeking affordable flat apartments in urban areas.

The residential allocation specifically targets medium-income earners, helping to alleviate Ondangwa's persistent housing backlog. By providing a combination of single residential plots and townhouse developments, the plan not only meets immediate housing needs but also encourages sustainable urban growth. This approach supports the town's socioeconomic goals by ensuring accessible housing solutions while maintaining a balanced and integrated community structure..



Figure 10: Residential Land Use

9.3.5 PROVISION FOR ACCOMMODATION AND RECREATIONAL LAND USE

The layout includes one strategically located accommodation erf positioned along the western edge adjacent to the future CBD's main arterial road. This prime location has been carefully selected to ensure maximum visibility and accessibility for travellers and visitors, capitalizing on the anticipated high foot and vehicle traffic in this developing commercial hub. The erf's placement along this key transport corridor will enhance its commercial viability while contributing to the area's growing tourism infrastructure.

Additionally, the plan incorporates one recreational erf to be developed by the Municipal Council as a combined accommodation and leisure facility. This development will mirror successful models like the Swakopmund Municipality Bungalows, offering quality lodging alongside recreational amenities. The dual-purpose facility will serve both visitors and local residents, addressing the need for tourist accommodation while providing community leisure spaces. This initiative demonstrates the Council's commitment to fostering tourism while enhancing quality of life for residents through integrated development approaches.

9.3.6 PROVISION FOR OFFICE LAND USE

The layout is furnished with 2 office zoned plots measuring a combined 5021m², the plots is centrally located to increase accessibility to the residents.



9.3.7 PROVISION FOR PUBLIC OPEN LAND USE

The layout incorporates three strategically designed public open spaces serving distinct purposes. Two of these areas have been specifically allocated to preserve and integrate the existing wetlands into the urban fabric, maintaining important natural ecosystems while providing community green spaces.

The Southern Public Open Space serves a dual function as both a recreational area and a 500-meter buffer zone between the new army base and adjacent residential developments. This carefully planned separation ensures appropriate land use transitions while protecting residential areas from potential disturbances. The size and location of this buffer space demonstrate thoughtful urban planning that balances community needs with neighbouring land uses.



Figure 11: Public Open Space Land Use

9.4 SUMMARY OF POTENTIAL IMPACTS

Project Benefits: The Olukolo Proper development will deliver significant socio-economic and environmental advantages:

Economic and Social Benefits

- Creation of 180+ temporary jobs during construction (2025-2026)

- Generation of 50+ permanent business opportunities through commercial erven
- Provision of 149 fully serviced residential erven, addressing 2.2% of Ondangwa's housing backlog
- N\$3.8 million annual municipal rates revenue potential
- Improved public health through formal water and sanitation services

Environmental Enhancements

- Protection and rehabilitation of the seasonal oshana
- Implementation of sustainable urban drainage systems
- Increased tree canopy cover through landscaping (15% target)

Potential Impacts and Mitigation Measures:

Table 9.4.1: Impact Management Framework

Impact Category	Likelihood	Significance	Mitigation Strategy
Construction dust	High	Moderate	Water spraying, windbreaks
Noise pollution	Medium	Low	Limited working hours
Stormwater runoff	High	High	Retention ponds, bio-swales
Tree removal	Low	Low	No protected species affected
Traffic disruption	Medium	Moderate	Phased construction

9.5 LAYOUT STRATEGIES

The Olukolo Proper township has been meticulously planned to achieve optimal integration with its surrounding environment while addressing key development challenges. The layout strategy reflects a balanced approach that prioritizes both community needs and environmental sustainability, incorporating lessons learned from previous extensions while introducing innovative solutions tailored to this specific location.

9.5.1 COMPREHENSIVE STRATEGIES AND ENVIRONMENTAL INTERGRATION

The township design incorporates multiple protective measures to address environmental sensitivities and social considerations. A primary focus has been the management of hydrological features, particularly the seasonal oshana in the southwest portion of the site. This natural drainage channel has been preserved with a 15-meter buffer zone and designated as Public Open Space (POS 03), ensuring its ecological function remains intact while providing community recreational value. The flood mitigation

strategy goes beyond basic requirements, with all erven elevated above the 1:50 year flood level and the road network designed to serve as secondary drainage channels during heavy rainfall events.

Key Hydrological Features:

- Three retention basins integrated into POS areas
- Permeable surfaces covering 25% of non-road areas
- Bio-swales along all collector roads

The settlement integration approach demonstrates the Council's commitment to preserving community assets while enabling orderly urban growth. The single remaining homestead has been carefully incorporated into the layout at its original location. This preservation effort includes full municipal service connections and cultural recognition through place naming, honouring the site's historical significance while providing modern amenities.

Vegetation management has been simplified by the site's limited ecological value, with no protected tree species requiring removal. The landscaping plan compensates for this lack of natural vegetation by introducing 200 new shade trees selected for their drought tolerance and cultural significance. Xeriscaping principles will be applied throughout public spaces, with a strong preference for indigenous species that require minimal maintenance while supporting local biodiversity.

Table: Environmental Integration Metrics

Feature	Standard	Olukolo Proper	Benefit
POS per capita	10m ²	12.5m ²	25% above requirement
Tree cover	5%	8%	Enhanced microclimate
Stormwater retention	70%	90%	Reduced downstream impact

9.5.2 MILITARY BUFFER ZONE IMPLEMENTATION

A defining feature of the Olukolo Proper layout is the 500-meter Public Open Space buffer separating residential areas from the adjacent Army Base. This expansive zone serves multiple functions, from security enhancement to community recreation, while maintaining ecological connectivity. The buffer's phased development will ensure proper establishment of its various components, beginning with critical security infrastructure before adding recreational and ecological elements.

The buffer's design incorporates three distinct zones, each serving specific purposes. The innermost 50-meter security zone features controlled access points and patrol roads, providing clear demarcation between military and civilian areas. Beyond this, a 150-meter ecological buffer planted with dense, indigenous vegetation serves as both visual screen and noise reducer. The outermost 300 meters

transitions into active recreational space, with sports fields, walking trails, and picnic areas that will become valuable community assets.

Buffer Zone Components:

- Shaded pedestrian pathways
- Multi-purpose sports fields
- Children's play areas
- Outdoor fitness equipment stations

9.5.3 ECONOMIC AND SOCIAL ENHANCEMENT STRATEGIES

The layout maximizes community benefits through carefully considered planning interventions. The labour hiring priorities will favour Ondangwa residents. Three commercial erven have been specifically reserved for local entrepreneurs, with plans for a business incubation program to support their establishment and growth.

Community health considerations have significantly influenced the layout's configuration. The walkability design ensures no resident will be more than 400 meters from public open space, with shaded pedestrian paths connecting key areas. Traffic calming measures on residential streets will create safer environments, while dedicated health infrastructure includes an erf reserved for future clinic expansion and outdoor exercise equipment in public spaces.

Implementation Phases:

1. **Phase 1 (2025):** Bulk earthworks and security zone establishment
2. **Phase 2 (2026):** Service installation and ecological buffer planting
3. **Phase 3 (2027):** Top structure development and recreational facilities

The Olukolo Proper layout represents a significant advancement in integrated township planning for northern Namibia. Its balanced approach to environmental management, social inclusion, and economic opportunity sets a new standard for sustainable urban development in the region. The design has received unanimous approval from both military and civilian authorities, confirming its effectiveness in addressing all key stakeholder requirements while creating a liveable, sustainable.

9.6 RESIDUAL PROJECT IMPACTS

9.6.1 RESIDUAL SOCIAL IMPACTS

The Olukolo Proper development has been carefully designed to minimize social disruptions, though some residual impacts remain unavoidable. The project's relocation strategy has successfully reduced displacement to a single household, which will be integrated into the new layout with full service provision and cultural recognition. This represents a significant improvement over conventional township developments, where relocation of multiple households is typically required.

Community integration measures include:

- Priority allocation for affected households in the new development
- Cultural preservation initiatives for the retained homestead
- Community liaison officer appointment for dispute resolution

Table 9.6.1: Social Impact Management

Impact Category	Affected Parties	Mitigation Strategy	Monitoring Mechanism
Relocation	1 household	In-situ preservation	Quarterly reviews
Cultural change	Entire community	Heritage recognition program	Annual surveys
Service adaptation	New residents	Orientation workshops	Feedback system

9.6.2 RESIDUAL ENVIRONMENTAL IMPACT

While the project has incorporated extensive environmental safeguards, certain residual impacts have been identified and will be managed through the Environmental Management Plan (EMP). The site's limited vegetation means tree removal will be minimal, with only common, non-protected species affected. The EMP will include planting of indigenous trees, exceeding the number removed that will be removed.

Construction-related impacts have been thoroughly assessed and mitigation measures developed:

Primary Residual Impacts:

1. Vegetation Clearance

- Loss of approximately 30 common shrubs/small trees
- Compensated by 2:1 replacement ratio
- Selective clearing methods to preserve root systems

2. Dust and Noise Pollution

- Temporary impact during earthworks (4-6 month period)
- Mitigation includes:
 - Water spraying regime
 - Windbreak fencing
 - Limited working hours (07:00-17:00 weekdays)

3. Traffic Management

- Estimated 15% increase in local traffic during construction
- Controlled through:
 - Designated haul routes
 - Off-peak delivery scheduling

- Temporary traffic calming measures

4. Hydrological Changes

- Modified surface water flow patterns
- Managed via:
 - Retention basin network
 - Regular drainage system maintenance
 - Community flood awareness program

Table 9.6.2: Environmental Impact Management

Impact	Duration	Significance	Control Measures
Dust emissions	6 months	Moderate	Water carts, monitoring
Noise levels	8 months	Low	Equipment mufflers, buffers
Soil disturbance	10 months	Moderate	Erosion control mats
Wildlife disruption	12 months	Minimal	Habitat corridors

The project's environmental management approach emphasizes proactive monitoring and adaptive management. A dedicated Environmental Control Officer will be appointed for the construction period, empowered to halt non-compliant activities and impose corrective measures. Regular audits will verify compliance with all EMP provisions, with monthly reports submitted to the Town Council and relevant authorities.

Post-construction, the focus shifts to long-term environmental stewardship. The Council will implement a 5-year vegetation establishment program, with annual survival rate targets for new plantings. Community environmental monitors will be trained to identify and report any emerging issues, ensuring ongoing protection of the preserved oshana and other sensitive areas.

10 SUMMARY AND APPLICATION

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

POTENTIAL IMPACT:	MEASURES:			RESIDUAL IMPACTS:
	AVOIDANCE:	MITIGATION:	ENHANCEMENT:	
<i>Stimulate local economic development and create employment opportunities:</i>			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.	<i>Long-Term Positive Impact</i>
<i>Providing serviced residential erven:</i>			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.	<i>Long-Term Positive Impact</i>

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

			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 <i>Not all the existing trees can be accommodated in the new layout.</i>

POTENTIAL IMPACT:	MEASURES:			RESIDUAL IMPACTS:
	AVOIDANCE:	MITIGATION:	ENHANCEMENT:	
Potential dust and noise on the construction site:	Avoided potential dust and noise	Dust: - 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		<i>derate potential dust and noise on the contraction site.</i> <i>Not all the dust and noise can be prevented.</i>
Potential in an increase in traffic during construction phase	Uncontrolled increase in traffic during construction phase	Traffic during the construction phase will be restricted between 07h00 and 18h00		Short-Term potential traffic increase during the construction phase.
Health and Safety of workers		Proper construction practices and safety procedures need to be applied.		Medium health and safety impact on workers

POTENTIAL IMPACT:	MEASURES:			RESIDUAL IMPACTS:
	AVOIDANCE:	MITIGATION:	ENHANCEMENT:	
<i>The Potential impact on the wetland area:</i>	Avoid interfering with the biodynamic 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 than 941m contour will be zoning as public open space.		<i>Moderate risk of impact on the wetland area</i> <i>The two business erven will be filled-in, and the water channel will be formalised.</i>
<i>Potential Flooding:</i>		NON-STRUCTURAL MEASURE: Use the natural water flow line and		<i>Low risk to flooding development</i>

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

The Ondangwa Town Council hereby submits this Environmental Impact Assessment (EIA) report for the establishment of Olukolo Proper on Erf 7201 and 7202, Ondangwa Extension 30. This development aims to address critical housing shortages while stimulating local economic growth through a mixed-use township layout. The proposed development covers 23.6 hectares and will provide 177 erven, including residential, business, institutional, and public open space components.

This application builds upon the original 2014 approval for Extension 30 while incorporating lessons learned from previous township developments in the region. The report demonstrates compliance with Namibia's Environmental Management Act (No. 7 of 2007) and aligns with national development priorities outlined in the Harambee Prosperity Plan II.

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.

12 REFERENCES

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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 Wilhelm 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: Olukolo Proper of Ondangwa (Erf 7201, Erf 7202 and closed street) on the Ondangwa Town and Townlands No. 880.

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**

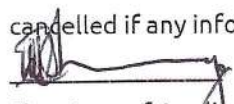
Nature of Activity: **Planning**

Location of Activity: **Ondangwa Town and Townlands No. 880, Oshana Region**

Scale and Scope of Activity: **See attached report.**

PART C: DECLARATION BY APPLICANT

I hereby certify that the particulars given above are correct and true to the best of my knowledge and belief. I understand the environmental clearance certificate may be suspended, amended or cancelled if any information given above is false, misleading, wrong or incomplete.

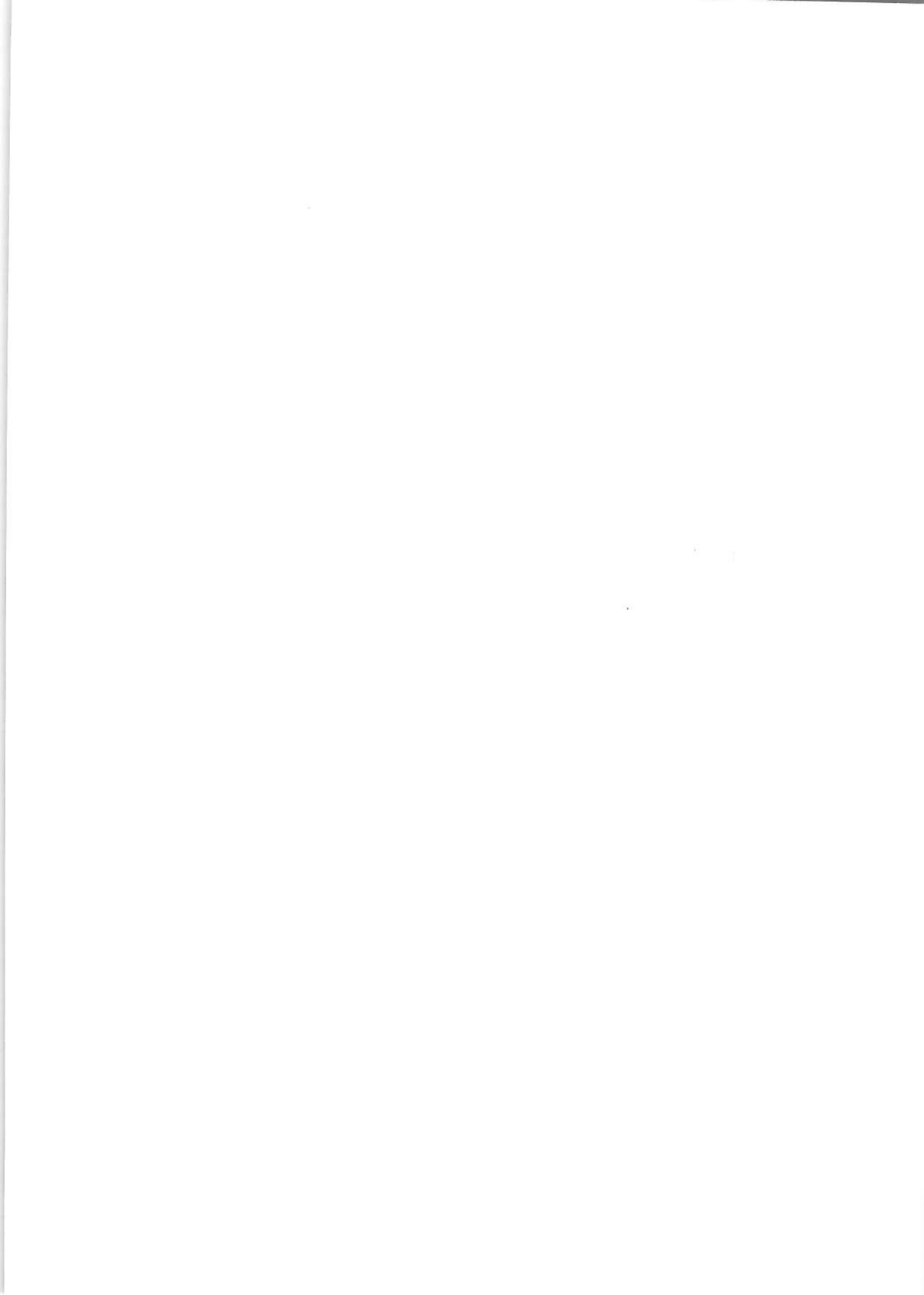

Signature of Applicant

WILHELM STEPPA
Full Name in Block Letters

TOWN PLANNING OFFICER
Position

On behalf of ONDANGWA TOWN COUNCIL

Date: 02/09/2025



ANNEXURE 2:
CONSULTANT

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

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

Date: from - to (month/year)	2023
Location	ERF 1108 +1107
Company	URBAN DYNAMICS
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

Date: from - to (month/year)	2023
Location	OSHAKATI
Company	SWIB Trading CC
Position	TOWN PLANNER
Description	SUBDIVISION OF ERF 393, OSHAKATI EXTENSION 1

Date: from - to (month/year)	2023
------------------------------	------

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

Date: from - to (month/year)	2024
Location	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

Date: from - to (month/year)	2025
Location	ORANJEMUND
Company	SWIB TRADING CC
Position	TOWN PLANNER

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

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

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

Position(s) held	TOWN PLANNING OFFICER
------------------	-----------------------

Languages:

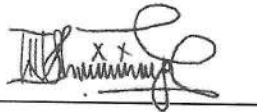
Language	Reading	Speaking	Writing
ENGLISH	EXCELLENT	EXCELLENT	EXCELLENT
OSHIWAMBO	EXCELLENT	EXCELLENT	EXCELLENT
AFRIKAANS	POOR	FAIR	POOR

Certification:

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

Date: 23/07/2025

Signature of Consultant:



Full name of Consultant: WILHELM IPANDENI SHEPYA

ANNEXURE 3: CONTACT DETAIL OF
PROPONENT

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 |



Ondangwa
Town Council

ANNEXURE 4:
CONSULTANT

CONTACT

DETAIL

OF

DETAIL OF CONSULTANT

- | | |
|--------------------------------|-----------------------------------|
| 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 |
| 7. FAX No: | 065 240 453 |
| 8. E-MAIL ADDRESS: | bshepya@ondangwatc.org.na |



Ondangwa
Town Council

ANNEXURE 5:

ID/PASSPORT

REPUBLIC OF NAMIBIA
NATIONAL IDENTITY CARD

NO 960422 0031 3

SURNAME
SHEPYA
FIRST NAME(S)
WILHELM IPANDENI



DATE OF BIRTH
1996-04-22

PLACE / COUNTRY OF BIRTH
OUMA

GENDER
MALE

HEIGHT/m
1.60

DATE OF ISSUE
2024-09-05

APPL. NO.
X05181

CITIZENSHIP
CITIZEN

EYE COLOUR
BROWN



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

ANNEXURE 6:
CONSULTATION

PROOF

OF

PUBLIC



Ondangwa

Town Council

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

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 Namibian
- 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

"Your Ideal Investment Destination"

ANNEXRURE "A": COMMUNITY MEETING

Stakeholder Consultation Event

The primary public meeting was held on 8th May 2025 with the following components:

Meeting Details:

- Venue: Marula Tree Behind Gwashamba
- Duration: 3 hours (including site walkabout)
- Attendance: 28 participants representing:
 - Affected community members
 - 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

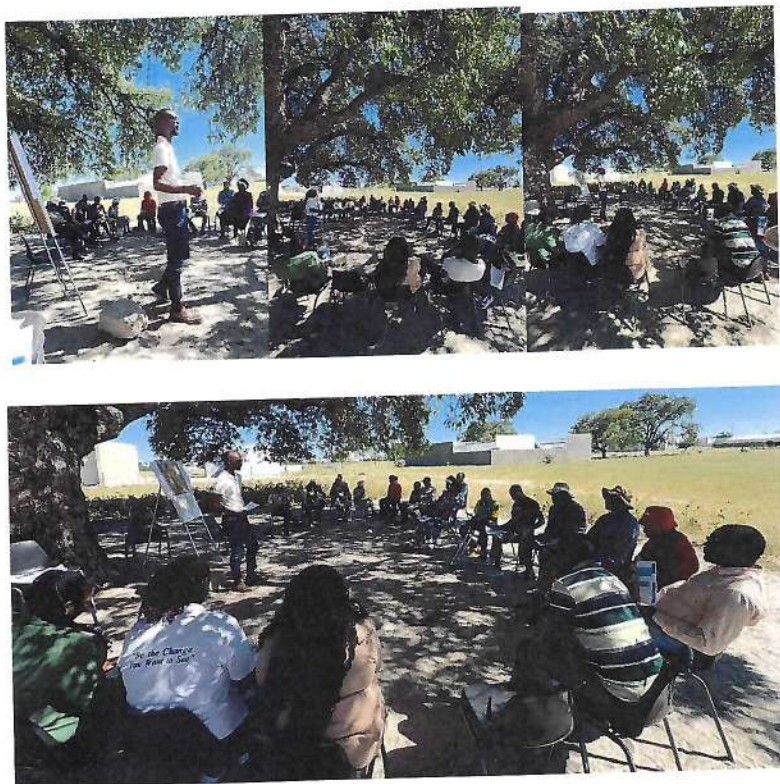


Figure 1: Public Consultation Meeting

This robust public participation process ensured the Olukolo Proper development balances urban growth objectives with community needs and environmental protection.

ANNEXRURE "B": NEWSPAPER ADVERTISEMENTS



Know Your Civil Servant



TENDEE RITJAEREE KANDANDO

Ministry of Education, Innovation, Youth, Sport, Arts and Culture
Teacher: Hage G. Geingob High School

Namibia's education system should be inclusive

Tende Riti Jaeree Kandando gained enthusiasm for inclusive education from lecturers like Pamela February and Kari Hailambo 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, Hage 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.

Kandando believes it's

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," she added passionately.

pswirika@nep.com.na



Ondangwa
Town Council

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

NOTICE OF INTENTION TO ESTABLISH TWO TOWNSHIPS IN ONDANGWA

TO WHOM IT MAY CONCERN

Please take note that 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 new townships:

- Township establishment of Olukolo Proper on former Erf 7201 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:-

- The plan lies for inspection at room 09, of the office of the Local Authority.
- Any person having objections to the establishment or extensions concerned or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the council and with the applicant within 14 days of the last publication of this notice.

CALL FOR PUBLIC PARTICIPATION FOR ENVIRONMENTAL CLEARANCE

Notice is hereby 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 EIA Regulations (GN No. 30 of 6 February 2012) for the following:

- Township establishment of Olukolo Proper on former Erf 7201 and Erf 7202 Ondangwa Extension 30.
- Township Establishment of Ondangwa Extension 36, on farm 1214 of Ondangwa Town and Townlands No.882.

COMMUNITY MEETINGS ON THE 7TH AND 8TH MAY 2025

Please note that the meetings are scheduled as follows:

07 May 2025
Community meeting for Ondangwa Extension 36
Venue: Ondangwa Constituency Office Time: 10:00

08 May 2025
Community meeting for Olukolo Proper
Venue: Marula Tree behind Gwasamba mall. Time: 10:00

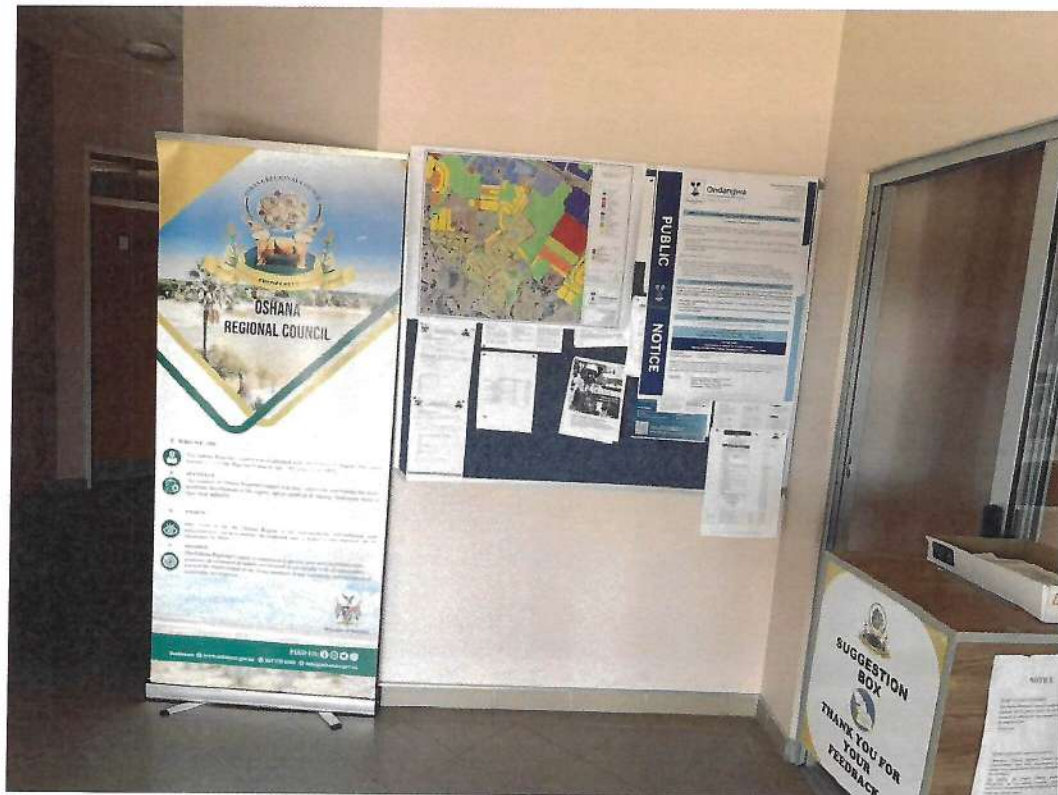
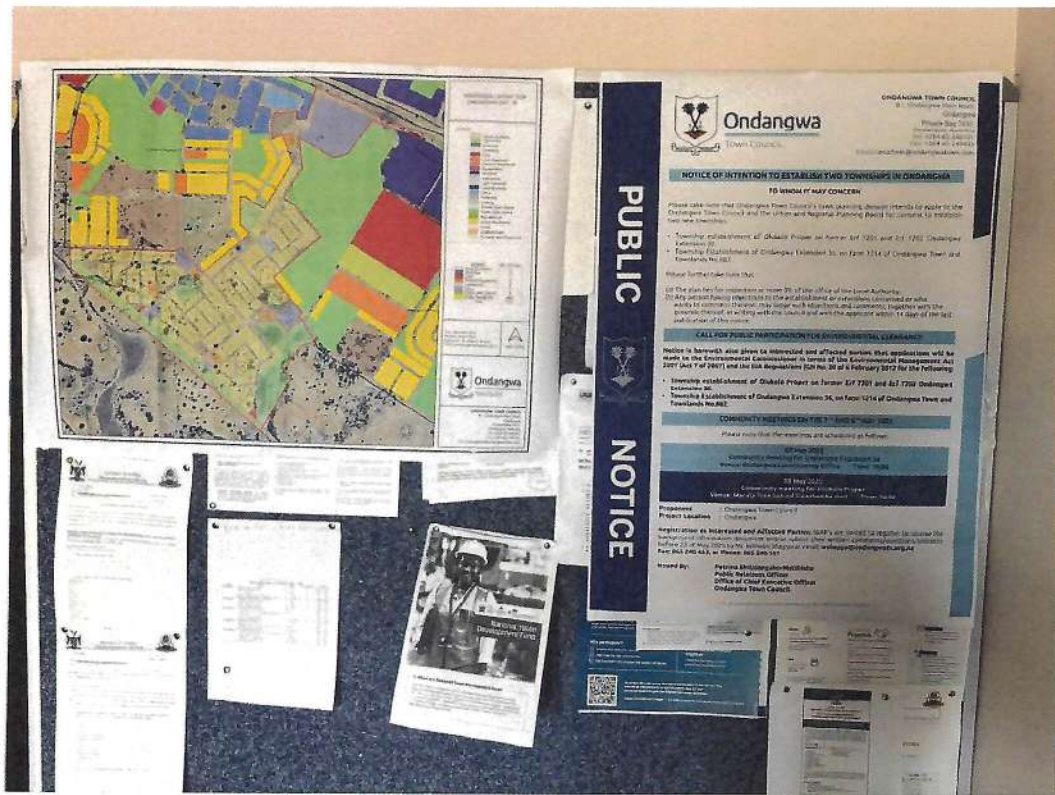
Proponent: Ondangwa Town Council
Project Location: Ondangwa

Registration as Interested and Affected Parties: IAPs are invited to register to receive the background information document and/or submit their written comments/questions/concerns before 23 of May 2025 to Mr. Wilhelm Sheppa at email: wsheppa@ondangwatc.org.na
Fax: 065 240 453, or Phone: 065 240 101

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



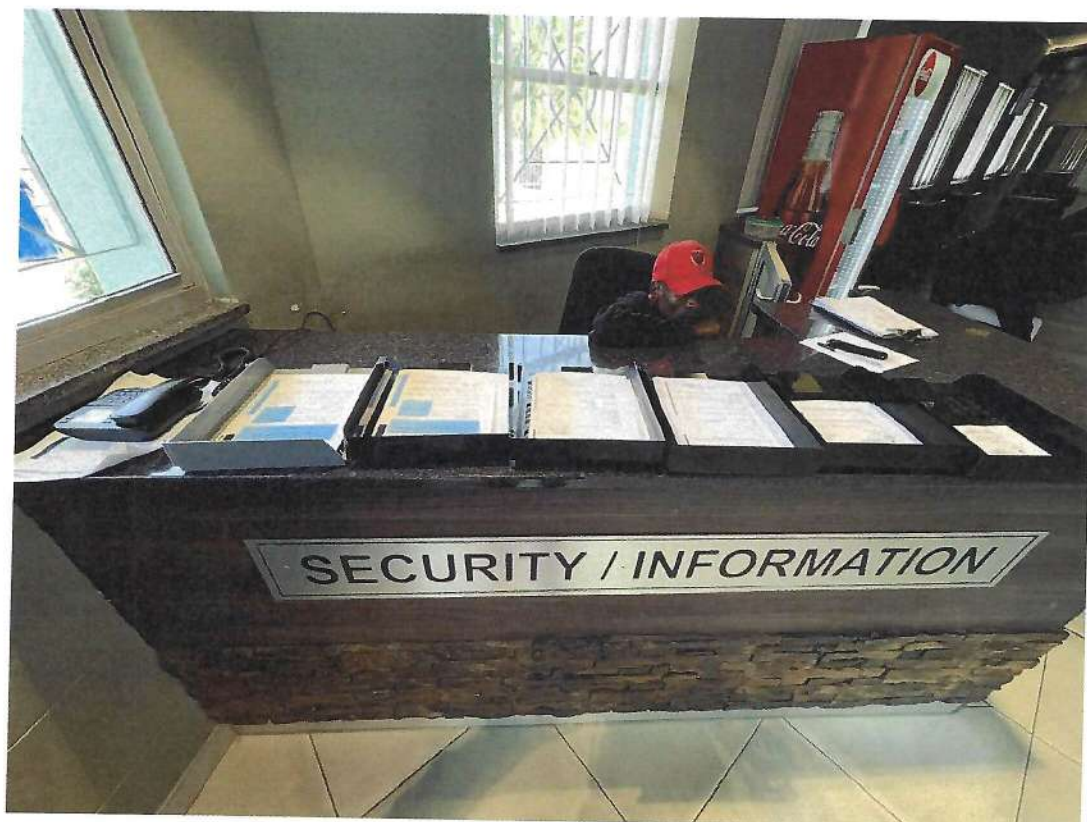
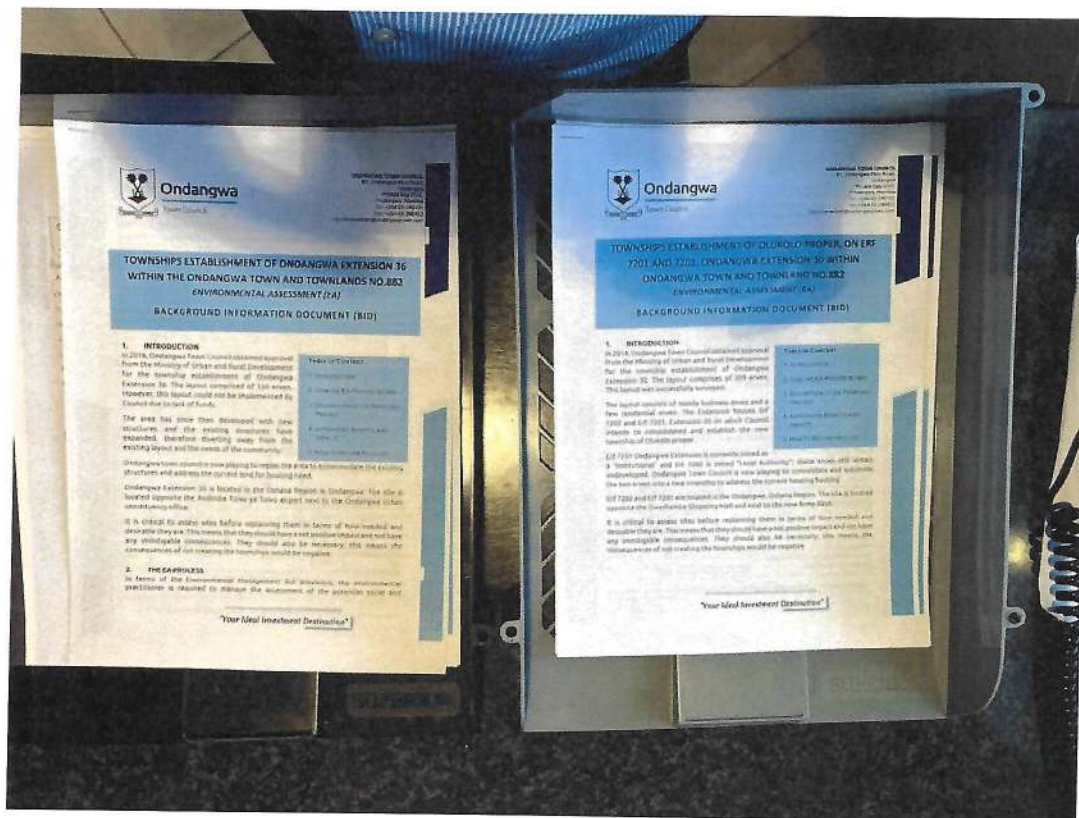
ANNEXRURE "C": NOTICES THROUGH CONSTITUENCY COUNCIL



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 Windhoek 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)

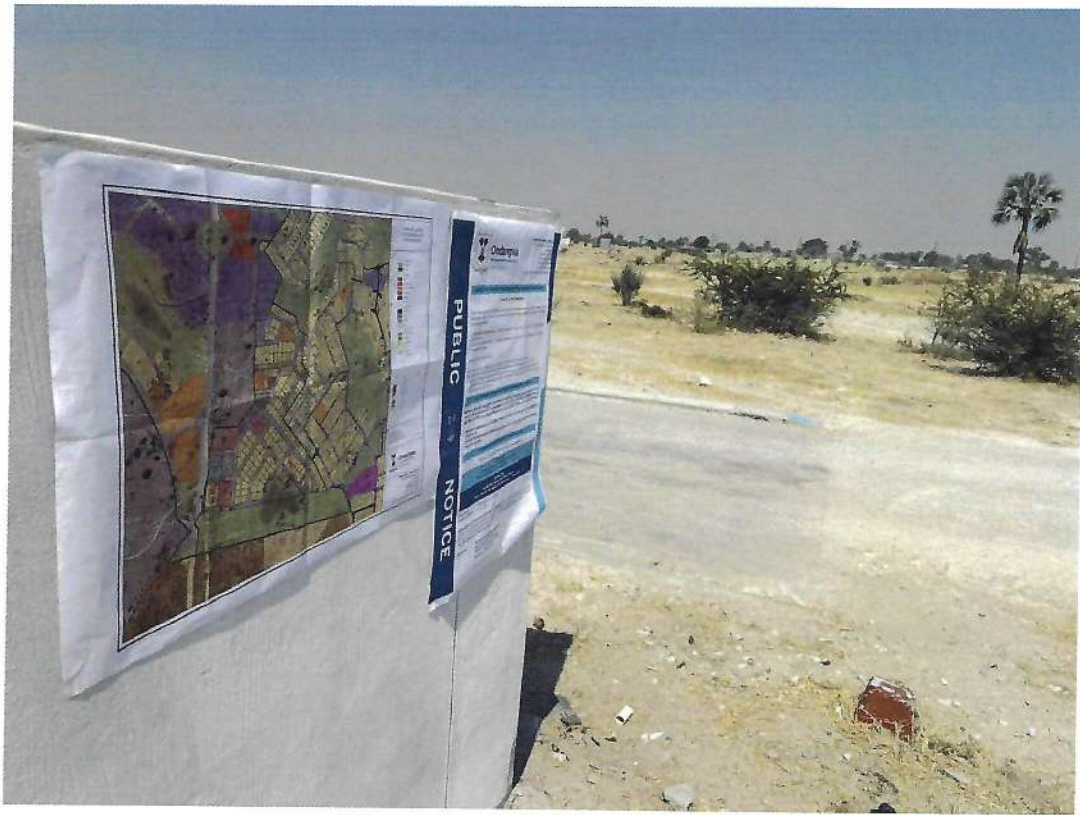
Ondangwa Town Council's Town Planning Division intends to apply to the Ondangwa Town Council and the Urban and Regional Planning Board for consent to establish two townships. The townships are to be established on: Township 1: Ondangwa Extension 36 (Farm 1214 of Ondangwa Town and Townlands No. 882, and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

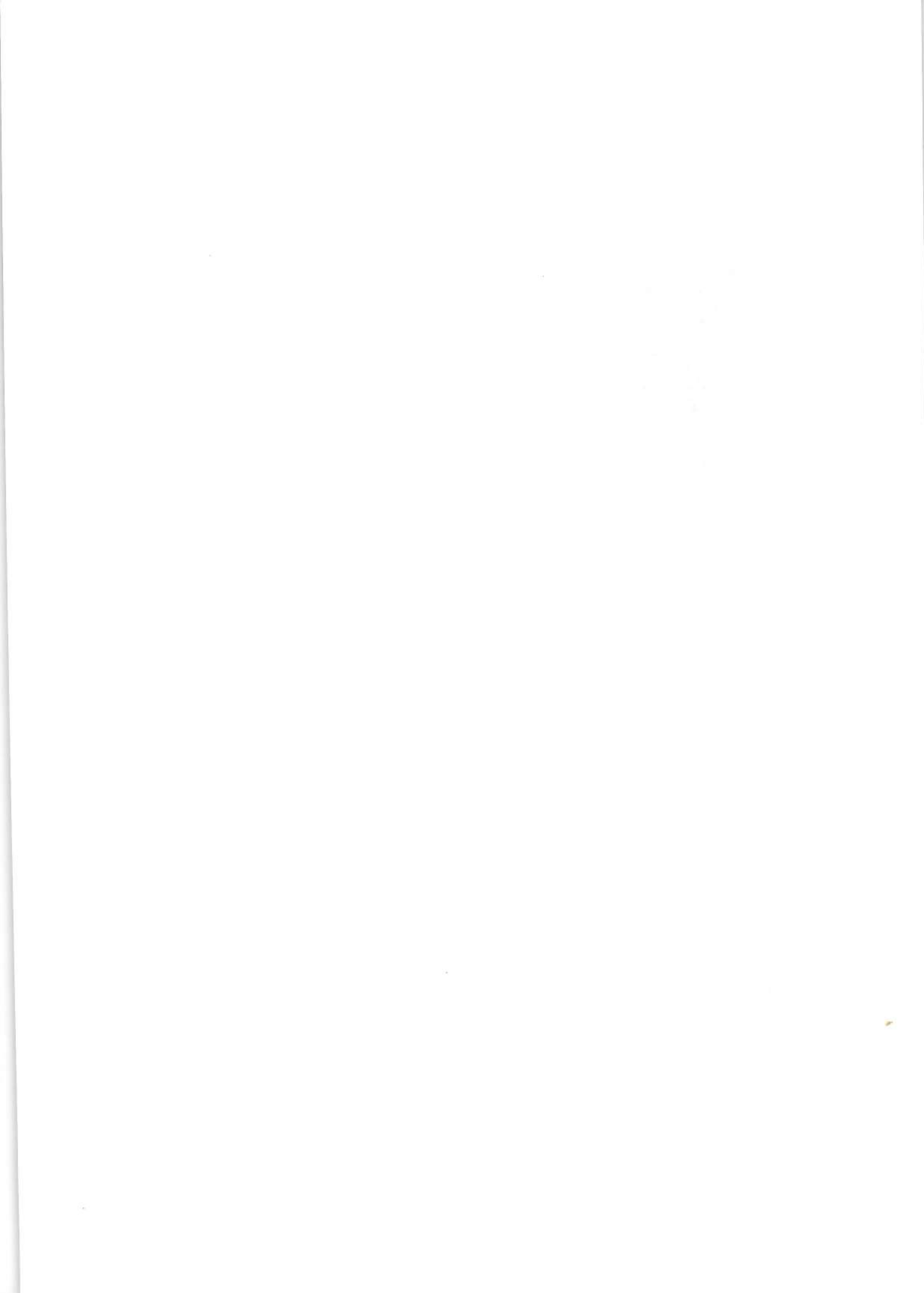
Take note that –

- (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@ondangwatec.org.na and
rnaukushu@ondangwatec.org.na

ANNEXRURE "G": SITE NOTICE





ANNEXURE 7: ENVIRONMENTAL
MANAGEMENT PLAN



Ondangwa

Town Council

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 TOWNSHIPS ESTABLISHMENT OF
OLUKOLO PROPER, ON ERF 7201, 7202, AND CLOSED STREET PORTION OF
ONDANGWA EXTENSION 30 WITHIN ONDANGWA TOWN AND TOWNLAND NO.882.

APPLICANT:

ONDANGWA TOWN COUNCIL

PRIVATE BAG 2032

ONDANGWA

NAMIBIA

REF: OLUKOLO PROPER, ONDANGWA

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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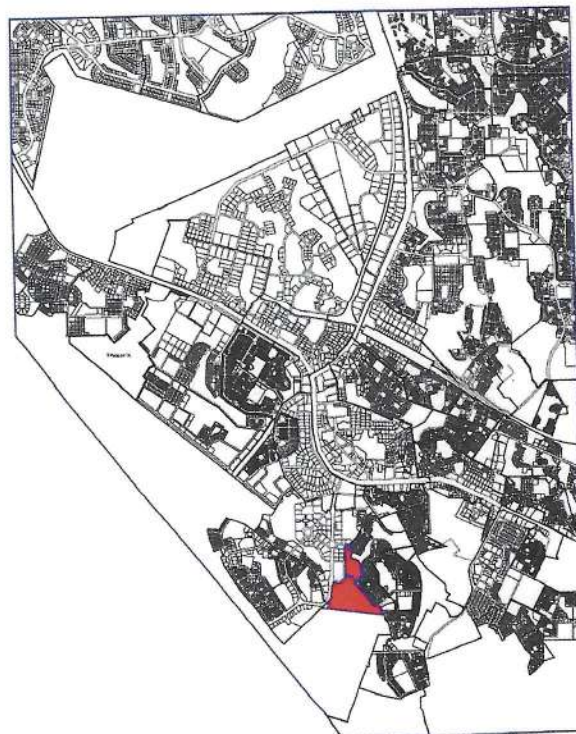
1 INTRODUCTION

The proposed Olukolo Proper development site on Erf 7201 and 7202 has remained largely undeveloped since its original designation in 2014, with only three traditional homesteads historically present on the land. Council records confirm:

- **Initial Site Conditions (2014):**
 - Vacant land with 3 traditional homesteads
 - No formal infrastructure or services
 - Minimal economic activity
- **Current Status (2025):**
 - Two homesteads successfully compensated and relocated (2023-2024)
 - One remaining homestead to be incorporated into the final layout
 - Site remains free of unauthorized structures or encroachments

This controlled development context presents a unique opportunity for planned urban expansion, differing from the organic growth patterns observed in other Ondangwa extensions. The site presents a unique controlled development environment. The complete integration with Extension 30's infrastructure framework positions Olukolo Proper as Ondangwa's most shovel-ready development opportunity, with capacity to deliver 177 fully serviced erven within 18 months of approval

Figure 1: Locality of Ondangwa



1.1 Infrastructure

The original approval for Ondangwa Extension 30 was granted in 2014 (MURD Reference: TB/OND30/2014), with partial implementation achieving:

- 65% road network completion
- 40% water reticulation installed (110mm water mains (400m available)
- 30% sewer infrastructure operational (200mm sewer trunk line)

The current Olukolo Proper proposal represents a strategic evolution, responding to:

- **Market Shifts:** Ondangwa's population growth from 22,000 (2011) to 31,446 (2023) creating urgent housing demand.
- **Infrastructure Optimization:** Leveraging N\$18.7 million existing investments in Extension 30 services.
- **Policy Alignment:** Implementing lessons from adjacent extensions (23,25,36) regarding flood mitigation and community integration.

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 its 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 and
- Operation

1.2 Pollution and flood risk

As stated in the environmental screening report, with the project site only being partially services, the area might be vulnerable to littering, pollution and contamination of surface and groundwater resources.

Also discussed in the screening report, on the southern site of the site area is flood prone, the layout has left his area and kept and it as a buffer zone from the military base and only planned 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 administration 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

THEME	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 <i>Compensation Policy Guidelines for Communal land as recently amended</i>.
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 $\pm 50\%$ 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 township establishment phase of Olukolo Proper, a public meeting was held at Ondangwa on the 8th 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.

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- 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



Ondangwa

Town Council

Enq: Mr. S Mengela

Ondangwa Town Council

Private Bag 2032

Ondangwa

065 240 101

ONDANGWA TOWN COUNCIL
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Tel: +264-65-240101
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Email: info@ondangwatc.org.na

01 September 2025

Dear, Tobias Newaya;

RE: REZONING OF ERF 7201, ONDANGWA EXTENSION 30 FROM "INSTITUTIONAL" WITH A BULK OF 3.0 TO "UNDETERMINED" (OLUKOLO PROPER).

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 ([CR140~2025] 05/06/2025/03rd OCM2025), resolved to approve the following:

- **REZONING OF ERF 7201, ONDANGWA EXTENSION 30 FROM "INSTITUTIONAL" WITH A BULK OF 3.0 TO "UNDETERMINED"**
- **REZONING OF ERF 7202, ONDANGWA EXTENSION 30 FROM "LOCAL AUTHORITY" TO UNDETERMINED.**
- **SUBDIVISION OF REMIANDER OF PORTION 53 (STREET) OF THE ONDANGWA TOWN AND TOWNLANDS NO. 882 INTO PORTION "A" AND REMAINDER.**
- **PERMANENT CLOSURE OF SUBDIVIDED PORTION "A" AS A STREET.**
- **CONSOLIDATION OF ERF 7201, ONDANGWA EXTENSION 30, ERF 7202 ONDANGWA EXTENSION 30 AND PORTION "A" OF PORTION 53 OF ONDANGWA TOWN AND TOWNLANDS NO. 882 (CLOSED STREET) CONSOLIDATED ERF X.**
- **LAYOUT APPROVAL AND TOWNSHIP ESTABLISHMENT ON CONSOLIDATED ERF X.**

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,


Ismael Ilani Namgongo
CHIEF EXECUTIVE OFFICER


"Your Ideal Investment Destination"

APPENDIX B:

LOCALITY MAP

LOCALITY OF PROPOSED
OLUKOLO PROPER

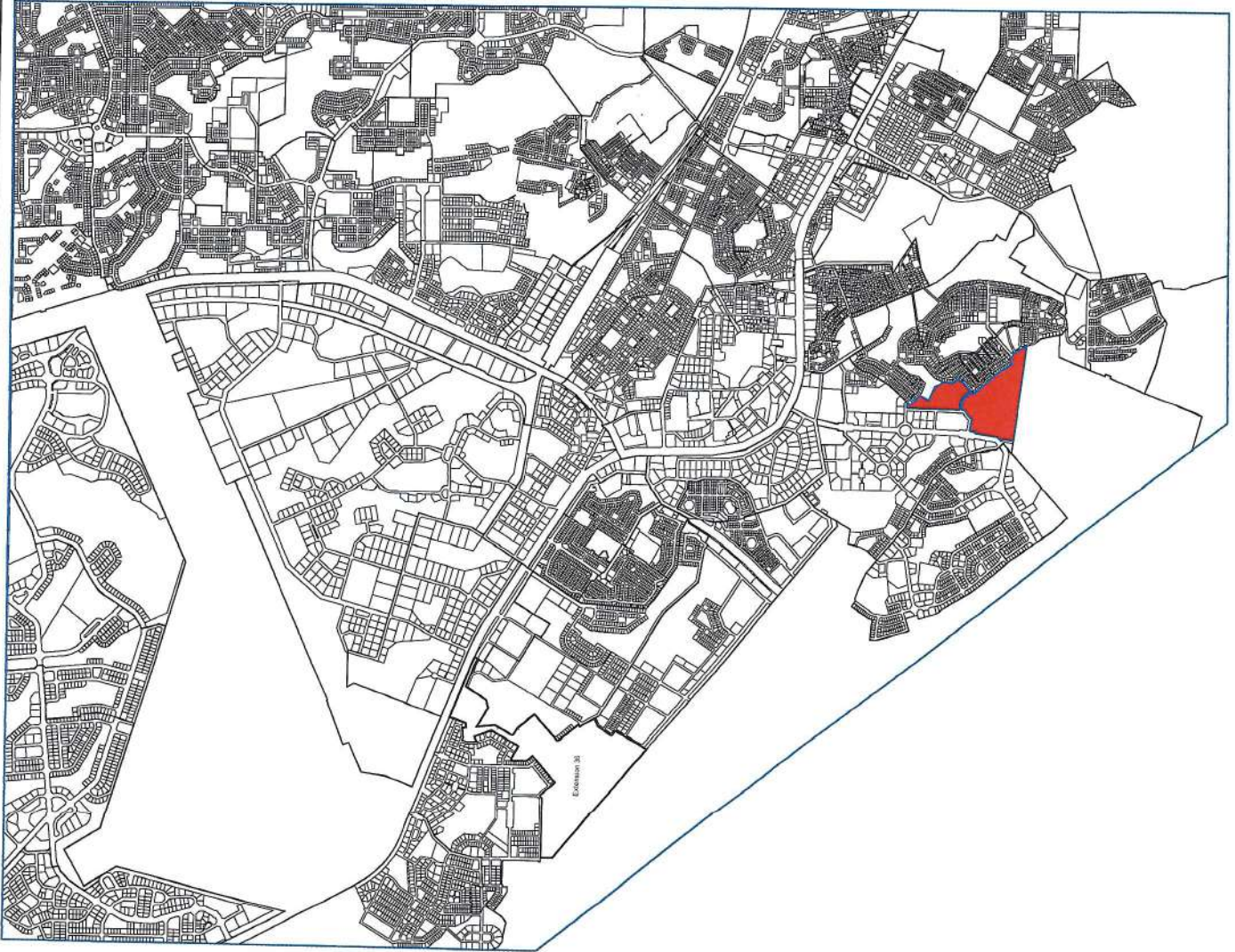


Date: November 2023
Revision: August 2024
Draftsman: Mr Wilhelm Shepva
Email: wshepva@ondangwatc.org.na



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APPENDIX C:

PROPOSED LAYOUT

**APPENDIX D: BID (BACKGROUND
INFORMATION DOCUMENT) DOCUMENT**



Ondangwa

Town Council

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TOWNSHIPS ESTABLISHMENT OF OLUKOLO PROPER, ON ERF 7201 AND 7202, ONDANGWA EXTENSION 30 WITHIN ONDANGWA TOWN AND TOWNLAND NO.882 ENVIRONMENTAL ASSESSMENT (EA) BACKGROUND INFORMATION DOCUMENT (BID)

1. INTRODUCTION

In 2014, Ondangwa Town Council obtained approval from the Ministry of Urban and Rural Development for the township establishment of Ondangwa Extension 30. The layout comprises of 209 erven. This layout was successfully surveyed.

The layout consists of mainly business erven and a few residential erven. The Extension houses Erf 7202 and Erf 7201, Extension 30 on which Council intends to consolidated and establish the new township of Olukolo proper.

Erf 7201 Ondangwa Extension is currently zoned as a "Institutional" and Erf 7202 is zoned "Local Authority"; these erven still remain undeveloped. Ondangwa Town Council is now playing to consolidate and subdivide the two erven into a new township to address the current housing backlog.

Erf 7202 and Erf 7201 are located in the Ondangwa, Oshana Region. The site is located opposite the Gwashamba Shopping Mall and next to the new Army Base.

It is critical to assess sites before replanning 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.

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4. ANTICIPATED BENEFITS AND IMPACTS
5. HOW TO BECOME INVOLVED

All correspondences must be addressed to the Chief Executive Officer

"Your Ideal Investment Destination"

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 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 intends to consolidate, subdivide and establish a new township on the consolidated Erf 7201 and 7201, Ondangwa Extension 30. The township will consist of a formalised mixed-use neighbourhood, thereby meeting the rising demand for housing and business plots within the booming residential neighbourhood of Olukolo, the overall Ondangwa town and within the Oshana region.

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 Erf 7201 and 7203 Ondangwa Extension 30 which is located at - 17.924636 S, 15.971854 E, opposite the Gwashamba Shopping Mall and next to the new Army Base. The site measures approximately 23.6 ha.

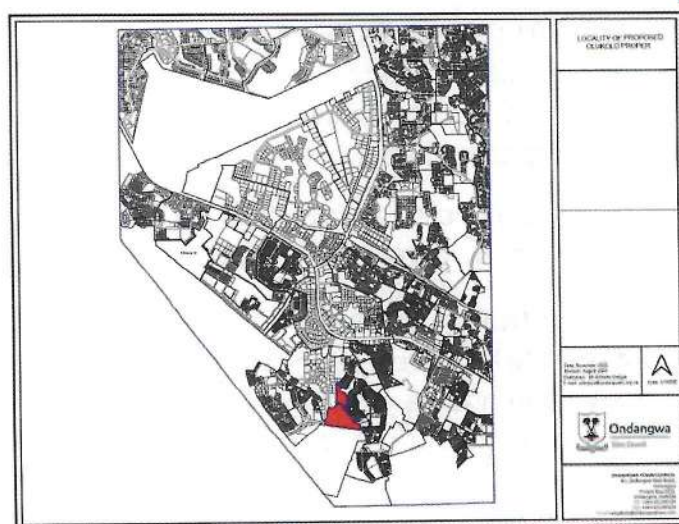


FIGURE 1: LOCALITY OF THE SITE

CURRENT LAND USE

The Ondangwa Town Council is the registered owner of Erf 7201 and 7202, Ondangwa Extension 30. According to the Ondangwa Town planning Scheme, Erf 7201 is zoned "Institutional" with a bulk of 3.0 and Erf 7202 is zoned "Local Authority".

The project site is occupied by 2 traditional homesteads comprising of temporary and permanent structures. These homesteads are accommodated in the proposed layout without any casualties.



FIGURE 2: EXISTING LAND USES ON SITE

WHAT ARE THE PLANNING OBJECTIVES?

- ❖ To consolidate the two erven and subdivide them into a new 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;
- ❖ To improve the livelihood of homestead owner of Olukolo as well as create job opportunities.

PROPOSED LAYOUT LAND USE:

The draft layout makes provision for 177 erven.

The layout comprises of 157 residential erven, 1 Accommodation, 2 General Residential, 2 Office, 5 Institutional, 3 Business, 4 Institutional, 1 Civic, 1 Recreational, 1 local authority and 5 Public Open Spaces.

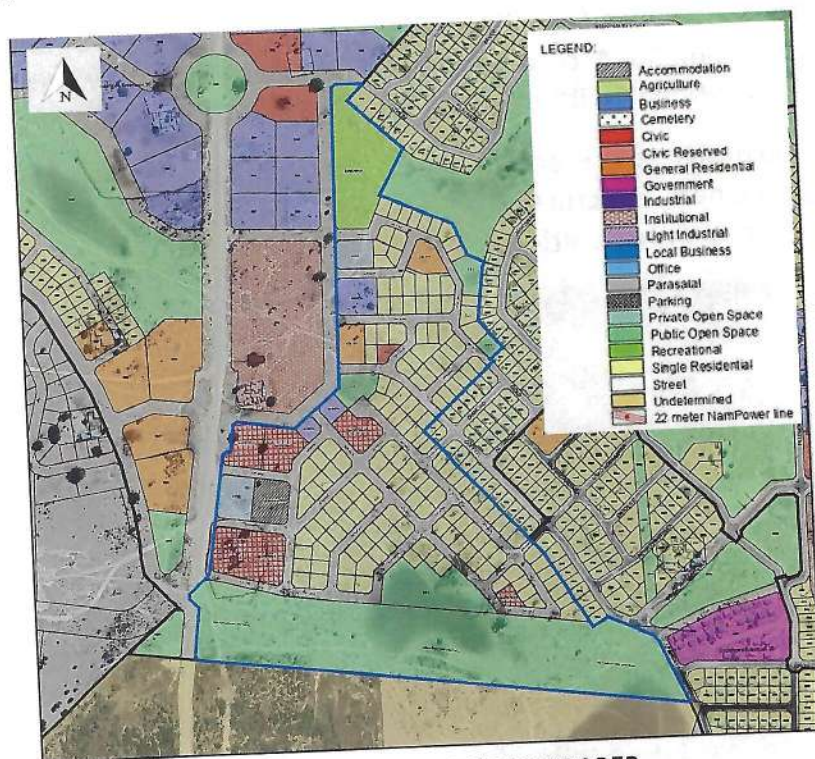


FIGURE 3: PROPOSED LAYOUT OF OLIKOLO PROPER

Existing Infrastructure:

It is expected to have the site run on the existing infrastructure in the adjacent settlements.

Land Use Table

	ZONING	No. of Erven
	Accommodation	1
	Business	3
	Local Authority	1
	General Residential	2
	Institutional	5
	Office	2
	Public Open Space	5
	Single Residential	157
	Recreational	1
	Total	177

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 centrality, 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.

5. HOW TO BECOME INVOLVED

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@ondangwadc.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 its received.

CONTACT US

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

Contact us as follows:

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wshepya@ondangwadc.org.na

Mrs Rachel Naukushu

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rnaukushu@ondangwadc.org.na

APPENDIX E:

STAKEHOLDERS LIST



Ondangwa

Town Council

B1, Ondangwa Main Road,
Ondangwa
Private Bag 2032,
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+264-65-240101
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ceoadmin@ondangwatown.com

CONSOLIDATION OF ERF 7201 AND 7202 ONDANGWA EXTENSION 30 INTO OLUKOLO PROPOER PUBLIC MEETING

Attendance Register

Date: 08th May 2025

Location: Marula Tree Behind Gwashamba Mall

Time: 10:00 AM

No.	Name	Contact Number	Organization	Email address	Signature
1	Rachel Nankushu	0814290777	OTC		
2	Esther Anala	0811484848	OTC		
3	ISMAEL HENRI	0812726975			
4	Nikobinus Amunolo	0813990464	Ext 30	mutesagmail.com	
5	Bertha Hankema	0811297293	Olukolo		
6	Johannes Hankema	0816614020	Olukolo	obahankema@gmail.com	
7	SIMON N. ONDANGWA	0812037891	EXT 30		
8	Gert Nien	0814004311	EXT		
9	HAMWANA JOSEPH		EXT 30		
10	Anna Nendongo	0818868871	EXT 30	annatynen@gmail.com	
11	Elizabeth Amutolo	0812872070	EXT 30		
12	Joni Kandidus	0814684698	Comm. Member	johannes.kandidus@gmail.com	
13	Tuhofeni Afesus	0818347143	Comm. Member		
14	HAKKO ESTHER	0816331852	EXT 30	Ondangwa	
15	Shilongo Victoria	0817813353		Ondangwa	
16	Shilongo maria	0817608171		ondangwa	
17	MOSES N	0816318297		ONDANGWA	

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18	Alfons Johannes	0816761808	OTC ext 30		FAH
19	Nangold Hilari	081227016			
20	David	0813879295			
21	Immanuel (Mesias)	0812711335			
22	Amu TITUTUBING	0818868348			
23	Katrina Elikana	0816791263			
24	Mathewus Sukens	0815560306			evs
25	ANGOMGET	0812479886			
26	Wilhelm Jeyan	0817910379	UTC		WJ
27	PETrus Stephan	0811247550	UTC	pshpangal@pshpangal.com	PS
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