



ENVIRONMENTAL SCOPING REPORT

FOR THE TOWNSHIP ESTABLISHMENT ON PORTION 37, FARM EENHANA TOWN AND TOWNLANDS NO. 859:



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TABLE OF CONTENTS

1	INTRODUCTION.....	1
1.1	BACKGROUND.....	1
1.2	PROJECT LOCATION.....	2
1.3	PURPOSE OF THE REPORT	3
2	PROJECT DESCRIPTION	3
2.1	OVERVIEW	3
2.2	NEW LAND USE.....	6
2.3	ACCESS AND UTILITY SERVICES.....	7
2.4	TYPES OF CONSTRUCTION ACTIVITIES	8
2.4.1	Site Preparation and Clearance	8
2.4.2	Road and Infrastructure Construction	8
3	ALTERNATIVES	10
3.1	LAYOUT AND DESIGN ALTERNATIVES.....	10
3.2	NO-GO OPTION	10
4	PROJECT STANDARDS.....	11
4.1	NAMIBIA ENVIRONMENTAL LEGISLATION	11
4.2	REGULATORY FRAMEWORK.....	12
4.3	INTERNATIONAL LENDER STANDARDS	16
4.3.1	KfW's Sustainability Guideline	16
4.3.2	World Bank Environmental and Social Framework	16
4.3.3	World Bank Environmental and Social Standards (2018)	16
5	ESIA APPROACH AND METHODOLOGY	17
5.1	SITE INFORMATION AND TOPOGRAPHY.....	17
5.2	NATURAL AND SOCIAL RECEIVING ENVIRONMENT.....	18
5.3	PUBLIC CONSULTATION	18
6	BASELINE ENVIRONMENTAL AND SOCIAL CONDITIONS	19
6.1	DESCRIPTION OF THE PROJECT SITE	19
6.1.1	Locality	19

6.1.2	Ownership, Size, Shape, and Land Use Activities	20
6.1.3	Surrounding Activities.....	21
6.1.4	Access and Utility Services	22
6.2	BIOPHYSICAL ENVIRONMENT	23
6.2.1	Topography	23
6.2.2	Climatic Conditions.....	24
6.2.3	Soil Conditions	24
6.2.4	Vegetation Conditions	26
6.2.5	Habitats on Site	27
6.2.6	Status of Protected Area.....	28
6.3	SOCIAL ENVIRONMENT	29
6.3.1	Demographic Profile	29
6.3.2	Livelihood Profile.....	30
6.3.3	Educational Profile	31
6.3.4	Health Profile	32
6.3.5	Cultural Resources	33
7	STAKEHOLDER ENGAGEMENT	34
7.1	METHODS.....	34
7.1.1	Newspaper Notices	34
7.1.2	Background Information Document (BID).....	35
7.1.3	Site Notice.....	35
7.1.4	Town Council Notice Board	35
7.1.5	Public Meeting	35
7.2	SUMMARY OF KEY ISSUES RAISED.....	36
8	IMPACT ASSESSMENT	37
8.1	POSITIVE IMPACTS	37
8.2	POTENTIAL NEGATIVE IMPACTS	37
8.3	RESIDUAL IMPACTS AFTER MITIGATION	38
8.4	RESIDUAL IMPACT STATEMENT	38

9	SUMMARY AND APPLICATION	39
9.1	SUMMARY OF FINDINGS	39
9.2	RECOMMENDATION	39
10	APPLICATION FOR ENVIRONMENTAL CLEARANCE	39

FIGURES

FIGURE 1:	THE LOCALITY OF EENHANA WITHIN THE REGION	2
FIGURE 2:	EKOLOLA PROPER.....	5
FIGURE 3:	LOCALITY OF THE PROJECT AREA.....	19
FIGURE 4:	THE PORTION'S SHAPE AND AERIAL VIEW	20
FIGURE 5:	SURROUNDING ACTIVITIES	21
FIGURE 6:	CONTOUR MAP	23
FIGURE 7:	WIND SPEED AND DIRECTION	24
FIGURE 8:	NAMIBIA SOIL TYPES AND COVERAGE	25
FIGURE 9:	SOIL CONDITION	25
FIGURE 10:	NAMIBIA BIOMES AND VEGETATION TYPES	26
FIGURE 11:	TREES WITHIN THE SITE.....	27
FIGURE 12:	LABOUR FORCE PARTICIPATION RATE AND UNEMPLOYMENT RATE FOR 2011	30
FIGURE 13:	HOUSEHOLD MAIN SOURCE OF INCOME, 2011	31
FIGURE 14:	PUBLIC CONSULTATION	36

TABLES

TABLE 1:	ERF SIZES AND ZONINGS	4
TABLE 2:	PORTIONS SIZES	20
TABLE 3:	HEALTH INDICATORS.....	32
TABLE 4:	LIFE EXPECTANCY BY GENDER, 2001 AND 2011.....	33
TABLE 5:	KEY COMMUNITY ISSUES RAISED.....	36
TABLE 6:	SUMMARY OF POTENTIAL IMPACTS AND RESIDUAL SIGNIFICANCE AFTER MITIGATION	38

ANNEXURES

ANNEXURE 1:	FORM 1 APPLICATION FOR AN ENVIRONMENTAL CLEARANCE CERTIFICATE (SECTION 32)
ANNEXURE 2:	CV (OF THE EAP)
ANNEXURE 3:	DECLARATION FORM
ANNEXURE 4:	CONFIRMATION OF SCREENING NOTICE
ANNEXURE 5:	ENVIRONMENTAL, SOCIAL MANAGEMENT PLAN

APPENDICES

APPENDIX A:	CONSENT FROM MURD
APPENDIX B:	LOCALITY PLAN
APPENDIX C:	PUBLIC CONSULTATION PROCESS
APPENDIX C.1:	NOTES AND ADVERTISEMENTS
APPENDIX C.2:	BID DOCUMENT
APPENDIX C.3:	COMMUNITY MEETING MINUTES

ACRONYM / ABBREVIATION	DESCRIPTION
BID	Background Information Document
DEA	Department of Environmental Affairs
DWN	Development Workshop Namibia
EA	Environmental Assessment
EAP	Environmental Assessment Practitioner
EC	Environmental Commissioner
ECC	Environmental Clearance Certificate
ECO	Environmental Control Officer
EHS	Environmental, Health and Safety
EIA	Environmental Impact Assessment
EMA	Environmental Management Act (No. 7 of 2007)
EMP	Environmental Management Plan
ESIA	Environmental and Social Impact Assessment
ESMP	Environmental and Social Management Plan
ESS	Environmental and Social Standards
ha	Hectares
HIV	Human Immunodeficiency Virus
I&APs	Interested and Affected Parties
ILO	International Labour Organization
KfW	Kreditanstalt für Wiederaufbau
km	Kilometre
m	Metre
m²	Square metres
MEFT	Ministry of Environment, Forestry and Tourism
mm	Millimetre
MoHSS	Ministry of Health and Social Services
MURD	Ministry of Urban and Rural Development
NamPower	Namibian Power Corporation
NamWater	Namibia Water Corporation
NSA	Namibia Statistics Agency
NoRed	Northern Regional Electricity Distributor
POS	Public Open Space
UDA	Urban Dynamics Africa (Pty) Ltd
URPA	Urban and Regional Planning Act (No. 7 of 2018)
URPB	Urban and Regional Planning Board

1 INTRODUCTION

Development Workshop Namibia (DWN), in partnership with the Eenhana Town Council, appointed Urban Dynamics Africa (Pty) Ltd. (UDA) as the independent Environmental Assessment Practitioner to undertake an Environmental Scoping Assessment (ESA) and apply for an Environmental Clearance Certificate (ECC) for the proposed township establishment known as Ekolola Proper, located on Portion 37 of the Remainder of Farm Eenhana Town and Townlands No. 859, in the Ohangwena Region.

The proposed development entails the establishment of a formal township supported by public roads and bulk infrastructure. As the project includes activities listed under the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations of 2012, an Environmental Clearance Certificate is required prior to implementation.

All relevant supporting documentation required for the ECC application has been compiled and is included as appendices to this Scoping Report for submission to the Environmental Commissioner within the Ministry of Environment, Forestry and Tourism (MEFT).

1.1 BACKGROUND

Eenhana, as the capital of the Ohangwena Region, continues to experience rapid population growth and increasing demand for serviced land and housing. The shortage of affordable, serviced erven has contributed to the expansion of informal settlements and placed pressure on existing infrastructure and municipal services.

In response to these challenges, Development Workshop Namibia (DWN), in partnership with the Eenhana Town Council, proposes the establishment of a new township to be known as Ekolola Proper. The project aims to provide serviced residential erven supported by appropriate road infrastructure and essential municipal services, thereby promoting orderly urban expansion and improving living conditions for low-income households.

The development aligns with the Town Council's mandate to facilitate sustainable urban growth, enhance access to land, and support socio-economic development within Eenhana and the wider Ohangwena Region.

1.2 PROJECT LOCATION

The proposed development site is located on the northern side of the town of Eenhana, within the Ohangwena Region of northern Namibia. Eenhana serves as the regional capital and an important administrative and service centre within the region.

The town is located approximately 105 kilometres north of Oshakati and is accessible via the B1 and C45 road network, which links Eenhana to major regional centres such as Oshakati, Ondangwa, Okongo, and Nkurenkuru. The location of Eenhana within the region is shown in .

Eenhana's strategic position near the Angolan border and along key transport corridors supports cross-border trade and regional integration. The provision of serviced land within Eenhana is therefore essential to manage population growth, meet housing demand, and support long-term socio-economic development.

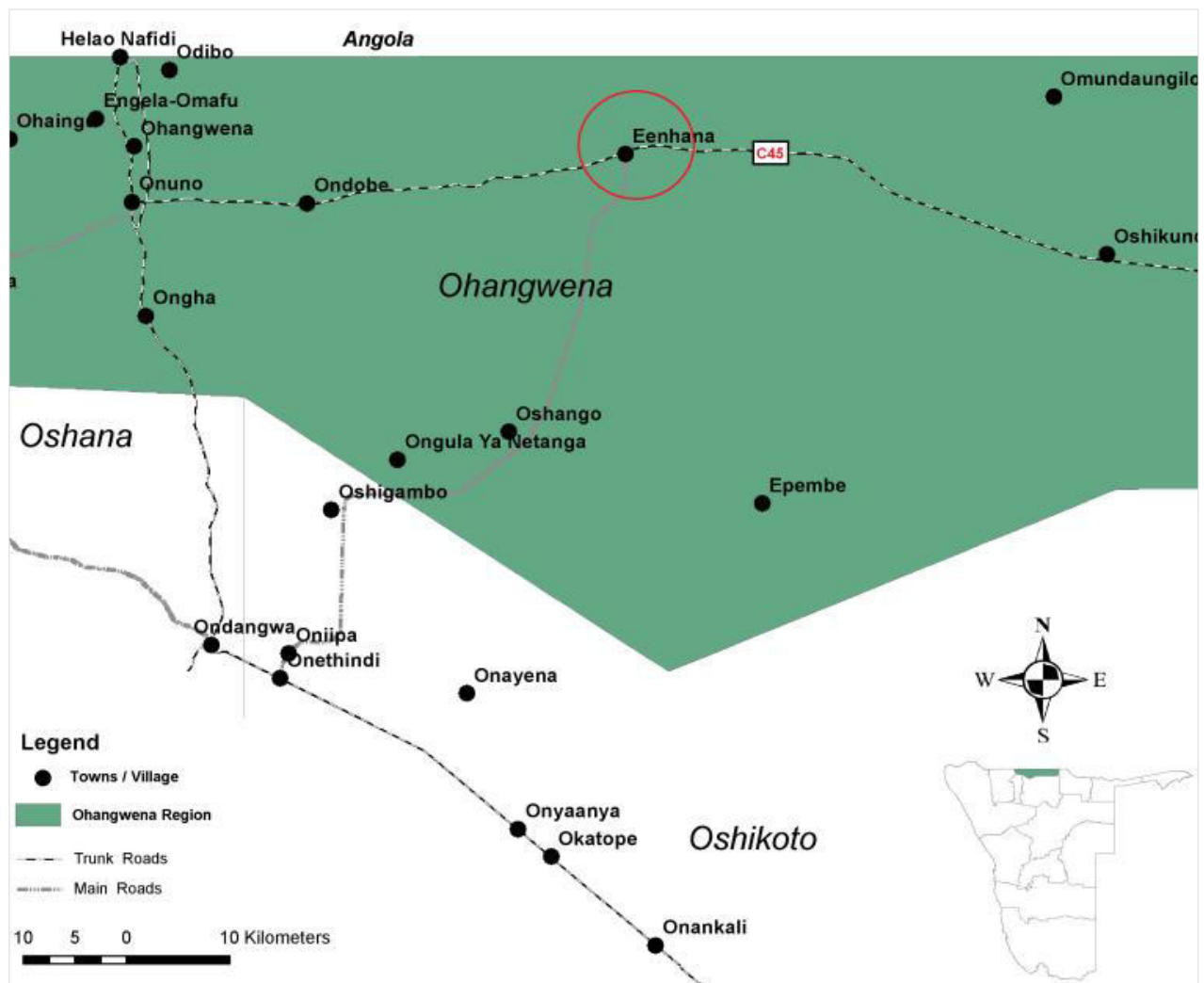


Figure 1: The Locality of Eenhana within the Region

1.3 PURPOSE OF THE REPORT

The proposed township establishment and associated bulk infrastructure development constitute listed activities in terms of the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations of 2012, including:

- **Activity 10.1(b):** The construction of public roads; and
- **Activity 10.2(a):** The route determination and design of public roads and associated physical infrastructure.

In accordance with the EMA and EIA Regulations, DWN appointed Urban Dynamics Africa (Pty) Ltd. to undertake an Environmental Scoping Assessment (ESA), including public consultation, to identify potential environmental and social impacts associated with the proposed development.

This Environmental Scoping Report, together with the draft Environmental and Social Management Plan (ESMP), has been prepared to support the application for an Environmental Clearance Certificate (ECC) and will be submitted to the Environmental Commissioner within the Ministry of Environment, Forestry and Tourism.

2 PROJECT DESCRIPTION

The proposed development involves the establishment of a new township to be known as Ekolola Proper on Portion 37 of the Remainder of Farm Eenhana Town and Townlands No. 859. The township establishment includes the construction of public roads and the installation of bulk and internal infrastructure to support residential, business, institutional, and public open space land uses.

2.1 OVERVIEW

The proposed development involves the establishment of a new formal township to be known as Ekolola Proper on Portion 37 of the Remainder of Farm Eenhana Town and Townlands No. 859, within the jurisdiction of the Eenhana Town Council in the Ohangwena Region.

The township establishment will change the current zoning of the land from “Undetermined” to a mix of Residential, Business, Institutional, and Public Open Space land uses. The primary objective of the development is to provide affordable, serviced residential erven to address the growing demand for housing and serviced land in Eenhana, particularly for low-income households.

The proposed development constitutes a greenfield project, as the site is currently largely vacant and undeveloped and does not contain any formal residential, commercial, or institutional structures.

Development of the site will therefore involve the conversion of previously undeveloped land into a planned urban area through the installation of new public roads, bulk services, and internal municipal infrastructure.

During the initial site screening and scoping phase, the proposed development area was estimated at approximately 9.1 hectares, based on preliminary land identification. However, during subsequent planning meetings with the Eenhana Town Council, and informed by inputs received during public consultation, it was requested that the project boundary be aligned with the existing gravel access road. This adjustment was required to ensure adequate road reserve provision, improved access, and proper integration with future infrastructure planning.

As a result, the project footprint was extended to include the full road alignment, increasing the total project area to approximately 13 hectares. This represents the final development footprint assessed as part of this Environmental Scoping Assessment.

The final township layout provides a total of 165 erven, comprising residential, business, institutional, public open space, and road reserve areas. A summary of the erf sizes and zonings is provided in Table 1, and is shown in .

Table 1: Erf Sizes and Zonings

EKOLOLA PROPER				
ZONING	NO. ERVEN	AREA (m ²)	AVERAGE ERF SIZE (m ²)	%
Single Residential	153	59 433	388	46
General Residential	2	1 582	791	1
Business	6	4 088	681	4
Institutional	1	3 568	3 568	4
POS	3	16 061	5 354	10
Street	-	45 347	-	35
Total	165	130 079	-	100

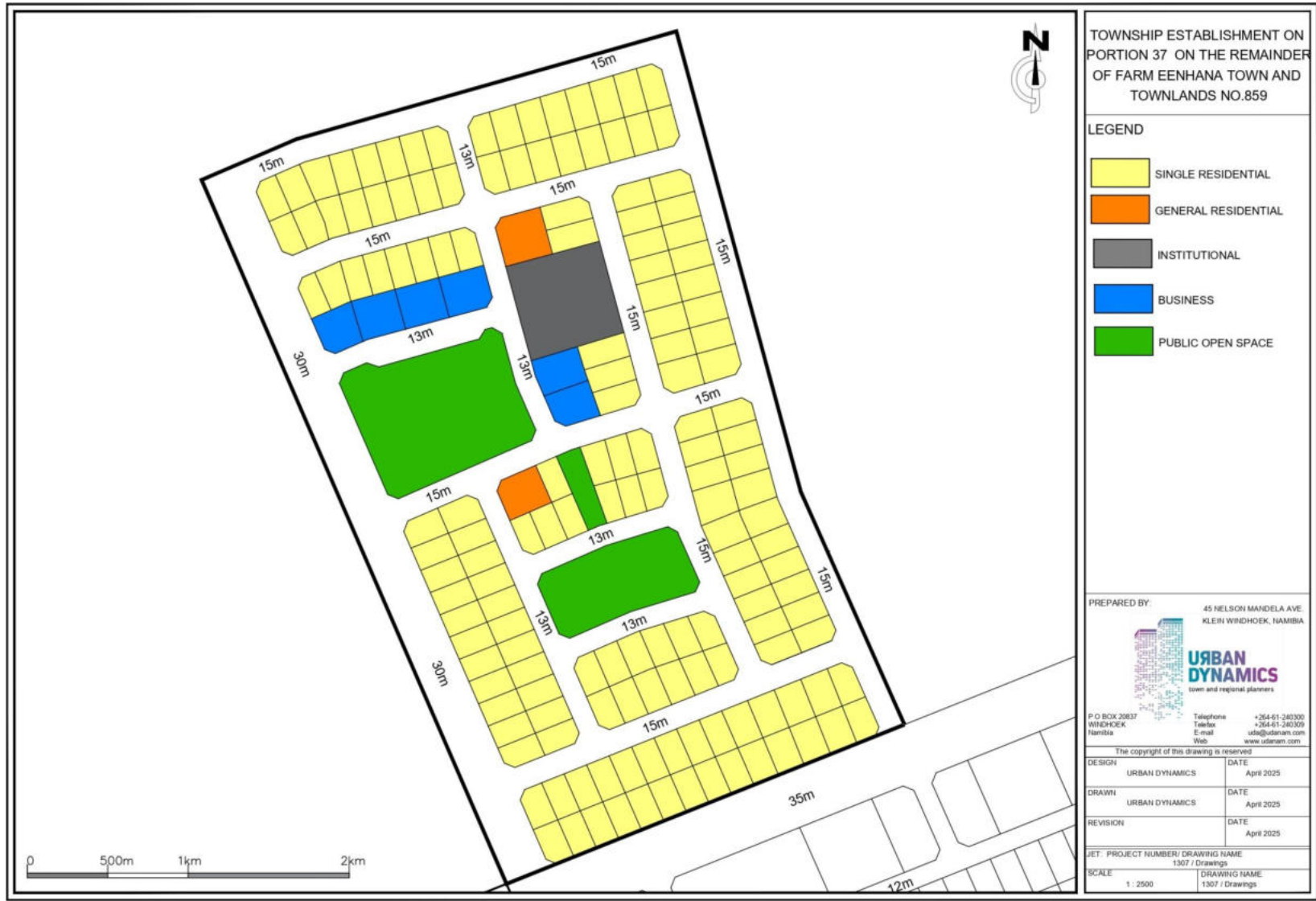


Figure 2: Ekolola Proper

2.2 NEW LAND USE

The Ekolola Proper township layout is primarily designed to meet the urgent demand for low-income housing in Eenhana. The land use distribution ensures that the majority of erven cater for affordable residential development, while also making provision for small-scale business activities, institutional facilities, and public open spaces to support a balanced and sustainable township.

Residential Land Use

A total of 153 erven are allocated for single residential purposes, each averaging $\pm 388 \text{ m}^2$. These erven are specifically targeted at low- to lower-middle-income households, providing affordable plots for self-build housing and government-supported initiatives such as mass housing programmes.

In addition, 2 erven are zoned for general residential use, covering $1,582 \text{ m}^2$ in total. These erven are suitable for higher-density housing (e.g. flats, row houses, or social housing schemes) to accommodate a greater number of residents within proximity to services.

Business Land Use

The layout includes 6 erven zoned for business use, with a combined area of $4,088 \text{ m}^2$ and an average erf size of 681 m^2 . These erven are intended for small-scale enterprises such as shops, shebeens, workshops, and service providers, creating opportunities for local entrepreneurship and job creation within the township.

Institutional Land Use

One erf measuring $3,568 \text{ m}^2$ has been reserved for institutional purposes. This erf is intended to accommodate community facilities, such as an early childhood development centre, community hall, or place of worship, depending on priorities identified by the Eenhana Town Council.

Public Open Spaces (POS)

The layout provides for 3 erven dedicated to public open spaces, covering a total of $16,061 \text{ m}^2$ (around 10% of the township area). These erven are intended for playgrounds, community parks, or multipurpose recreational areas, which are essential for improving liveability in low-income settlements.

Streets

The internal street network occupies $45,347 \text{ m}^2$, making up 35% of the total township area. Streets are designed to accommodate both pedestrian and vehicular traffic, ensuring safe and efficient access to erven, public facilities, and the surrounding road network.

The land use allocation reflects the social housing purpose of the township, with nearly half of the total area reserved for residential erven. Supporting land uses, including business, institutional, and open space allocations, aim to promote economic opportunities, service delivery, and community wellbeing.

2.3 ACCESS AND UTILITY SERVICES

The proposed development site is currently accessed via sandy dirt tracks within the northern expansion area of Eenhana. Formal road infrastructure is limited; however, the site lies in close proximity to existing municipal infrastructure networks serving adjacent extensions.

Bulk services such as water supply, sewerage, and electricity are available within nearby developed areas of Eenhana. Connection points to these services will be confirmed during the detailed design and implementation phase in consultation with the Eenhana Town Council, NamWater, and NoRed.

The proposed development will include the extension of bulk service connections and the installation of internal reticulation networks to ensure that all erven are adequately serviced. Implementation is expected to be incremental, beginning with the establishment of bulk water and sewer infrastructure and the construction of a gravel access road to facilitate access to the site.

Electricity supply to the proposed township will be provided through the existing distribution network operated by NoRed, in coordination with the Eenhana Town Council. A powerline servitude traverses part of the site and has been incorporated into the layout design to ensure compliance with safety and infrastructure requirements.

Key infrastructure components associated with the proposed development include:

- **Roads:** Construction of gravel roads of varying widths to provide internal access and connections to the existing external road network;
- **Water Supply:** Installation of a bulk water pipeline and connection to the Eenhana Town Council reticulation system;
- **Sewerage:** Construction of sewer pipelines, manholes, and associated infrastructure, with connection to the existing municipal sewer network;
- **Electricity Supply:** Installation of underground and overhead distribution lines, transformers, and household connections in accordance with NoRed standards; and
- **Telecommunications:** Extension of mobile and landline communication services in line with town-wide infrastructure development.

All access and utility services will be designed and implemented in accordance with applicable municipal standards and statutory requirements.

2.4 TYPES OF CONSTRUCTION ACTIVITIES

The proposed township establishment will be implemented through a series of construction phases typical of greenfield urban developments. These activities relate primarily to site preparation, road construction, and the installation of bulk and internal municipal infrastructure. Construction activities will be undertaken in accordance with the approved township layout, statutory requirements, and the Environmental and Social Management Plan (ESMP). Detailed final designs for bulk infrastructure and internal services will be prepared following completion of detailed surveying and engineering design, and will be aligned with the approved township layout.

2.4.1 Site Preparation and Clearance

Site preparation activities will involve preparing the undeveloped land for infrastructure installation and construction. Key activities are expected to include:

- Clearing of vegetation and surface debris to allow for the establishment of roads, erven, and service corridors;
- Earthworks and excavation to achieve the required site levels and gradients for roads and infrastructure;
- Temporary stockpiling of excavated material for reuse where feasible; and
- Implementation of environmental controls, including erosion prevention, dust suppression, and protection of sensitive areas and retained vegetation.

Site preparation activities will be undertaken in a phased manner to minimise disturbance and manage environmental risks.

2.4.2 Road and Infrastructure Construction

This phase will involve the construction of public roads and the installation of bulk and internal services required to support the township. Key activities include:

Road Construction

- Construction of **25 m distributor roads** to accommodate higher traffic volumes and provide primary access routes;
- Construction of **15 m access roads** linking distributor roads to residential and business erven; and
- Construction of **13 m local roads** to provide internal access within residential areas.

Water Supply Infrastructure

- Installation of bulk water supply pipelines and internal reticulation networks;
- Placement of water infrastructure primarily within road reserves to minimise disturbance to erven.

Sewerage Infrastructure

- Construction of sewer pipelines, manholes, and associated infrastructure;
- Connection to the existing municipal sewer network, including pump stations where required.

Electricity Supply Infrastructure

- Installation of bulk and internal electricity distribution infrastructure, including underground and overhead lines, transformers, and household connections;
- All electricity infrastructure will be developed in accordance with NoRed standards and will largely follow road reserve alignments.
- These construction activities are essential to enable the orderly development of the township and the provision of safe, reliable access and municipal services. Environmental and social risks associated with construction activities will be managed through the implementation of mitigation measures set out in the ESMP.

3 ALTERNATIVES

No alternative site was considered for the proposed township establishment. The project site was identified and earmarked by the Eenhana Town Council for urban development in line with its spatial planning objectives and the need to provide affordable serviced land within the town.

The location is suitable for township establishment due to its proximity to existing infrastructure, its accessibility, and its integration with the existing urban fabric of Eenhana. Selecting an alternative site would have resulted in increased costs, duplication of infrastructure, and potential delays in addressing the urgent demand for serviced land.

3.1 LAYOUT AND DESIGN ALTERNATIVES

During the planning process, layout alternatives were considered to optimise land use, access, and service provision. During the planning meeting with the Eenhana Town Council and informed by public consultation, it was requested that the project boundary be aligned with the existing access road to ensure adequate road reserves and future infrastructure integration.

This resulted in an expansion of the project area from the initially screened extent to the final layout assessed in this Scoping Report. The revised layout represents the preferred and most practical design alternative, balancing environmental considerations, infrastructure requirements, and community needs.

3.2 NO-GO OPTION

The No-Go Option entails not proceeding with the proposed township establishment. Under this option, the site would remain undeveloped, and the current shortage of serviced land in Eenhana would persist. This would likely contribute to continued informal settlement growth, increased pressure on existing infrastructure, and reduced opportunities for orderly urban development.

The No-Go Option is therefore not preferred, as it would not address the identified socio-economic needs of the community or the development objectives of the Eenhana Town Council.

4 PROJECT STANDARDS

This section provides a comprehensive review of pertinent Namibian legislation, policies and guidelines that directly apply to the proposed development. The main objective of this review is to disseminate essential information to the Eenhana Town Council, the DWN, Interested and Affected Parties, and the decision-makers at the DEA. The focus is on clarifying the requirements and expectations outlined within these regulatory instruments.

4.1 NAMIBIA ENVIRONMENTAL LEGISLATION

The Constitution of the Republic of Namibia (1990) establishes the foundational principles governing Namibia. Article 95 commits the state to endorse sustainable development by preserving ecosystems, essential ecological processes and biological diversity in Namibia. It underscores the sustainable utilisation of natural resources for the collective benefit of all Namibians, both present and future.

Namibia's Environmental Impact Assessment Policy of 1995 plays a crucial role in fostering accountability and informed decision-making. It mandates the necessity of EIAs for specified programs and projects (activities). This policy is enforced through the Environmental Management Act (No. 7 of 2007) and the EIA Regulations.

The EMA, enacted in December 2007 and effective from January 2012, delineates various rights and obligations for citizens and the government. Key aspects of the EMA include:

- Defining the environment.
- Promoting the sustainable management of the environment and the responsible use of natural resources.
- Establishing a process for assessing and controlling activities that may significantly affect the environment.

Part 2 of the EMA outlines several principles of environmental management aligning with the Constitution's provisions for integrated environmental management. Decision-makers must consider these principles when determining whether to grant environmental clearance for listed activities.

The EIA Regulations, promulgated in January 2012, provide the framework for the control of listed activities (GN No. 29). These activities are prohibited until an ECC is issued by the office of the Environmental Commissioner in the MEFT. ECC applications, subject to specific conditions, are considered by the MEFT only after compliance with the EIA process detailed in the EIA Regulations 2012 (GN No. 30).

4.2 REGULATORY FRAMEWORK

THEME	LEGISLATION	PROVISION	PROJECT IMPLICATIONS
NATIONAL	The Constitution of the Republic of Namibia First Amendment Act. 34 of 1998	Article 16 (1) guarantees the right to acquire, own, and dispose of property, and Article 95 (i) mandates the state to manage ecosystems sustainably.	The project supports freehold title ownership and commits to preserving ecological integrity.
ENVIRONMENTAL	Environmental Management Act 7 of 2007	Section 27 mandates an environmental assessment for projects with significant impacts, and Section 2(b-c) requires public participation. - Details principles which are to guide all EIAs	Procedures for authorisation, including an Environmental Clearance certificate, will be followed.
	EIA Regulations GN 57/2007 (GG 3812)	Section 10(1), construction of (b) public roads and Section 10.2 route determination of roads and design of associate physical infrastructure (a) public road whereby the Minister of Environment, Forestry and Tourism or in a manner prescribed by the Minister. Section 21 outlines public consultation requirements for the environmental assessment process. Prescribes the procedures to be followed for authorisation of the project (i.e. Environmental clearance certificate).	
FORESTRY	Forestry Act 12 of 2001	Section 22(1) states that tree species and any vegetation within 100m of a Watercourse may not be removed without a permit. Provision for the protection of various plant species.	Environmental Protection for Plant Species: Planning Phase: During the planning

THEME	LEGISLATION	PROVISION	PROJECT IMPLICATIONS
	Forest Regulations GN 170/2015 (GG 5801)	Section 13.2 states that no protected species should be removed unless special permission is granted. The plant or species declared protected species are listed in Annexure A of the Regulations.	<p>stage, it is important to safeguard plant species listed under Annexure A of the Regulations. This protection is achieved through planning in the layout.</p> <p>Construction Phase: Prior to commencing construction, a comprehensive Tree Management Plan must be developed for the site. This plan should identify and ensures the protection of these plant species.</p> <p>Exceptional Circumstances: In cases where it becomes impossible to preserve protected plant species during the planning and construction phase, permits must be sought from the Ministry of Environment, Forestry, and Tourism (Department of Forestry) to authorise their removal. This ensures compliance with regulations and responsible environmental management.</p>
WATER	Water Resources Management Act No. 11 of 2013 (GG 5740)	<p>Section 102(e) excavations may not expose the roots of or destroy native trees in any watercourse.</p> <p>Section 102(f) the area where activities relating to the use of a wetland or a dam takes place must be left rehabilitated so that the view of the watercourse concerned is not blemished at any time.</p>	During the project's construction phase, it is vital to have necessary measures in place to prevent the pollution of water resources, especially in the water catchment area at the site.

THEME	LEGISLATION	PROVISION	PROJECT IMPLICATIONS
HEALTH AND SAFETY	Labour Act 11 of 2007	Chapter 2 details the fundamental rights and protections of employees. Chapter 3 deals with the basic conditions of employment.	The project's environmental management plan should underscore the importance of ensuring compliance with labour laws, maximizing employment opportunities, and making additional efforts to allocate jobs to local residents, with a particular emphasis on providing opportunities for women in the local community.
	Public and Environmental Health Act of 2015 (GG 5740)	This Act provides a framework for Namibia's structured, uniform public and environmental health system. It covers notification, prevention and control of diseases and sexually transmitted infections; maternal, ante-natal and neo-natal care; water and food supplies; infant nutrition; waste management; health nuisances; public and environmental health planning and reporting.	Development contractors should adhere to the legal requirements of the Act, specifically by preventing activities that could impact the health and safety of the public and employees.
ATMOSPHERIC POLLUTION	Atmospheric Pollution Prevention Ordinance No 45 of 1965	Part II - control of noxious or offensive gases. Part III - atmospheric pollution by smoke. Part IV - dust control, and Part V - air pollution by fumes emitted by vehicles.	The development should consider the provisions outlined in the Atmospheric Pollution Prevention Ordinance No. 45 of 1965. The proponent is required to apply for an Air Emissions permit from the Ministry of Health and Social Services if deemed necessary.
ARCHAEOLOGY	National Heritage Act 27 of 2004	Section 48(1) states that "A person may apply to the (Heritage) Council for a permit to carry out works or activities concerning a protected place protected object"	When archaeological material (e.g., graves) is discovered, the National Heritage Council should be informed immediately.

THEME	LEGISLATION	PROVISION	PROJECT IMPLICATIONS
	Burial Place Ordinance 27 of 1966	The Ordinance prohibits the desecration or disturbance of graves and regulates matters relating to the removal or disposal of dead bodies.	The Ordinance regulates the exhumation of graves.
SOIL	Soil Conservation Act 76 of 1969	The Act regulates combating and preventing soil erosion, the conservation, improvement, and manner of use of the soil and vegetation and the protection of the water sources.	Measures should be in place to ensure that soil erosion and pollution are avoided during the construction and operational phases.
LAND USE	The Urban and Regional Planning Act 7 of 2018	The Act regulates the establishment of townships, amendment of layout, subdivisions and consolidation, and land rezoning.	The proposed township and layout should be approved by the Ministry of Urban and Rural Development in accordance with the Act.
	Eenhana Amended Town Planning Scheme No. 2 (GG 5076)	The Eenhana Town Planning Scheme provides for various land use and activities allowed within the Eenhana Town Council's jurisdiction.	The development should adhere to the Eenhana Town Planning Scheme.
SERVICES AND INFRASTRUCTURE	Road Ordinance 17 of 1979	<p>Section 3(1) the width of proclaimed roads and roads receive boundaries.</p> <p>Section 27(1) the control of traffic during construction activities on the trunk and main roads.</p> <p>Section 37(1) infringement, obstructions on, and interference with proclaimed roads.</p> <p>Section 38 distances from proclaimed roads at which fences are erected.</p>	The proponent should ensure that the construction of public roads and infrastructure through township development and the operational phase do not affect major nearby roads.

4.3 INTERNATIONAL LENDER STANDARDS

The proposed program's development is funded by official development assistance from the Government of the Federal Republic of Germany. Consequently, the program must adhere to the regulations set forth by the Federal Ministry for Economic Cooperation and Development and the Kreditanstalt für Wiederaufbau (KfW) Development Bank. KfW aligns with the principles outlined in the Environmental and Social Standards (ESS) of the World Bank Group. The following sections detail the pertinent international criteria and standards that must be followed throughout the program.

4.3.1 KfW's Sustainability Guideline

All the Financial Cooperation measures financed by KfW must be subject to assessment and implementation in terms of KfW's Sustainability Guideline 2021, or its successor. The guideline describes the principles and procedures to assess the environmental, social and climate impacts during the preparation and implementation of FC measure financed by KfW.

The KfW Sustainability Guideline (2021) sets out that the relevant national law and legal requirements as well as the ESS of the World Bank Group are compulsory during the identification and assessment of environmental, social and climate risks and impacts. Additionally, the World Bank's General and sector-specific Environmental, Health and Safety (EHS) Guidelines and the core labour standards of the International Labour Organization (ILO) must be applied. During the assessment, the requirements of the Human Rights Guidelines of the BMZ must be taken into account.

4.3.2 World Bank Environmental and Social Framework

The World Bank's Environmental and Social Framework (ESF) is aimed at enabling the World Bank and Borrowers to manage environmental and social risks of projects and to improve development outcomes. The ESF offers broad and systematic coverage of environmental and social risks. The ESF sets out the World Bank Group's commitment to sustainable development, through a Vision for Sustainable Development, a Policy for Investment Project Financing, and a set of ESS.

KfW's Sustainability Guideline (2021) requires the application of the World Bank's ESS to their projects, but not the overall ESF.

4.3.3 World Bank Environmental and Social Standards (2018)

The World Bank's ESS consists of ten standards as summarised below. Application of the standards intends to: (a) support Borrowers in achieving good international practice relating to environmental and social sustainability; (b) assist Borrowers in fulfilling their national and international environmental and social obligations; (c) enhance non-discrimination, transparency, participation, accountability, and governance; and (d) enhance the sustainable development outcomes of projects through ongoing stakeholder engagement.

KfW's Sustainability Guideline (2021) requires the application of the relevant ESS. The likely applicability of each standard to the DWN Programme is indicated. A review must be undertaken for each intervention to confirm (based on scope, locality, and site specifics) the applicability of the ESS.

5 ESIA APPROACH AND METHODOLOGY

This Environmental Scoping Assessment (ESA) was undertaken in accordance with the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations of 2012. The purpose of the ESA was to identify potential environmental and social risks and impacts associated with the proposed township establishment and to inform the development of appropriate mitigation measures in the Environmental and Social Management Plan (ESMP).

The assessment applied a structured methodology combining desktop review, site investigation, stakeholder engagement, and professional judgement informed by experience with similar township developments in Namibia.

5.1 SITE INFORMATION AND TOPOGRAPHY

The site is classified as Category B+ in accordance with Development Workshop Namibia's (DWN) 2023 scoping and screening assessment, which identified notable environmental and social risks associated with township establishment and bulk infrastructure development. Based on this classification, an Environmental and Social Impact Assessment (ESIA) is being undertaken to ensure that potential risks and impacts are appropriately identified and managed.

As part of the assessment process, Urban Dynamics Africa (Pty) Ltd. (UDA) conducted a site visit in March 2025 to document existing site conditions, including land use, access routes, infrastructure, topography, vegetation, and surrounding activities. The site visit was supported by desktop studies aimed at evaluating social conditions, potential social impacts, and community concerns relevant to the proposed development.

To ensure accurate topographical mapping and reliable spatial data, DWN appointed a registered land surveyor, Mr Herman Strydom, to survey the proposed development area. Following completion of the initial survey, UDA prepared a preliminary township layout based on planning requirements and site conditions.

During the planning process, and informed by engagement with the Eenhana Town Council, it was identified that the project boundary required alignment with the existing gravel access road serving the site. As a result, the portion boundaries were extended to include the full road alignment, ensuring adequate road reserve provision, improved access, and integration with future infrastructure planning.

The updated topographical information and revised portion boundaries were subsequently shared with DWN, who forwarded the information to the land surveyor for verification. This iterative process ensured that the final layout and assessment are based on accurate, verified spatial data and that environmental, social, and infrastructural considerations are fully addressed for the successful implementation of the project.

5.2 NATURAL AND SOCIAL RECEIVING ENVIRONMENT

The assessment of the natural and social receiving environment was undertaken through a combination of orthophoto analysis, site visits, literature review, and professional experience within the Ohangwena Region. This approach enabled the identification of key environmental and social receptors that could potentially be affected by the proposed township establishment.

Desktop studies were used to characterise the broader environmental and socio-economic context of the project area, while field observations were used to verify site-specific conditions. Data sources reviewed as part of the assessment included:

- The Atlas of Namibia (*Atlas of Namibia Team, 2022*);
- Eenhana Town Council Strategic Plan 2021/2022–2025/2026 (*Eenhana Town Council, 2022*);
- 2023 Population and Housing Census: Main Report (*NSA, 2024*);
- 2023 Population and Housing Census: Preliminary Report (*NSA, 2023*);
- 2011 Population and Housing Census – Ohangwena Region (*NSA, 2012*);
- 2001 Population and Housing Census – Ohangwena Region (*Republic of Namibia, 2002*);
- Health in Namibia (*Ministry of Health and Social Services, 2023*); and
- Risk Scan and Environmental & Social Screening: Ekolola (*GFA, 2025*).

Information derived from these sources informed the baseline description presented in Section 6 and supported the identification of key sensitivities and potential impacts associated with the proposed development.

5.3 PUBLIC CONSULTATION

Public consultation formed an integral part of the Environmental Scoping Assessment process and was undertaken in accordance with the requirements of the Environmental Management Act and the Environmental Impact Assessment Regulations. Notices were published in two newspapers over two consecutive weeks, and a public meeting was held in March 2025 at the project site.

The consultation process provided Interested and Affected Parties with an opportunity to obtain information on the proposed development, raise concerns, and provide input to inform the assessment. Full details of the public consultation process and issues raised are presented in Section 7 and Appendix C and are therefore not repeated in this section.

6 BASELINE ENVIRONMENTAL AND SOCIAL CONDITIONS

This section presents an overview of the physical, biological, and socio-environmental characteristics of the proposed project site and its area of influence.

6.1 DESCRIPTION OF THE PROJECT SITE

6.1.1 Locality

The proposed development site is located on Proposed Portion 37 of the Remainder of Farm Eenhana Town and Townlands No. 859, within the jurisdiction of the Eenhana Town Council in the Ohangwena Region. The site is situated to the north of the B1/B10 road corridor and forms part of the northern urban expansion area of Eenhana.

The approximate geographic coordinates of the site are 17.4622296° South and 16.3214420° East. The site is surrounded by existing formal and informal settlement areas and is directly accessible via an existing gravel access road.

A locality plan illustrating the position of the proposed development within Eenhana and the surrounding region is provided in Appendix B.

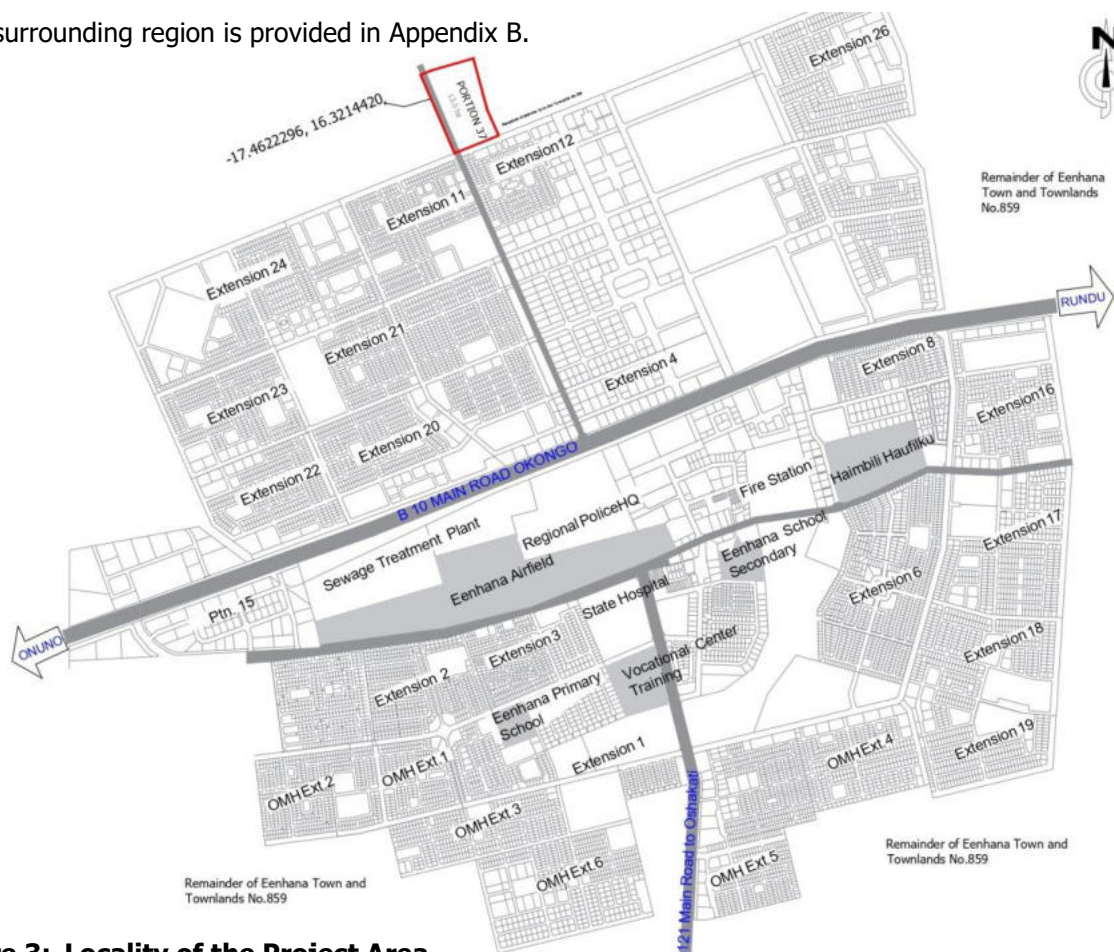


Figure 3: Locality of the Project Area

6.1.2 Ownership, Size, Shape, and Land Use Activities

The proposed development site comprises Proposed Portion 37, which is in the process of being subdivided from the Remainder of Farm Eenhana Town and Townlands No. 859. Upon finalisation of the subdivision process, ownership of Portion 37 will vest in the Eenhana Town Council.

The site measures approximately 13.0 ha and is irregular in shape, having been defined to accommodate both the proposed township layout and the alignment of the existing gravel access road. The land is currently zoned as "Undetermined" in terms of the applicable planning framework.

The site is largely vacant and undeveloped, with limited existing land-use activities observed. Current activities include informal access routes, scattered grazing, and minor wood collection. No permanent formal structures were recorded within the project footprint at the time of the site visit.

A NoRed electricity distribution line servitude traverses part of the site, connecting to a nearby substation. This servitude represents a planning constraint and has been incorporated into the layout design to ensure compliance with safety and infrastructure requirements.

The size, shape, and current land-use characteristics of the site are shown in , while the portion size is summarised in Table 2

Table 2: Portions Sizes

PORTION 37		
PORTION	Total Area (Sqm)	Zoning
Portion 37	133,671	Undetermined



Figure 4: The Portion's Shape and Aerial View

6.1.3 Surrounding Activities

The proposed site is surrounded by a mix of land uses, including informal residential areas, scattered homesteads, cleared fields, and grazing areas. These activities are typical of the urban fringe of Eenhana and reflect ongoing settlement expansion.

The surrounding activities and land uses are shown in Figure 5.



Figure 5: Surrounding Activities

6.1.4 Access and Utility Services

The following access and utility services, as illustrated in Figure 5, are available to the proposed site:

Road Access

The proposed site is accessed via a 30 m-wide gravel road that branches from the B10 Okongo main road. This gravel access route provides a direct link to the site and is currently used for local traffic. Upgrading and maintenance of this road will be required to accommodate future construction traffic and long-term residential access.

Water Supply

Bulk water supply to Eenhana is provided by NamWater. The reticulated water network of the Eenhana Town Council serves formal residential and commercial areas, while informal settlements are supplied through communal standpipes. The proposed development site lies in close proximity of this network, and bulk water services can be extended to support the project. Coordination with NamWater and the Eenhana Town Council will be required for design and connection approvals.

Electricity Supply

Electricity in Eenhana is supplied through an interconnected distribution network operated by NoRed, with power sourced from NamPower. A substation is located adjacent to the proposed site, and a newly constructed NoRed power line traverses the area, ensuring a reliable source of supply. A 7 m-wide servitude associated with this power line crosses the western part of the site, which must be accommodated in the development layout.

Telecommunications and Media

The town of Eenhana has access to a full range of communication services, including landline networks, mobile phone coverage, radio, television, and newspapers. These services are expected to extend naturally into the proposed development area once formal infrastructure is established.

6.2 BIOPHYSICAL ENVIRONMENT

Within the Biological Environment segment, this report provides a detailed exploration of the project area's climatic conditions, flooding and topography, soil composition, and vegetation characteristics.

6.2.1 Topography

The Ohangwena Region forms part of the elevated northern plateau of Namibia, with elevations generally ranging between approximately 1,050 m and 1,150 m above sea level (Atlas of Namibia, 2022). The regional topography is predominantly flat, with gentle gradients sloping towards the Cuvelai Basin to the south.



The proposed development site is situated at an approximate elevation of 1,118 m above sea level. The terrain within the site is largely flat with minimal surface variation, which reduces the potential for slope instability and large-scale soil erosion.

Although large parts of the Ohangwena Region fall within the broader Cuvelai floodplain system, the project site is located outside the main oshana flood channels. As a result, the overall flood risk at the site is considered low (Tamayo et al., 2011).

However, due to the flat terrain and sandy soil conditions, temporary surface ponding may occur following intense rainfall events if drainage is not adequately managed.

Figure 6: Contour Map

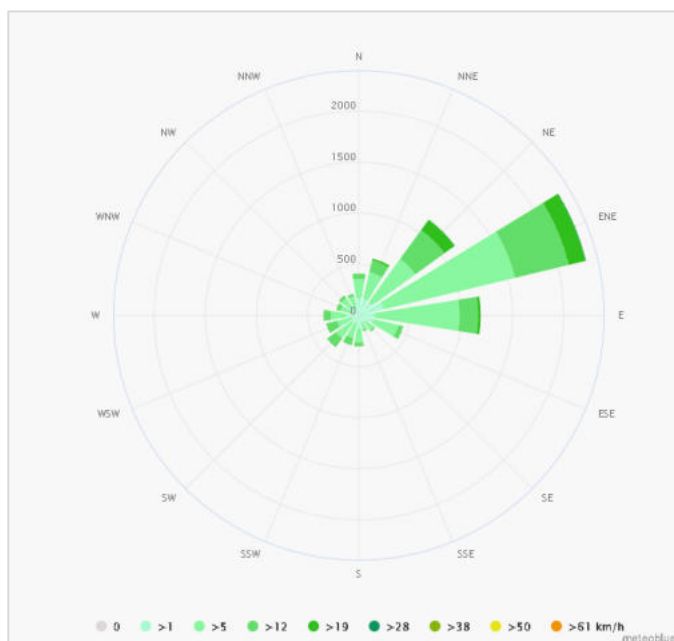
Source: Herman Strydom Ass, Registered Land Surveyor (2025).

The site topography and contour information are shown in Figure 6.

6.2.2 Climatic Conditions

The Ohangwena Region experiences a hot semi-arid climate characterised by distinct wet and dry seasons (Meteoblue, 2024). Average annual temperatures are approximately 23°C, with winter minimum temperatures dropping to around 8°C in June and summer maximum temperatures reaching up to 34°C in October.

Rainfall in the region is highly seasonal, with most precipitation occurring between November and April. The average annual rainfall is approximately 550 mm, while the dry season extends from May to October, during which little or no rainfall is recorded (Meteoblue, 2024).



Humidity levels fluctuate seasonally, peaking during the rainy season and decreasing during the dry winter months. Wind conditions also vary throughout the year. During the dry season, prevailing winds are generally easterly, with average wind speeds of approximately 15 km/h, while lighter winds averaging 10–11 km/h occur during the rainy season (Meteoblue, 2024).

Prevailing wind patterns are relevant for the proposed development, as they may influence the dispersion of dust generated during construction activities, particularly towards nearby residential areas.

Figure 7: Wind Speed and Direction

Source: Meteoblue, 2024.

Wind speed and direction conditions for the project area are shown in Figure 7.

6.2.3 Soil Conditions

The Ohangwena Region is predominantly underlain by Arenosols, a soil type commonly found in northern Namibia and characterised by deep, wind-blown sands with a loose and porous structure (Atlas of Namibia, 2022). These soils generally have low natural fertility, limited nutrient retention, and a weak capacity to hold water.

Site observations confirm that the project area is dominated by sandy Arenosols, which are highly permeable and allow rapid infiltration of rainfall. While this reduces surface runoff, it also increases susceptibility to wind erosion and dust generation, particularly when soils are exposed during clearing and construction activities.

Due to their high permeability, these soils are also sensitive to groundwater contamination should spills or improper waste handling occur. Soil conditions at the site are shown in Figure 9.

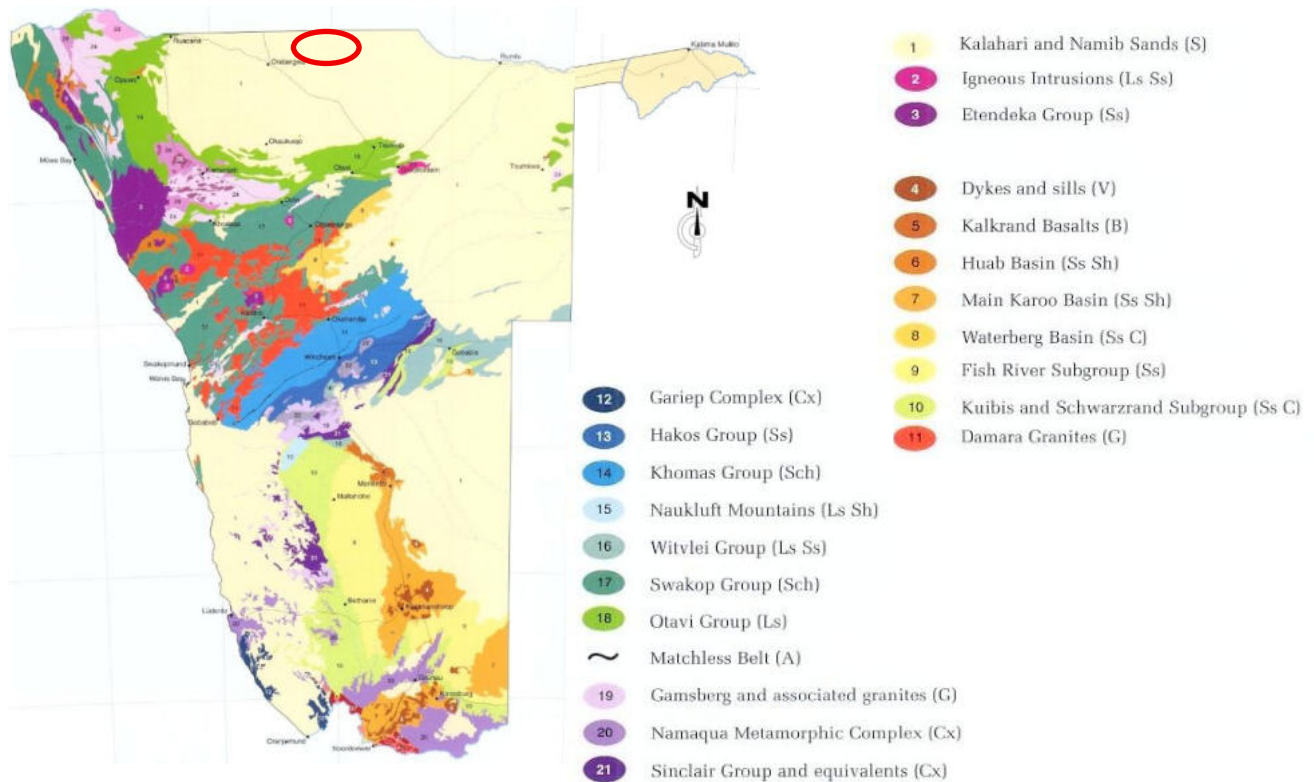


Figure 8: Namibia Soil Types and Coverage

Source: Atlas Namibia, 2022.



Figure 9: Soil Condition

Source: UDA Site Visit 2025.

Sensitivity Note: The sandy nature of the soils poses two main risks: (i) increased dust levels during clearing and earthworks, and (ii) possible contamination of groundwater from accidental spills due to the soil's high permeability. Both risks highlight the need for dust suppression and soil management measures during construction.

6.2.4 Vegetation Conditions

The project site is located within the Broad-leafed Savanna Woodland biome, which is characteristic of northern Namibia and the Ohangwena Region (Atlas of Namibia, 2022). This vegetation type is typically associated with sandy Arenosol soils and is adapted to a climate with distinct wet and dry seasons. (Figure 10).

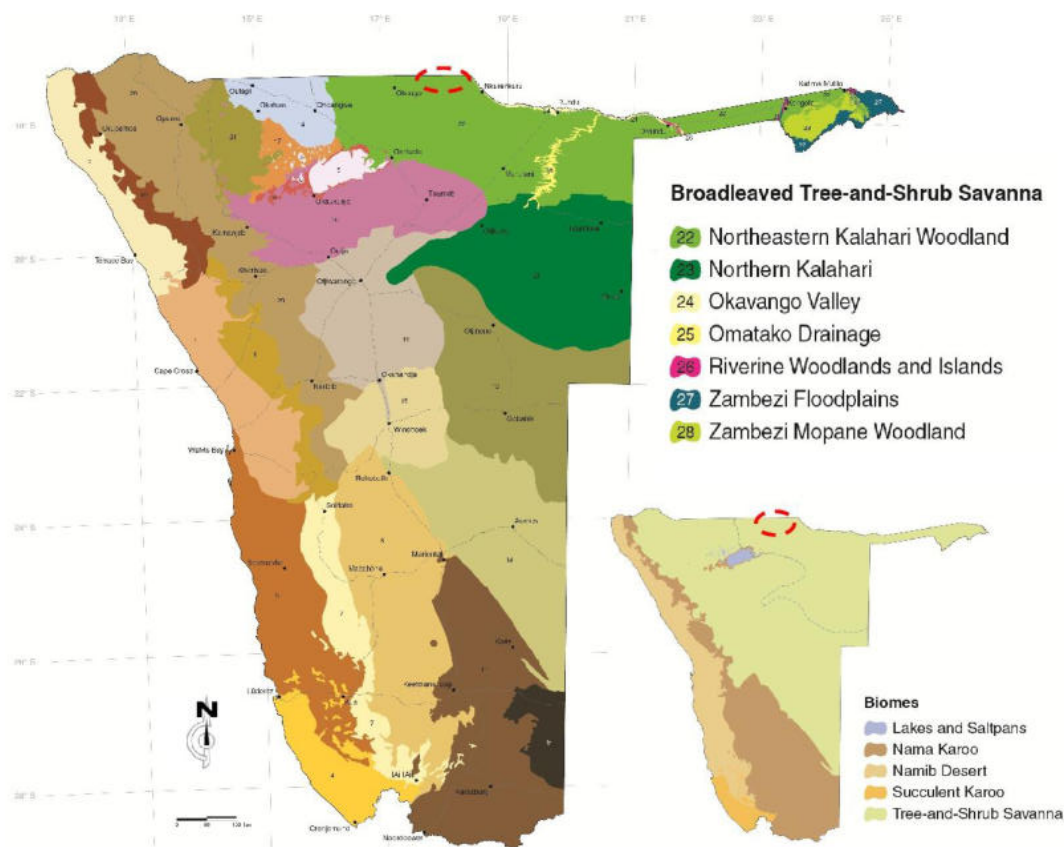


Figure 10: Namibia Biomes and Vegetation Types

Source: *Atlas Namibia, 2022.*

Field observations confirmed that the vegetation within the project area is consistent with this regional biome. The site supports scattered medium-sized trees interspersed with shrubs and seasonal grass cover. Dominant tree species observed include *Pterocarpus angolensis* (Kiaat / Omuguya), *Burkea africana* (Wild Seringa / Omufiya), *Terminalia sericea* (Silver Terminalia / Omusati), and *Combretum collinum* (Bushwillow / Omupupwahek). These species are typical of Kalahari woodland systems and are well adapted to the sandy soils present on site.

Ground cover consists mainly of seasonal grasses and herbaceous plants, which regenerate rapidly following rainfall but become sparse during the dry season. Portions of the site show evidence of disturbance due to informal access routes, grazing, and wood collection, resulting in patchy vegetation cover in some areas.

Several of the tree species recorded on site, including *Pterocarpus angolensis*, are listed as protected species under the Forest Act (No. 12 of 2001). Any removal or disturbance of protected trees during site preparation or construction will therefore require authorisation from the Directorate of Forestry.

Vegetation conditions and the distribution of trees within the project area are illustrated in Figure 11.



Figure 11: Trees within the Site

Source: UDA Site Visit 2025

Sensitivity Note: While not pristine, the woodland vegetation provides important ecological and social value. The key sensitivities are: (i) Loss of protected trees during site clearance. (ii) Reduction of woodland cover in already disturbed areas. (iii) Long-term risk of savanna woodland degradation if vegetation management is not applied during development.

6.2.5 Habitats on Site

The project site supports a broad-leaved savanna woodland habitat typical of the Ohangwena Region. However, the habitat shows clear signs of disturbance resulting from human activities such as informal access routes, grazing, wood collection, and proximity to surrounding settlements.

As a result of these disturbances, the site can no longer be regarded as a pristine or intact natural habitat. Instead, it is best described as a modified woodland environment that retains some ecological function but does not operate at its natural capacity.

Field observations indicate that the site does not provide suitable habitat for large wildlife species. The surrounding urban and semi-urban land uses have reduced habitat connectivity and wildlife presence. Faunal activity within the site is therefore expected to be limited to small mammals, reptiles, birds, and invertebrates commonly associated with disturbed woodland environments.

No rare, endemic, or threatened animal species were observed during the site visit, and the habitat is not considered to be of high conservation value at a regional or national scale.

6.2.6 Status of Protected Area

The proposed development site does not fall within any national park, conservancy, community forest, or other formally protected area as defined under Namibia's Nature Conservation Ordinance (No. 4 of 1975) and related legislation.

The site is located within the urban expansion area of Eenhana and has been earmarked by the Eenhana Town Council for township establishment and associated infrastructure development. Surrounding land uses consist primarily of existing formal and informal settlements and other urban-related activities.

While the site itself holds no formal conservation status, the presence of protected tree species within the project area represents a regulatory consideration under the Forest Act (No. 12 of 2001). Any removal or disturbance of protected tree species during site preparation or construction activities will require prior authorisation from the Directorate of Forestry.

Overall, the site does not present constraints related to protected areas or conservation zones. The primary environmental sensitivities relate to vegetation management rather than broader habitat or protected-area conservation requirements.

6.3 SOCIAL ENVIRONMENT

This section provides an overview of the social and socio-economic conditions relevant to the proposed development area. The assessment focuses on demographic characteristics, livelihoods, education, health, and cultural resources within the Eenhana Constituency and the broader Ohangwena Region.

The purpose of this section is to establish a baseline social context against which potential social impacts associated with the proposed township establishment can be identified and assessed in later sections of this report.

Social baseline information was compiled from national census data, regional planning documents, and published sector reports, supported by observations made during site visits and inputs received through the public consultation process.

6.3.1 Demographic Profile

According to the 2023 Namibia Population and Housing Census, the Ohangwena Region has a total population of approximately 337,729 people, representing about 12% of Namibia's total population (NSA, 2024). The region has experienced steady population growth over the past two decades, driven by both natural population increase and ongoing rural-to-urban migration.

Urbanisation within the region has increased significantly over time. In 2001, approximately 1% of the population resided in urban areas; this increased to about 10% in 2011 and further to approximately 14.5% by 2023 (NSA, 2024). This trend is reflected in the growth of Eenhana, which has developed into a key administrative and service centre within the Ohangwena Region.

The population of Eenhana increased from 2,814 people in 2001 to 5,528 in 2011, and further to approximately 16,588 people in 2023 (NSA, 2023). This rapid population growth has contributed to increasing demand for housing, serviced land, and municipal infrastructure within the town.

The population structure of the region is relatively youthful. Census data indicate that a large proportion of the population falls within the 0–14 year age group, while the majority of residents are of working age (15–64 years), with a smaller proportion aged 65 years and above (NSA, 2023). This demographic profile reflects sustained population growth and continued pressure on education, employment, and housing services.

Gender distribution data indicate a higher proportion of females than males in the region and within the Eenhana Constituency. Census data suggest a lower male-to-female ratio, which is consistent with broader regional and national demographic patterns (NSA, 2023).

Overall, demographic trends within the Ohangwena Region and the Eenhana Constituency highlight ongoing population growth, increasing urbanisation, and a growing need for affordable serviced residential land.

6.3.2 Livelihood Profile

Livelihoods in the Ohangwena Region are characterised by a combination of formal employment, informal economic activities, subsistence agriculture, and social grants.

According to the 2011 Namibia Population and Housing Census, the labour force participation rate in the Ohangwena Region was approximately 49.4%, with slightly higher participation among males (50%) compared to females (48.9%) (NSA, 2012). Unemployment levels were high, particularly among women and youth. In the Ohangwena Region, approximately 32.3% of females and 20.6% of males were unemployed, while in the Eenhana Constituency, unemployment levels were estimated at 46% for females and 32.7% for males (NSA, 2012). These trends are shown in Figure 12.



Figure 12: Labour Force Participation Rate and Unemployment Rate For 2011

Source NSA, 2012

Household income patterns show a high reliance on pensions and social grants. In the Ohangwena Region, approximately 29% of households reported pensions as their main source of income, which is significantly higher than the national average. In contrast, about 30% of households in the Eenhana Constituency reported wages and salaries as their primary income source (NSA, 2012). Household income sources are illustrated in Figure 13

In addition to formal income sources, informal trading and small-scale businesses play an important role in household livelihoods, particularly for women and youth. Subsistence agriculture continues to contribute to food security for some households, although it is rarely sufficient as a sole income source.

Overall, the livelihood profile of the Ohangwena Region and the Eenhana Constituency reflects economic vulnerability, high unemployment, and a strong reliance on informal and grant-based income sources.

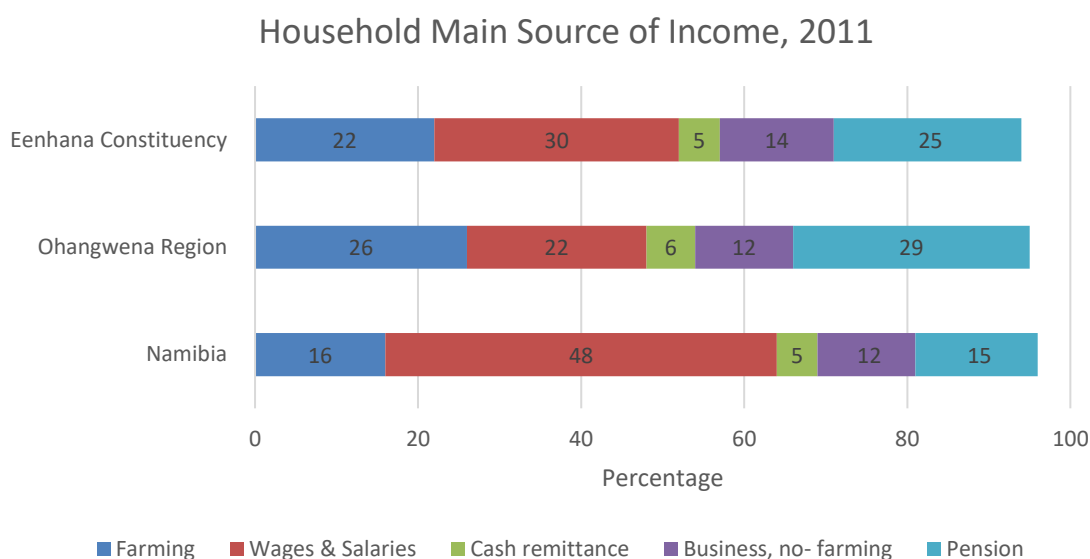


Figure 13: Household Main Source of Income, 2011

Source: NSA, 2012.

6.3.3 Educational Profile

The Ohangwena Region has a relatively extensive education network that supports both urban and rural communities. According to the Education Management Information System (EMIS), the region had a total of 214 schools in 2023, comprising primary schools, combined schools, secondary schools, and one special school (EMIS, 2023).

Access to education in the region has improved over time, although disparities remain between urban and rural areas. The town of Eenhana, as the regional capital, hosts several primary and secondary schools and serves as an education hub for surrounding settlements.

Literacy levels in the Eenhana Constituency are relatively high compared to earlier census periods. Census data indicate that approximately 91% of the population aged 15 years and older in the constituency is literate, which is slightly below the regional average of 94%, but reflects a steady improvement over time (NSA, 2012; NSA, 2017).

Despite these improvements, challenges remain in relation to school infrastructure capacity, classroom availability, and access to education facilities in rapidly growing urban areas. Population growth and increased urbanisation in Eenhana are likely to place continued pressure on existing education facilities.

Overall, the education profile of the Ohangwena Region and the Eenhana Constituency reflects improving access to education and literacy, alongside ongoing challenges associated with population growth and service provision.

6.3.4 Health Profile

In 2024, the Ohangwena Region is supported by a network of three district hospitals, including the Eenhana District Hospital, as well as 45 health facilities, consisting of 40 clinics and 5 health centres (NSA, 2023). These facilities provide primary and secondary healthcare services to both urban and rural populations across the region.

Approximately 75% of the population in the Ohangwena Region resides within 10 km of a health facility, which is slightly below the national average of 77%, but nevertheless reflects relatively good access to basic healthcare services (NSA, 2023).

Healthcare capacity indicators show that the region provides an estimated 2.1 hospital beds per 1,000 people, compared to the national average of approximately 3 beds per 1,000 people (World Bank, 2019). While this indicates lower capacity relative to national levels, it is consistent with conditions in many rural and semi-urban regions of Namibia.

Overall, the health profile of the Ohangwena Region reflects reasonable access to healthcare facilities, supported by an established network of clinics and hospitals, with continued pressure on services associated with population growth and urbanisation.

Table 3: Health Indicators

Indicator	Ohangwena Region	Namibia
% People within 10 km of a health facility	75	77
Public hospital beds per 1,000 people	2.1	3.2
Under-5 mortality per 1,000	64	69
% Households with access to safe water	86	80
% Households with no toilet facility	39	46

Source: Namibia Statistics Agency (NSA, 2014; 2016; 2023); World Bank (2019).

Life expectancy indicators further reflect health conditions in the region. Census mortality data indicate that life expectancy in the Ohangwena Region has improved over time, with increases recorded for both males and females between 2001 and 2011 (NSA, 2014). Regional life expectancy remains slightly

below national averages, reflecting broader rural–urban disparities in access to healthcare and living conditions. Life expectancy data are summarised in Table 4.

Table 4: Life Expectancy by Gender, 2001 and 2011

Area	2001 (Male)	2001 (Female)	2011 (Male)	2011 (Female)
National	47.6	50.2	53.3	60.5
Ohangwena Region	45.1	48.6	48.3	59.8

Source: Namibia 2011 Census Mortality Report, (NSA 2014)

6.3.5 Cultural Resources

A review of available literature, consultation with local authorities, and observations made during site visits indicate that the proposed project area does not contain any known graves, burial sites, heritage structures, or archaeological artefacts of cultural or historical significance.

No sites protected under the National Heritage Act (Act No. 27 of 2004) were identified within the project footprint. The area has been subject to previous disturbance through informal access routes and surrounding settlement activities, which further reduces the likelihood of intact archaeological resources.

Nevertheless, in the event that any previously unknown cultural or archaeological material (including human remains or artefacts) is encountered during construction, all work in the affected area must cease immediately and the National Heritage Council of Namibia must be notified, in accordance with the requirements of the National Heritage Act.

7 STAKEHOLDER ENGAGEMENT

Stakeholder engagement forms an integral part of the Environmental Scoping Assessment (ESA) process and is a requirement in terms of the Environmental Management Act (Act No. 7 of 2007) and the Environmental Impact Assessment Regulations (2012). The objective of stakeholder engagement is to ensure that Interested and Affected Parties (I&APs) are informed of the proposed township establishment and are provided with an opportunity to raise concerns, submit comments, and contribute local knowledge relevant to the assessment.

The proposed development is community-oriented in nature and is implemented in partnership with Development Workshop Namibia (DWN), which has an established and ongoing working relationship with the local community in Eenhana through its community-based development initiatives. This existing relationship supports effective communication, trust, and continuity of engagement throughout the environmental assessment process and subsequent project phases.

The public consultation process aimed to:

- Inform stakeholders about the proposed township establishment and associated infrastructure development;
- Identify key environmental and social issues relevant to the project area;
- Ensure transparency and inclusivity in the environmental assessment process; and
- Comply with statutory public participation requirements.

7.1 METHODS

The following methods were used to engage stakeholders during the scoping phase of the project:

7.1.1 Newspaper Notices

Notices advertising the proposed development and the public consultation process were published in two national newspapers, *The Namibian* and *New Era*, over two consecutive weeks. The notices were published on 7 March 2025 and 17 March 2025, and an additional notice was placed in the Government Gazette.

The notices provided a brief description of the proposed township establishment, its location, and information on how Interested and Affected Parties could register and participate in the public consultation process. Copies of the newspaper notices and the Government Gazette notice are included in Appendix C.1.

7.1.2 Background Information Document (BID)

A BID was prepared to provide stakeholders with clear and accessible information on the proposed development, the environmental assessment process, and opportunities for participation. The BID was made available to stakeholders prior to and during the public meeting. A copy of the BID is included in Appendix C.2.

7.1.3 Site Notice

A site notice was erected at the proposed development site to inform local residents and passers-by of the intended township establishment and the ongoing public consultation process. The notice included contact details for the Environmental Assessment Practitioner and instructions on how to submit comments.

7.1.4 Town Council Notice Board

Notices regarding the proposed development and the scheduled public meeting were displayed on the Eenhana Town Council notice board to ensure that information reached a broader audience within the town.

7.1.5 Public Meeting

A public meeting was held on 17 March 2025 at the project site. Representatives from UDA, the Eenhana Town Council, and Development Workshop Namibia were present. The meeting was conducted primarily in Oshiwambo to ensure effective communication and participation by community members.

The meeting provided an opportunity for stakeholders to receive information on the proposed township layout, the environmental assessment process, and potential environmental and social considerations. Community members were invited to ask questions, provide comments, and share local knowledge relevant to the project area.

A signed attendance register was compiled at the public meeting; however, due to an administrative issue, the original attendance register could not be retrieved at the time of finalising this Scoping Report. Notwithstanding this, DWN maintains a community stakeholder register for the project area and has an established community liaison mechanism in place.

Future communication with the community will be facilitated through DWN's stakeholder register and established communication channels, including direct community engagement and social media platforms. DWN will continue to provide feedback to the community on the project status, the ECC application, and subsequent project phases.



Figure 14: Public Consultation

7.2 SUMMARY OF KEY ISSUES RAISED

Key issues raised by stakeholders during the public consultation process are summarised in Table 10. These issues relate primarily to land allocation, impacts on neighbouring informal areas, access to services, and the need for institutional erven. Detailed records of stakeholder comments, questions, and responses are provided in Appendix C.3 (Community Meeting Minutes).

Table 5: Key Community Issues Raised

SUMMARY OF KEY ISSUES RAISED	
THEME	ISSUE
Land Allocation	<ul style="list-style-type: none"> The residents should be the first people to be considered for the new proposed erven
Impact on Neighbouring Informal Areas	<ul style="list-style-type: none"> While the council currently lacks funds to formalise the area across the road, the orderly development of the township will enable the future provision of services and infrastructure without the need to relocate residents or existing services. Formalisation of the open space aligns with its mandate to provide affordable serviced land, supported by a Memorandum of Understanding with DWN, and that developing land without existing structures allows the township to be established more efficiently without delays caused by relocations.
Need for institutional erf	<ul style="list-style-type: none"> Residents requested a kindergarten erf, and it was explained that the township layout makes provision for institutional erven which can be used for the establishment of a kindergarten.

8 IMPACT ASSESSMENT

This section presents a high-level assessment of the potential environmental and social impacts associated with the proposed Ekolola Proper township establishment. The assessment distinguishes between positive impacts (benefits) and potential negative impacts, in line with MEFT scoping requirements.

The assessment is based on site investigations, desktop studies, stakeholder engagement, and professional judgement. Mitigation measures are addressed in detail in the Environmental and Social Management Plan (ESMP).

8.1 POSITIVE IMPACTS

The proposed township establishment is expected to result in the following positive impacts:

- Provision of affordable, serviced residential erven for low-income households;
- Promotion of orderly urban development and reduction of informal settlement growth;
- Improved access to basic services, including water, sanitation, electricity, and roads;
- Employment creation during the construction phase;
- Stimulation of local economic activity through small-scale business opportunities; and
- Improved health, safety, and overall wellbeing of residents through planned infrastructure and road layouts.
- Preference for local labour during construction, contributing to short-term employment opportunities for residents of Eenhana

These benefits are long-term and extend beyond the immediate project area, contributing positively to the socio-economic development of Eenhana and the wider Ohangwena Region.

8.2 POTENTIAL NEGATIVE IMPACTS

Potential negative impacts are primarily associated with the construction phase and are typical of greenfield township developments. These include:

- Dust generation and reduced air quality;
- Construction noise;
- Temporary traffic disruption and increased safety risks;
- Removal of vegetation, including protected tree species;
- Generation of construction waste;
- Health and safety risks to construction workers and nearby residents; and

- Increased pressure on water resources during construction.

Operational-phase impacts are expected to be limited and manageable through normal council service provision and planning controls.

8.3 RESIDUAL IMPACTS AFTER MITIGATION

Mitigation of potential impacts will be achieved through layout optimisation, statutory compliance, and implementation of the ESMP.

Table 6: Summary of Potential Impacts and Residual Significance After Mitigation

Impact / Risk	Receptor	Phase	Residual Significance
Dust and air emissions	Community, workers	Construction	Low
Construction noise	Community, workers	Construction	Low
Waste generation	Soil and water	Construction	Low
Vegetation clearance	Flora	Construction	Low
Health and safety risks	Workers, community	Construction	Low
Increased traffic	Road users	Construction	Medium
Water use	Water resources	Construction	Low
Disease transmission	Workers, community	Construction	Medium

8.4 RESIDUAL IMPACT STATEMENT

With the implementation of mitigation measures contained in the ESMP, no impacts of high residual significance are anticipated. Medium residual impacts identified during construction are considered manageable and acceptable within the context of a planned township development.

9 SUMMARY AND APPLICATION

9.1 SUMMARY OF FINDINGS

The Environmental Scoping Assessment has demonstrated that the proposed Ekolola Proper township establishment will deliver significant positive socio-economic benefits, while potential environmental and social impacts are limited in nature, temporary, and manageable.

The assessment confirms that:

- The project supports sustainable urban growth in Eenhana;
- No sensitive or protected areas will be significantly affected;
- Environmental and social risks can be effectively managed through layout design and ESMP implementation; and
- Residual impacts are acceptable within the regulatory context.

9.2 RECOMMENDATION

Based on the findings of this Scoping Report, it is recommended that the proposed Ekolola Proper township establishment on Portion 37 of the Remainder of Farm Eenhana Town and Townlands No. 859 be authorised and that an ECC be issued, subject to implementation of the Environmental and Social Management Plan.

10 APPLICATION FOR ENVIRONMENTAL CLEARANCE

Based on the findings of this Environmental Scoping Assessment, it is concluded that the proposed Ekolola Proper township establishment on Portion 37 of the Remainder of Farm Eenhana Town and Townlands No. 859 is environmentally and socially acceptable, provided that the mitigation measures outlined in the Environmental and Social Management Plan (ESMP) are implemented.

No significant adverse environmental or social impacts were identified that would preclude the development from proceeding. It is therefore recommended that the project be authorised and that an Environmental Clearance Certificate (ECC) be issued in terms of the Environmental Management Act (No. 7 of 2007).

The completed application form for an Environmental Clearance Certificate, as required under Section 32 of the Environmental Management Act, is attached as Annexure 1