



ENVIRONMENTAL SCOPING ASSESSMENT

FOR THE TOWNSHIP ESTABLISHMENT ON PORTION 65 OF THE REMAINDER
FARM ONGWEDIVA TOWN AND TOWNLANDS NO. 881



PROONENT:

DEVELOPMENT WORKSHOP NAMIBIA
P O Box 40723
AUSSPANNPLATZ
WINDHOEK
NAMIBIA

SUBMISSION TO:

MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM
PRIVATE BAG 13306
WINDHOEK
NAMIBIA



CONSULTANT:

URBAN DYNAMICS AFRICA
P O Box 20837
WINDHOEK
NAMIBIA

APPLICATION 5620

REFERENCE: 1308
ENQUIRIES: HEIDRI BINDEMANN-NEL
TEL: +264-61-240300
FAX: +264-61-240309

March 2026

DOCUMENT INFORMATION

Title	Township Establishment on Portion 65, Farm Ongwediva Town and Townlands No. 881
Proponent	Ongwediva Town Council & Development Workshop Namibia
Project Manager	Erastus KASHUUPULWA
Project Manager Email	e.kashuupulwa@dw-namibia.org
Author	Jade de Klerk
Keywords	Development Workshop, Urban Development, Management Plan and Infrastructure Construction
Status	Final
Report No.	1
Company	Urban Dynamics Africa (Pty) Ltd.
MEFT App Ref	5620
UDA Project No.	Ongwediva 1308
Report Date	March 2026

TABLE OF CONTENTS

1	INTRODUCTION.....	1
1.1	BACKGROUND.....	1
1.2	PROJECT LOCATION.....	1
1.3	PURPOSE OF THE REPORT	2
1.4	ENVIRONMENTAL ASSESSMENT TEAM	3
2	PROJECT DESCRIPTION	4
2.1	OVERVIEW OF THE PROPOSED DEVELOPMENT	4
2.2	LAND USE AND LAYOUT DESCRIPTION	5
2.2.1	Residential.....	5
2.2.2	Business and Local Business	7
2.2.3	Institutional	7
2.2.4	Public Open Space (POS).....	7
2.3	PLANNED INFRASTRUCTURE	8
2.3.1	Integration of Infrastructure Components.....	8
2.4	CONSTRUCTION ACTIVITIES	9
3	ALTERNATIVES	10
3.1	NO-GO ALTERNATIVE.....	10
3.2	LAYOUT ALTERNATIVE	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 Sustainability Guideline (2021).....	16
4.3.2	World Bank Environmental and Social Standards (2018)	17
5	ESIA APPROACH AND METHODOLOGY	18
5.1	SITE INFORMATION AND TOPOGRAPHY.....	18
5.2	NATURAL AND SOCIAL RECEIVING ENVIRONMENT.....	19
5.3	PUBLIC CONSULTATION	19

6	BASELINE ENVIRONMENTAL AND SOCIAL CONDITIONS	20
6.1	DESCRIPTION OF THE PROJECT SITE	20
6.1.1	Locality	20
6.1.2	Ownership, Size and Current Land Use	21
6.1.3	Surrounding Land Use Context.....	21
6.1.4	Access and Utility Services.....	22
6.2	BIOPHYSICAL ENVIRONMENT	23
6.2.1	Topography and Drainage	23
6.2.2	Climatic Conditions.....	25
6.2.3	Soil Conditions	25
6.2.4	Vegetation Conditions	26
6.2.5	Habitats on Site	27
6.2.6	Status of Protected Area.....	27
6.3	SOCIAL ENVIRONMENT	28
6.3.1	Demographic Profile	28
6.3.2	Livelihood Profile.....	29
6.3.3	Educational Profile	29
6.3.4	Health Profile:.....	30
6.3.5	Cultural Resources:	31
6.4	KEY SENSITIVITIES.....	31
7	PUBLIC CONSULTATION	33
7.1	CONSULTATION METHODOLOGY	33
7.2	METHODS OF CONSULTATION.....	34
7.2.1	Newspaper Notices	34
7.2.2	Government Gazette Notice	34
7.2.3	Background Information Document.....	34
7.2.4	Site Notice.....	35
7.2.5	Town Council Notice Board	35
7.2.6	Public Meeting	35

7.3	COUNCIL CONSENT	36
7.4	CONSULTATION WITH MURD	36
7.5	SUMMARY OF KEY ISSUES RAISED AT MEETING.....	36
8	IMPACT ASSESSMENT	37
8.1	IMPACT ASSESSMENT METHODOLOGY	37
8.2	SUMMARY OF POTENTIAL IMPACTS	38
8.3	RESIDUAL IMPACTS	40
8.4	NO-GO ALTERNATIVE.....	40
8.5	SECTION CONCLUSION	40
9	ENVIRONMENTAL MANAGEMENT COMMITMENTS	40
10	CONCLUSION AND RECOMMENDATION.....	41

FIGURES

FIGURE 1:	THE LOCALITY OF ONGWEDIVA WITHIN THE REGION	2
FIGURE 2:	PROPOSED OSHINYADHILA PROPER	6
FIGURE 3:	LOCALITY OF THE PORTION 65.....	20
FIGURE 4:	SURROUNDING LAND USE	22
FIGURE 5:	DRAINAGE CONTEXT OF THE SITE	24
FIGURE 6:	THE PRELIMINARY 1:100-YEAR FLOOD DEPTH MAPPING.....	24
FIGURE 7:	WIND SPEED AND DIRECTION FOR ONGWEDIVA	25
FIGURE 8:	NAMIBIA SOIL TYPES AND COVERAGE	26
FIGURE 9:	ON SITE SOIL CONDITION.....	26
FIGURE 10:	TREES ON SITE	27
FIGURE 11:	POPULATION PROJECTION OSHANA	28
FIGURE 12:	PUBLIC CONSULTATION	35

TABLES

TABLE 1:	ERF SIZES AND ZONINGS	5
TABLE 2:	SUMMARY OF PLANNED INFRASTRUCTURE COMPONENTS.....	8
TABLE 3:	SUMMARY OF CONSTRUCTION ACTIVITIES	9
TABLE 4:	PORTION 65 – SIZE, OWNERSHIP AND ZONING.....	21
TABLE 5:	HOUSING CONDITIONS, 2023	29
TABLE 6:	BIOPHYSICAL ENVIRONMENTAL KEY SENSITIVITIES.....	31
TABLE 7:	KEY COMMUNITY ISSUES ROSE.....	36
TABLE 8:	SCOPING-LEVEL IMPACT IDENTIFICATION AND ASSESSMENT.....	39

ANNEXURES

- ANNEXURE 1:** Form 1 Application for an Environmental Clearance Certificate (Section 32)
- ANNEXURE 2:** Cv (of the EAP)
- ANNEXURE 3:** Confirmation of Screening Notice
- ANNEXURE 4:** Declaration of Authorship
- ANNEXURE 5:** Environmental and 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:** Copy of the Stakeholders List
- APPENDIX C.4:** Community Meeting Minutes
- APPENDIX D:** KP Flood Risk Report

ACRONYMS AND ABBREVIATIONS

ACRONYM / ABBREVIATION	DESCRIPTION
BID	Background Information Document
C1	Screening Site Assessment Report
DWN	Development Workshop Namibia
EA	Environmental Assessment
EC	Environmental Commissioner
ECC	Environmental Clearance Certificate
ECO	Environmental Control Officer
EIA	Environmental Impact Assessment
EMA	Environmental Management Act (Act No. 7 of 2007)
EMIS	Education Management Information System
EMP	Environmental Management Plan
ESMP	Environmental and Social Management Plan
ha	Hectares
I&APs	Interested and Affected Parties
KP	Knight Piésold
KfW	Kreditanstalt für Wiederaufbau
MEFT	Ministry of Environment, Forestry and Tourism
MoHSS	Ministry of Health and Social Services
NORED	Northern Regional Electricity Distributor
NSA	Namibia Statistics Agency
UDA	Urban Dynamics Africa
URPB	Urban and Regional Planning Board

1 INTRODUCTION

Ongwediva Town Council, in partnership with Development Workshop Namibia (DW) (the Proponent), appointed Urban Dynamics Africa (Pty) Ltd (UDA) to undertake an Environmental Scoping Assessment (ESA) and obtain an Environmental Clearance Certificate (ECC) for the construction of public roads and bulk infrastructure associated with the township establishment on Portion 65 of the Remainder of Farm Ongwediva Town and Townlands No. 881, to be known as Oshinyadhila Proper.

This report forms part of the supporting documentation required for submission to the Environmental Commissioner in terms of the Environmental Management Act, 2007 (Act No. 7 of 2007). Supporting documentation is attached in the relevant annexures and appendix.

1.1 BACKGROUND

The proposed project aims to support urban development and address increasing demand for serviced land within Ongwediva. The town plays a strategic role within the Oshana Region as part of the Oshakati–Ongwediva–Ondangwa urban corridor, which serves as a key regional economic and service delivery hub.

Ongoing population growth, urbanisation pressures, and housing demand require the formal expansion of serviced land to ensure orderly development, improve living conditions, and support socio-economic growth within the region.

To respond to these needs, DW, in partnership with the Ongwediva Town Council, proposes the establishment of a new township to be known as Oshinyadhila Proper. The development will primarily provide serviced residential erven, together with associated road infrastructure, bulk services, and supporting land uses.

The proposed development includes associated infrastructure required to service the township, including the construction of internal gravel roads, extension of bulk water and sewer connections, installation of internal water and sewer reticulation networks within road reserves, electricity distribution infrastructure, and related engineering services. The sewer system will connect to the existing Ongwediva Town Council network. No new wastewater treatment plant forms part of the proposed development.

1.2 PROJECT LOCATION

The project site is located within the townlands of Ongwediva in the Oshana Region, northern Namibia. The locality of Ongwediva within Namibia and the Oshana Region is shown in Figure 1.

Ongwediva is situated approximately 10 kilometres east of Oshakati along the B1 trunk road, forming part of the Oshakati–Ongwediva–Ondangwa urban cluster. This corridor functions as a major commercial, institutional, and administrative node within northern Namibia

The town’s established transport linkages and growing infrastructure base position it as an important growth centre. The continued provision of serviced land is therefore necessary to accommodate urban expansion, manage settlement growth, and support regional development objectives.



Figure 1: The Locality of Ongwediva within the Region

1.3 PURPOSE OF THE REPORT

The proposed development includes infrastructure-related activities that are listed in terms of the Environmental Management Act, 2007 (Act No. 7 of 2007) and the Environmental Impact Assessment Regulations, 2012.

The listed activities triggered by the project include:

- Activity 10.1 (b): Construction of public roads;
- Activity 10.2 (a): Route determination and design of associated physical infrastructure for public roads.

The listed road activities include associated council infrastructure located within the road reserve, such as water, sewer, and electricity reticulation required for the township establishment.

An ECC must therefore be obtained prior to commencement of construction activities.

This ESA has been undertaken to:

- Identify potential environmental and social impacts at a scoping level;
- Determine whether any impacts are likely to be significant;
- Consider reasonable alternatives, including the No-Go alternative; and
- Establish whether identified impacts can be managed through the implementation of an Environmental and Social Management Plan (ESMP).

The findings of this report, together with the draft ESMP, will be submitted to the Environmental Commissioner within the Ministry of Environment, Forestry and Tourism (MEFT) as part of the ECC application.

1.4 ENVIRONMENTAL ASSESSMENT TEAM

The proposed installation of bulk and internal council infrastructure for Oshinyadhila Proper is undertaken by the Ongwediva Town Council in partnership with DW, acting as the implementing partner.

The Project Manager for the development is:

Mr. Erastus KASHUUPULWA
Development Workshop Namibia

The ESA was conducted independently by Urban Dynamics Africa (Pty) Ltd, appointed as the Environmental Assessment Practitioner (EAP) in accordance with the Environmental Management Act, 2007 (Act No. 7 of 2007) and the Environmental Impact Assessment Regulations, 2012.

The assessment was led by Ms Heidri Bindemann-Nel (EAP), supported by Ms Jade de Klerk (Planner in training) and Ms Tresia Amwaalwa (Town Planning Project Manager).

UDA is responsible for undertaking the environmental assessment process, facilitating public consultation, identifying potential environmental and social impacts, and preparing this Environmental Scoping Report and draft ESMP for submission to the Environmental Commissioner.

2 PROJECT DESCRIPTION

This section describes the proposed construction of internal public roads and associated bulk infrastructure required to service the approved township layout of Oshinyadhila Proper on Portion 65 of the Remainder of Farm Ongwediva Town and Townlands No. 881. The township layout, including land use allocation and road hierarchy, has previously been approved by the Ongwediva Town Council as part of the township establishment process.

This Environmental Clearance application relates specifically to the construction and installation of infrastructure necessary to service the approved layout. Construction of residential, business, institutional or other buildings does not form part of this application.

2.1 OVERVIEW OF THE PROPOSED DEVELOPMENT

The proposed development comprises the installation of infrastructure required to service a 13.78-hectare township development consisting of 181 erven.

The works include:

- Construction of internal public roads in accordance with the approved 25 m, 15 m and 13 m road hierarchy;
- Extension of bulk water and sewer connections from existing local authority networks;
- Installation of internal water reticulation pipelines and household connections;
- Installation of internal gravity sewer pipelines and manholes;
- Possible installation of a sewer pump station (subject to detailed engineering design);
- Installation of underground electricity distribution infrastructure and transformers in coordination with NORED;
- Provision of stormwater management infrastructure.

The development constitutes a greenfield infrastructure installation on previously undeveloped land.

In accordance with the C1 Screening Site Assessment (2025), no physical resettlement is required.

2.2 LAND USE AND LAYOUT DESCRIPTION

The proposed township will consist of 181 erven comprising residential, business, institutional, public open space and road reserve areas. Table 1 summarises the detailed land use allocation, while the approved layout is illustrated in Figure 2.

The internal road hierarchy forms part of the approved township layout and consists of 25 m arterial roads, 15 m distributor/collector roads, and 13 m access roads, creating an integrated internal circulation network.

The layout has been designed to optimise land use efficiency while maintaining access, service provision and stormwater management functionality.

Table 1: Erf Sizes and Zonings

OSHINYADHILA PROPER			
ZONING	NUMBER OF ERF	TOTAL SIZE (m ²)	%
RESIDENTIAL	162	55,192	40
GENERAL RESIDENTIAL	6	9,990	7
BUSINESS	3	4,208	3
LOCAL BUSINESS	4	1,975	1
INSTITUTIONAL	1	3,152	2
POS (Public Open Space)	5	18,456	13
RE/STREET	-	44,865	33
TOTAL	<u>181</u>	<u>137,837</u>	<u>100</u>

2.2.1 Residential

A total of 162 erven are zoned for Single Residential use, with an average erf size of approximately 341 m². These erven are intended to accommodate low- to lower-middle-income households through incremental self-build housing and potential government-supported housing initiatives.

In addition, 6 erven are zoned General Residential (9,990 m² in total), allowing for higher-density housing such as flats, row houses or social housing schemes.



Figure 2: Proposed Oshinyadhila Proper

2.2.2 Business and Local Business

Seven erven are allocated for business-related activities, comprising:

- 3 Business erven (4,208 m²); and
- 4 Local Business erven (1,975 m²).

These erven are intended for small-scale commercial activities including retail shops, service providers, workshops and community-scale enterprises. The inclusion of business erven promotes local economic development and reduces travel demand for daily services within the surrounding residential area.

2.2.3 Institutional

One erf measuring 3,152 m² is reserved for Institutional use. This erf may accommodate community facilities such as:

- Early childhood development centre;
- Community hall;
- Religious facility; or
- Public service building.

The final institutional use will be determined by the Ongwediva Town Council based on identified community needs.

2.2.4 Public Open Space (POS)

Five erven covering 18,456 m² (13% of the total development area) are designated as Public Open Space.

These areas may accommodate:

- Playgrounds;
- Informal sports areas;
- Landscaping and green buffers; and
- Stormwater management corridors where required.

Provision of public open space enhances liveability and aligns with sustainable township planning principles.

2.3 PLANNED INFRASTRUCTURE

The proposed development includes the installation of bulk and internal infrastructure required to service all erven within the approved township layout. Infrastructure will be installed primarily within designated road reserves and in accordance with approved engineering designs and applicable standards.

The main infrastructure components forming part of this application are summarised in Table 2 below.

Table 2: Summary of Planned Infrastructure Components

Infrastructure Component	Description of Works	Connection / Integration
Roads	Construction of internal gravel roads including formation, compaction, surfacing and side drains	Connection to existing local authority road network
Water Supply	Extension of bulk water pipeline and installation of internal reticulation network	Connection to existing local authority water network
Sewerage	Installation of gravity sewer pipelines, manholes and possible pump station (if required)	Connection to existing local authority sewer network
Electricity	Installation of underground electricity distribution cables and transformers	Integration with NORED distribution network
Stormwater	Installation of side drains, culverts (where required) and defined flow paths	Integration with natural drainage patterns

2.3.1 Integration of Infrastructure Components

The infrastructure components summarised in Table 2 collectively form the servicing framework for the township. Roads will provide access and service corridors within which water, sewer and electricity reticulation networks will be installed.

Stormwater management measures will be incorporated into the road and platform design to ensure effective drainage, maintenance of natural runoff pathways, and protection of infrastructure from temporary inundation.

All services will be designed as an integrated system and will connect to existing local authority bulk networks to ensure continuity of supply and service provision.

No new wastewater treatment plant forms part of the proposed development.

2.4 CONSTRUCTION ACTIVITIES

Construction activities will be undertaken in phases and confined to the approved development footprint. Works will be implemented in accordance with approved engineering designs and the ESMP.

The main construction activities are summarised in Table 3 below.

Table 3: Summary of Construction Activities

Construction Phase	Key Activities
Site Preparation	Demarcation of construction areas, vegetation clearing, stripping and stockpiling of topsoil
Earthworks	Excavation, grading, trenching for services, compaction of subgrade layers
Filling Works	Controlled placement of engineered fill in low-lying areas where required to achieve design platform levels
Infrastructure Installation	Installation of water pipelines, sewer pipelines and manholes, electrical cables and transformers
Road Construction	Formation of road layers, gravel surfacing, installation of side drains and culverts
Rehabilitation	Backfilling, reinstatement of disturbed areas and site clean-up

Construction activities will be sequenced to ensure effective stormwater management during works, and temporary erosion and drainage control measures will be implemented where necessary.

3 ALTERNATIVES

In accordance with the Environmental Management Act, reasonable alternatives to the proposed development were considered during the planning and design process. These include the No-Go Alternative and layout design alternatives.

3.1 NO-GO ALTERNATIVE

Under the No-Go Alternative, the installation of bulk and internal infrastructure would not proceed and the land would remain undeveloped and zoned as "Undetermined".

This would result in:

- Continued pressure on informal settlements within Ongwediva;
- Limited availability of serviced residential erven;
- Ongoing unstructured land occupation;
- Delayed provision of formal infrastructure and services.

While the No-Go Alternative would avoid construction-related impacts associated with infrastructure installation, it would not address the increasing demand for serviced land or support planned urban expansion within the Oshana Region.

The No-Go Alternative therefore does not meet the objectives of structured land delivery and infrastructure provision.

3.2 LAYOUT ALTERNATIVE

Alternative layout configurations were considered during the planning phase to optimise:

- Road alignment and access efficiency;
- Protection of larger trees and vegetation clusters where feasible;
- Accommodation of natural drainage patterns and stormwater flow;
- Provision and distribution of public open space;
- Practical servicing of water, sewer and electricity infrastructure.

Adjustments were made to ensure integration with existing road networks and to minimise potential constraints associated with low-lying areas identified in the hydrological assessment.

The selected layout was determined to provide:

- Efficient internal circulation;
- Logical connection to surrounding road networks;

- Integration of public open spaces;
- Feasible and cost-effective infrastructure servicing within road reserves.

No materially different layout was identified that would significantly reduce environmental impacts while maintaining the required erf yield and servicing feasibility.

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 Ongwediva 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).	

THEME	LEGISLATION	PROVISION	PROJECT IMPLICATIONS
FORESTRY	Forestry Act 12 of 2001	<p>Section 22(1) states that tree species and any vegetation within 100m of a Watercourse may not be removed without a permit.</p> <p>Provision for the protection of various plant species.</p>	<p>Environmental Protection for Plant Species:</p> <p>Planning Phase: During the planning stage, it is important to safeguard plant species listed under Annexure A of the Regulations</p> <p>. 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>
	Forest Regulations GN 170/2015 (GG 5801)	<p>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>	

THEME	LEGISLATION	PROVISION	PROJECT IMPLICATIONS
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.
	Labour Act 11 of 2007	<p>Chapter 2 details the fundamental rights and protections of employees.</p> <p>Chapter 3 deals with the basic conditions of employment.</p>	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.
HEALTH AND SAFETY	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.

THEME	LEGISLATION	PROVISION	PROJECT IMPLICATIONS
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.
	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.
	Ongwediva Amended Town Planning Scheme No. 2 (GG 5076)	The Ongwediva Town Planning Scheme provides for various land use and activities allowed within the Ongwediva Town Council's jurisdiction.	The development should adhere to the Ongwediva Town Planning Scheme.

THEME	LEGISLATION	PROVISION	PROJECT IMPLICATIONS
SERVICES AND INFRASTRUCTURE	Road Ordinance 17 of 1979	<p>Section 3(1) the width of proclaimed roads and roads reserve 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 development forms part of a programme funded through official development assistance from the Government of the Federal Republic of Germany. Compliance with the requirements of KfW Development Bank is therefore mandatory for the implementation of the project.

4.3.1 KfW Sustainability Guideline (2021)

All Financial Cooperation measures financed by KfW must comply with the Sustainability Guideline (2021). The guideline requires compliance with applicable national environmental legislation as well as the application of relevant World Bank Environmental and Social Standards (ESS). It further requires that environmental, social, and climate-related risks and impacts be identified, assessed, and managed throughout the project lifecycle.

For the proposed township establishment, compliance with these requirements will be ensured through the Environmental Scoping Assessment process and the implementation of an Environmental and Social Management Plan (ESMP), incorporating appropriate Environmental, Health and Safety (EHS) measures.

4.3.2 World Bank Environmental and Social Standards (2018)

In accordance with the KfW Sustainability Guideline, the relevant World Bank Environmental and Social Standards apply to this project. Based on the nature and scale of the proposed township development, the following standards are considered applicable:

ESS1 (Assessment and Management of Environmental and Social Risks and Impacts) applies as the project requires identification and management of environmental and social risks associated with road construction and municipal infrastructure installation.

ESS2 (Labour and Working Conditions) is applicable due to the employment of construction workers and the requirement to ensure safe working conditions, fair labour practices, and compliance with national labour legislation.

ESS3 (Resource Efficiency and Pollution Prevention and Management) is relevant in relation to waste management, dust control, wastewater management, and efficient use of water and construction materials.

ESS4 (Community Health and Safety) applies due to potential construction-related risks to surrounding communities, including traffic, dust, noise, and public safety.

5 ESIA APPROACH AND METHODOLOGY

This section outlines the methodology applied by DWN and UDA in undertaking the ESA for the proposed installation of roads and municipal bulk infrastructure for Oshinyadhila Proper.

The assessment builds on site investigations, environmental and social screening undertaken under the DWN Environmental and Social Management Framework (ESMF), technical survey data, and review of relevant environmental and socio-economic information. The ESA was conducted in accordance with the Environmental Management Act, 2007 (Act No. 7 of 2007) and the Environmental Impact Assessment Regulations, 2012.

5.1 SITE INFORMATION AND TOPOGRAPHY

UDA conducted a site visit in March 2025 to document existing structures, infrastructure, land uses, topography, drainage characteristics and environmental sensitivities within the proposed development area. The site inspection formed part of the ESA process and focused on verifying physical site conditions relevant to the installation of roads and municipal infrastructure.

In addition, DWN undertook a Site Assessment and Environmental and Social (E&S) Risk Screening on 13 March 2025 in accordance with the DWN ESMF. The screening process included completion of the Exclusion Checklist, E&S Risk Scan Questionnaire and Activity and Receptor Matrix to identify potential environmental and social risks at an early stage of project planning.

To ensure accurate spatial planning and engineering design, DWN appointed Strydom & Associates Land Surveyors, a registered professional land surveying firm, to undertake a detailed topographical survey of the site. The survey included boundary confirmation, elevation contour mapping and aerial photography. The aerial imagery and survey data were used to prepare the township layout and to inform road alignment, infrastructure positioning and stormwater planning.

The topographical and aerial data were reviewed together with technical input provided by Knight Piésold (KP) to assess drainage behaviour and flood risk considerations, particularly in relation to the broader oshana system characteristic of the Oshana Region. These investigations ensured that surface gradients, natural drainage paths and seasonal flooding context were taken into account in the proposed infrastructure design.

5.2 NATURAL AND SOCIAL RECEIVING ENVIRONMENT

The natural and social receiving environment of the proposed development was assessed through desktop review of environmental, demographic and regional planning data relevant to Ongwediva and the Oshana Region.

Regional environmental characteristics, including climate, geology, soils and drainage context, were reviewed using the *Atlas of Namibia (2022)* and related national environmental datasets. Particular consideration was given to the broader Cuvelai Basin system and the seasonal flooding (Efundja) characteristics associated with oshana drainage patterns in the Oshana Region.

The social receiving environment was assessed through review of national and regional socio-economic data, including the 2023 Population and Housing Census, the Namibia Labour Force Survey (2023), Health in Namibia (MoHSS, 2023), and relevant regional planning documentation. The review considered population growth trends, housing demand, urban expansion pressures and municipal service delivery capacity within Ongwediva.

Given that the project is limited to the installation of roads and municipal bulk infrastructure within an established urban environment, no specialist ecological or hydrological studies were deemed necessary at this scoping stage.

5.3 PUBLIC CONSULTATION

Public consultation was conducted in accordance with the Environmental Impact Assessment Regulations, 2012, to inform interested and affected parties of the proposed infrastructure installation and to provide an opportunity for comment.

Notices were published in two local newspapers over consecutive weeks, and a Background Information Document (BID) were distributed to relevant stakeholders. A community meeting was held in July 2025 at the project site, attended by representatives of UDA, the Ongwediva Town Council and DWN.

Proof of public consultation, including copies of notices and meeting documentation, is provided in Appendix C. Comments received were considered in the impact assessment and incorporated into the draft ESMP where applicable.

6 BASELINE ENVIRONMENTAL AND SOCIAL CONDITIONS

This section describes the existing physical, biological and socio-economic characteristics of the project site and its surrounding area. The baseline conditions provide the reference against which potential environmental and social impacts of the proposed development are assessed.

6.1 DESCRIPTION OF THE PROJECT SITE

6.1.1 Locality

The development site is located on Proposed Portion 65 of the Remainder of Farm Ongwediva Town and Townlands No. 881 within the town boundary of Ongwediva, Oshana Region.

The site lies north of the C45 district road and forms part of the Oshakati–Ongwediva–Ondangwa urban corridor. The approximate geographic coordinates of the site are 17.810768° South and 15.777035° East.

Figure 3 illustrates the local context of Proposed Portion 65 in relation to the C45 road and surrounding settlement areas.

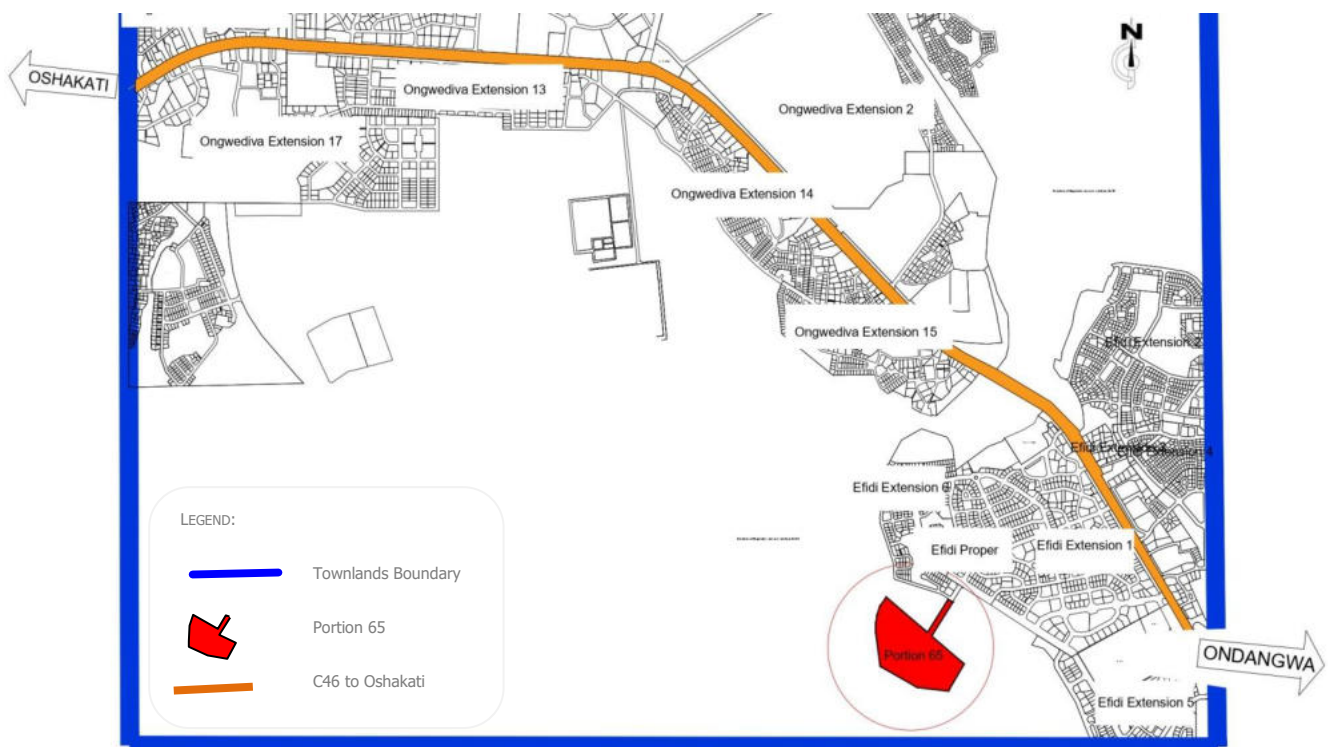


Figure 3: Locality of the Portion 65

6.1.2 Ownership, Size and Current Land Use

Proposed Portion 65 is currently being subdivided from the Remainder of Farm Ongwediva Town and Townlands No. 881. Upon completion of the subdivision process, ownership of Portion 65 will vest in the Ongwediva Town Council.

The portion measures approximately 137,837 m² (13.78 hectares) and is presently zoned “Undetermined” in terms of the Ongwediva Town Planning Scheme. The cadastral details of Portion 65 are summarised in Table 4 below.

Table 4: Portion 65 – Size, Ownership and Zoning

PORTION 65			
PORTION	Total Area (m ²)	Ownership Status	Zoning
Portion 65	137,837	Ongwediva Town Council	Undetermined

The site is largely undeveloped. Current land use is limited to informal grazing and minor subsistence activities. Scattered mature trees and shrubs occur across the site, together with informal access tracks.

One homestead structure is present within the broader portion. No additional permanent structures were observed during site inspections and as reflected in the C1 Screening Site Assessment (2025).

No formal municipal infrastructure or permanent services are currently installed within the site boundaries.

6.1.3 Surrounding Land Use Context

The project site is predominantly surrounded by open land used for grazing and small-scale subsistence agriculture.

The immediate surrounding area consists primarily of:

- Grazing areas for livestock;
- Small mahangu fields; and
- Scattered homesteads.

To the east of the site lies the formal residential township of Efidi Proper and Extension 1, characterised by established formal housing and serviced erven. The internal road network within Efidi Proper and Extension 1 connects to the C45 district road and provides access toward the project site and the broader Ongwediva urban area.

Figure 4 illustrates the surrounding landscape of Portion 65, including adjacent grazing areas, mahangu fields and nearby homesteads.

No industrial or large-scale commercial land uses are present in the immediate vicinity of the site.



Figure 4: Surrounding Land Use

6.1.4 Access and Utility Services

The broader Ongwediva town area is serviced by established infrastructure networks, including road systems, potable water supply, sewer reticulation, electricity distribution and telecommunications services. These services are available within formal residential and commercial areas of the town. However, no internal infrastructure is currently installed within Portion 65.

6.1.4.1 Access

The project site is currently accessed via informal gravel tracks connecting to the internal road network of Efidi Proper and Extension 1, which links to the C45 district road. No formal internal road infrastructure exists within Portion 65. Access across the site is presently limited to informal tracks associated with grazing and subsistence activities.

6.1.4.2 Water Supply

Within the broader Ongwediva townlands, potable water is supplied by NamWater and reticulated through the Ongwediva Town Council distribution network. Formal residential areas within Ongwediva are serviced by a municipal water reticulation system.

No formal water infrastructure is currently installed within Portion 65.

6.1.4.3 Sewerage

Formal residential areas within Ongwediva are serviced by a council sewer reticulation network, including pump stations where required.

Informal and peri-urban areas surrounding the town generally rely on on-site sanitation systems such as septic tanks and pit latrines.

No sewer reticulation infrastructure is currently installed within Portion 65.

6.1.4.4 Electricity

Electricity within Ongwediva is supplied through the NORED distribution network. Formal residential and commercial areas are connected to the electricity reticulation system.

No electricity distribution infrastructure is currently present within Portion 65.

6.1.4.5 Telecommunications

Telecommunication services within Ongwediva include mobile network coverage and fixed-line infrastructure servicing formal residential and commercial areas.

No formal telecommunications infrastructure is currently installed within Portion 65.

6.2 BIOPHYSICAL ENVIRONMENT

This section describes the physical and ecological characteristics of the project site and its immediate surroundings. The baseline conditions presented below provide the environmental context against which potential impacts of the proposed township development are assessed.

6.2.1 Topography and Drainage

The project site is characterised by generally flat terrain with low gradients and shallow depressions typical of the northern Oshana Region. Surface levels vary slightly across the portion, with lower-lying areas occurring toward the northern and north-eastern boundaries.

According to Knight Piésold (2024), a seasonal oshana drainage feature occurs along the northern and north-eastern edge of Portion 65. This feature forms part of the broader regional drainage network and conveys surface runoff during the rainy season.

A hydrological and hydrodynamic assessment undertaken by Knight Piésold (2024) evaluated existing site conditions under pre-development scenarios. The assessment modelled rainfall events up to a 1:100-year recurrence interval.

The modelling results indicate that certain low-lying portions of the site may experience temporary surface inundation during high-intensity rainfall events, particularly in areas adjacent to the oshana.

The drainage context of the site is illustrated in Figure 5. The preliminary 1:100-year flood depth mapping is presented in Figure 6.

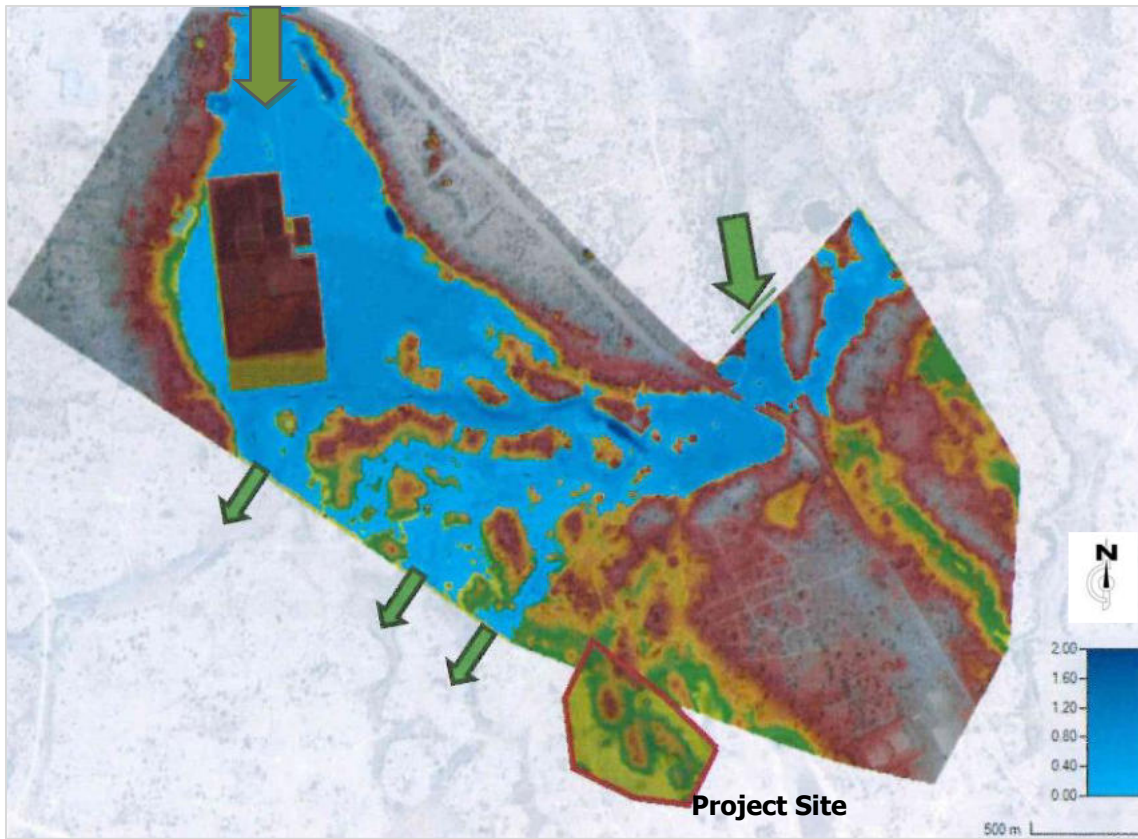


Figure 5: Drainage Context of the Site

Source: Knight Piésold, 2024

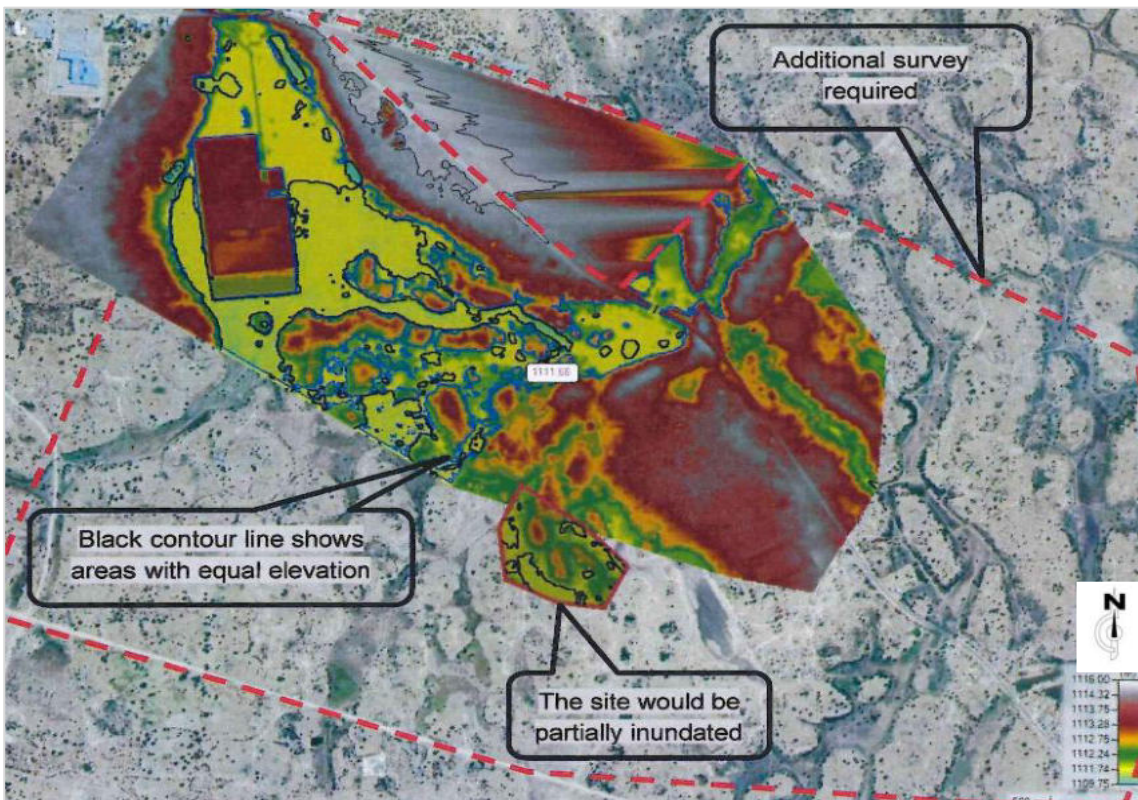


Figure 6: The Preliminary 1:100-Year Flood Depth Mapping

Source: Knight Piésold, 2024

6.2.2 Climatic Conditions

The Oshana Region, where Ongwediva is located, experiences a hot semi-arid climate characterised by distinct wet and dry seasons. Average annual temperatures are approximately 23°C, with winter minimum temperatures of around 8°C in June and summer maximum temperatures reaching approximately 34°C in October (Meteoblue, 2025).

Rainfall is highly seasonal, with most precipitation occurring between November and April. Average annual rainfall ranges between 500 mm and 550 mm. The dry season extends from May to October, during which little or no rainfall is typically recorded. Humidity levels vary seasonally, reaching approximately 80% during the rainy season and decreasing to around 40% during mid-winter.

Wind patterns in the Ongwediva area show seasonal variation. During the dry season, particularly in July, average wind speeds reach approximately 15 km/h and predominantly originate from the east and north-east.

During the rainy season, wind speeds are generally lower, averaging between 10 and 11 km/h, with more variable directions associated with convective storm activity.

The average wind speed and direction for Ongwediva are illustrated in Figure 7.

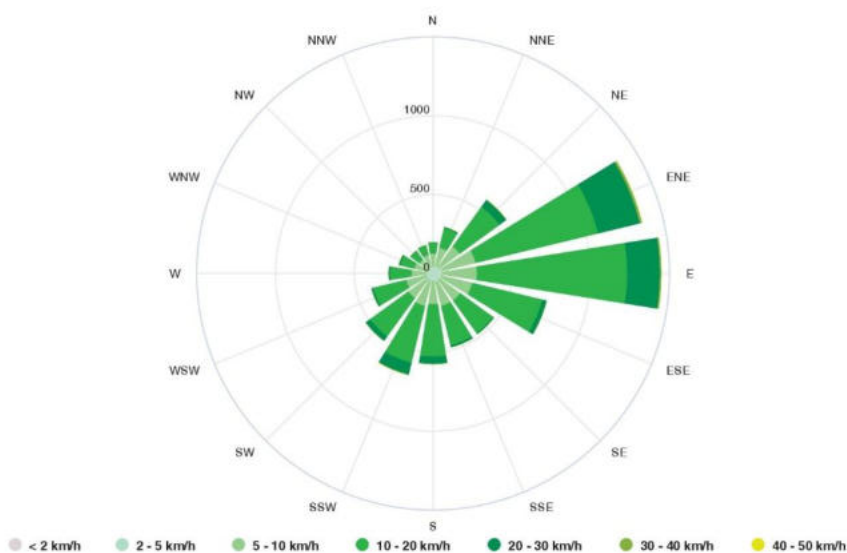


Figure 7: Wind Speed and Direction for Ongwediva

Source: Meteoblue, 2025

6.2.3 Soil Conditions

According to the *Atlas of Namibia (2022)*, the area in which Ongwediva is located is predominantly underlain by Kalahari Sand soils. These soils form extensive sandy deposits that are characteristic of much of northern and central Namibia.

The regional soil distribution, including the occurrence of Kalahari Sands in the vicinity of Ongwediva, is illustrated in Figure 8.

Kalahari Sands are generally:

- Deep, well-drained sandy soils
- Low in clay content

- Moderately to highly permeable
- Relatively low in natural nutrient concentrations

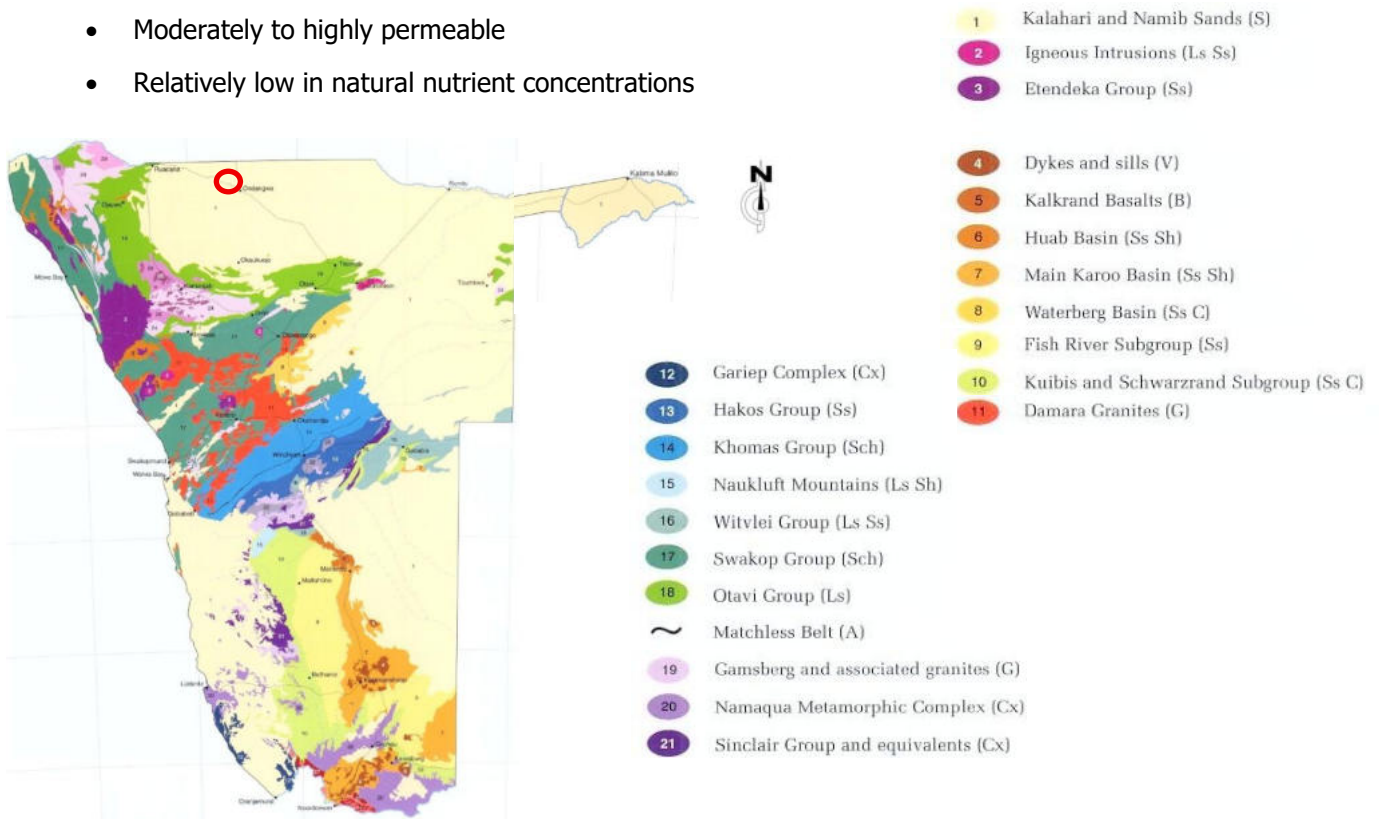


Figure 8: Namibia Soil Types and Coverage

Source Atlas Namibia, 2022

At the project site (Portion 65), field observations confirm the dominance of sandy surface soils consistent with the regional Kalahari Sand classification. Soils at the surface are loose in texture and show typical sandy characteristics. Site photographs illustrating observed surface soils are presented in Figure 9.



Figure 9: On Site Soil Condition

Source: UDA Site Visit, 2025

6.2.4 Vegetation Conditions

The project site supports open savanna woodland typical of the northern Oshana Region. Vegetation consists of scattered mature trees, shrubs and seasonal grass cover distributed across the site.

Field observations indicate the presence of indigenous savanna species common to northern Namibia. Based on visual inspection during the site visit, species observed include Makalani Palm (*Hyphaene petersiana*) and other broad-leafed savanna trees characteristic of the regional landscape.

Vegetation density varies across the site, with some areas supporting larger trees and others consisting primarily of grass cover and low shrubs. Figure 10 illustrates representative vegetation observed within the project area.

No detailed botanical or tree inventory survey was undertaken as part of this scoping assessment. Species identification is based on visual observation only.



Figure 10: Trees on Site

Source: UDA Site Visit, 2025

6.2.5 Habitats on Site

The site represents a peri-urban savanna habitat influenced by grazing and informal land use activities. Evidence of livestock grazing and informal access tracks is present across portions of the site.

Vegetation structure consists of scattered tree clusters interspersed with open sandy areas and seasonal grasses. The habitat is consistent with surrounding open land and grazing areas in the broader Ongwediva landscape.

No large wildlife species were observed during site inspections. The area may support small mammals, reptiles, birds and invertebrates typical of semi-arid savanna environments.

6.2.6 Status of Protected Area

The project site does not fall within a national park, conservancy or formally proclaimed protected area under Namibia's Nature Conservation legislation.

However, certain tree species occurring in northern Namibia, including Makalani Palm (*Hyphaene petersiana*), are protected under the Forest Act (Act No. 12 of 2001). Any removal of protected tree species would require the necessary permits from the Directorate of Forestry.

The site therefore holds no formal conservation area status, but regulatory requirements may apply to individual protected tree species.

6.3 SOCIAL ENVIRONMENT

This section provides a summary of the socio-economic characteristics of the Oshana Region and Ongwediva area. The information establishes the baseline context against which potential social impacts of the proposed development may be assessed.

6.3.1 Demographic Profile

According to the 2023 Namibia Population and Housing Census, the Oshana Region has a population of approximately 230,801 people, representing about 7% of Namibia’s total population (NSA, 2024). The region has experienced steady population growth over the past two decades.

Urbanisation within the region has increased, with approximately 53% of residents living in urban areas in 2023. This is slightly above the national urbanisation rate of approximately 48% (NSA, 2024). Ongwediva has similarly experienced population growth, with an estimated population of approximately 27,000 residents in 2023.

The population structure is youthful, with approximately 36% of residents under the age of 15 years and 58% of working age (15–64 years) (NSA, 2023).

Population growth trends for the Oshana Region are illustrated in Figure 11

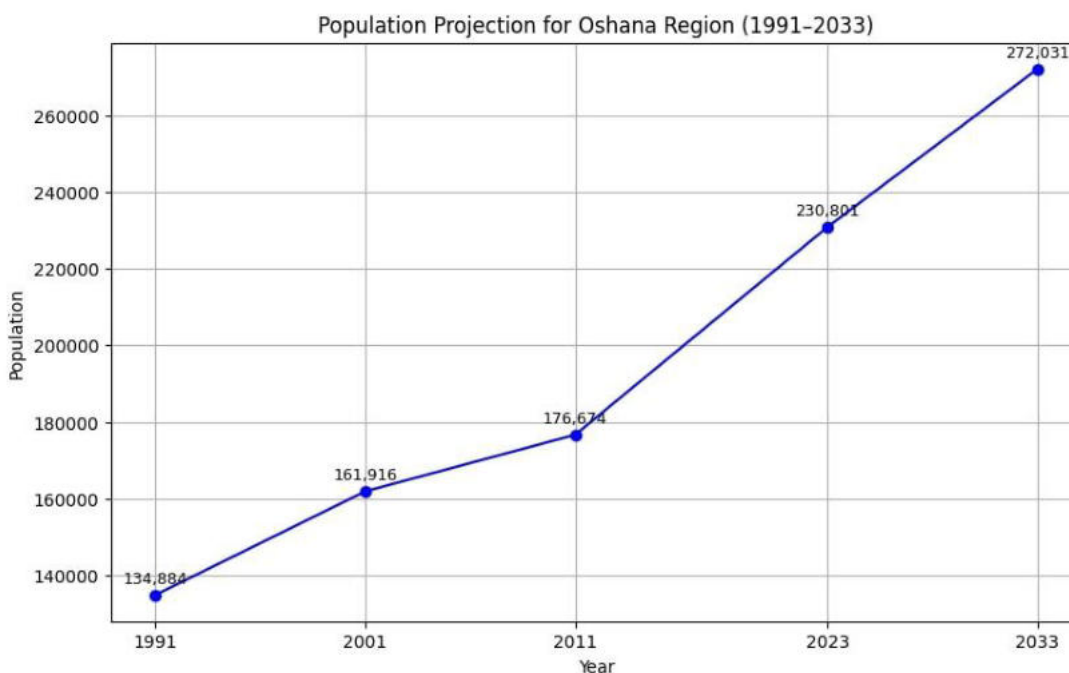


Figure 11: Population Projection Oshana

Source: NSA, 2024

6.3.2 Livelihood Profile

The Oshana Region forms part of the Oshakati–Ongwediva–Ondangwa urban corridor, which functions as a major commercial and service hub in northern Namibia. Economic activities in the region are largely centred on public administration, retail trade, education, health services, small-scale enterprises and informal sector activities.

According to the 2023 Namibia Population and Housing Census and Labour Force Report (NSA, 2024):

- The Labour Force Participation Rate in Oshana Region is approximately 44%.
- The regional unemployment rate is approximately 41.6%, which is above the national average.
- Youth unemployment remains a significant concern.

These figures indicate continued pressure on employment opportunities within the region and a strong reliance on wage employment, informal trade, pension income and small-scale enterprise activities as primary livelihood sources.

Housing conditions within the Oshana Region reflect increasing urbanisation trends. According to the 2023 Population and Housing Census, approximately 40% of households reside in formal dwellings, while 21.6% occupy improvised structures. A comparatively high proportion of households (59%) own their dwellings without a mortgage. National and regional comparisons are summarised in Table 5.

Table 5: Housing Conditions, 2023

Area	% in formal housing	% in improvised shelters	% ownership without mortgage
National	33.2	28.7	43.4
Oshana Region	40.0	21.6	59.0

Source: NSA, 2024 (2023 Population & Housing Census)

6.3.3 Educational Profile

According to the EMIS Education Statistics 2023 report, the Oshana Region had a total of 152 schools in 2023. These comprise:

- 71 Primary Schools
- 55 Combined Schools
- 23 Secondary Schools
- 3 Other Schools

Source: EMIS, 2023

Combined schools offer both primary and secondary phases and are common in Namibia to improve access across education levels.

In 2023, the Oshana Region recorded approximately 77,798 learners enrolled across all school phases, supported by 3,291 teachers, resulting in an average learner-to-teacher ratio of approximately 23.6:1 (EMIS, 2023). This ratio is slightly better than several other northern regions and reflects relatively stable education service provision within the region.

Regarding educational attainment, the 2023 Namibia Population and Housing Census indicates that literacy levels in Oshana remain relatively high. The literacy rate for persons aged 15 years and older is approximately 92%, which is above the national average of approximately 87% (NSA, 2024). Approximately 4.8% of the regional population has never attended school.

Overall, the Oshana Region demonstrates relatively strong educational coverage in terms of school infrastructure, enrolment and literacy levels. Continued urban growth within the Oshakati–Ongwediva–Ondangwa corridor is likely to increase demand for educational facilities and related social infrastructure over time.

6.3.4 Health Profile:

Health indicators for the Oshana Region show overall improvement in access to services and reductions in childhood mortality when compared to earlier census periods.

According to the 2023 Namibia Population and Housing Census (NSA, 2024), the Crude Death Rate (CDR) for Oshana Region is 6.2 deaths per 1,000 population, which is slightly below the national average of 6.9 per 1,000.

With regard to childhood mortality, the Under-Five Mortality Rate (U5MR) in Oshana Region is 30.7 deaths per 1,000 live births, which is lower than the national average of 38.8 per 1,000 live births. This indicates comparatively improved child survival outcomes in the region relative to several other regions in Namibia.

Access to basic services, which directly influence public health outcomes, has also improved. Approximately 84.3% of households in Oshana Region have access to safe water for drinking, reflecting a significant improvement compared to earlier census years. However, sanitation remains a challenge, with a notable proportion of households still lacking adequate toilet facilities.

In terms of life expectancy, historical census data show steady improvements between 2001 and 2011. Life expectancy in Oshana Region increased from:

- 46.2 years (male) and 47.7 years (female) in 2001, to
- 49.9 years (male) and 61.3 years (female) in 2011 (NSA, 2014).

These improvements reflect broader national trends in health system strengthening and improved access to services. While updated life expectancy figures for 2023 are presented in the Census Mortality Chapter, the overall pattern indicates continued progress in public health outcomes.

Overall, the health profile of Oshana Region reflects moderate mortality levels, improving access to water services, and gradual improvements in life expectancy. Continued focus on sanitation, primary health care access, and maternal and child health services remains important for sustaining these gains.

6.3.5 Cultural Resources:

No graves, archaeological material, or structures of historical or cultural significance were observed within the project site during the site inspection.

The site is located within a peri-urban area that has been subject to previous grazing and informal land use activities. No known heritage resources are recorded within the footprint of Proposed Portion 65.

However, in terms of the National Heritage Act (Act No. 27 of 2004), all archaeological objects, graves, and heritage resources are protected by law. Should any heritage resources, graves, or artefacts be uncovered during construction activities, work must cease immediately in the affected area and the National Heritage Council of Namibia must be notified for further investigation and guidance.

6.4 KEY SENSITIVITIES

This section identifies the key environmental and social sensitivities associated with the project site and its surrounding area. The sensitivities highlighted below represent receptors that may be affected by the proposed development if not properly managed. The identification of these factors informs the development of appropriate mitigation measures and management actions during the construction phase.

Table 6: Biophysical Environmental Key Sensitivities

FEATURE	DESCRIPTION	SENSITIVITY	POTENTIAL IMPACT (If Not Managed)
Vegetation (Indigenous Trees & Savanna Cover)	Scattered indigenous trees and savanna vegetation occur across the site. No detailed tree survey was undertaken.	Vegetation occurs within areas proposed for roads and erven. Certain indigenous species in northern Namibia may be protected under the Forest Act (2001).	Uncontrolled clearing may result in loss of indigenous trees, reduced ecological value, increased soil exposure, and elevated dust levels.
FEATURE	DESCRIPTION	SENSITIVITY	POTENTIAL IMPACT

			(If Not Managed)
Soils (Sandy Kalahari Sands)	Deep, sandy, permeable soils dominate the site.	Loose structure vulnerable to wind erosion and surface disturbance during earthworks.	Elevated dust generation during construction.
Drainage / Low-Lying Areas (Oshana Influence)	Shallow depressions and seasonal drainage features occur along parts of the site boundary.	Portions of the site may experience temporary surface ponding during heavy rainfall events.	Localised flooding, erosion, or infrastructure damage if stormwater management is not adequately designed.
Traffic	Construction activities will increase heavy vehicle movement.	Access roads connect through Efidi Proper and Extension 1 residential areas.	Temporary traffic congestion, road safety risks, and community disturbance during construction phase.
Noise	Construction activities will generate temporary noise.	Residential areas are located east of the site.	Short-term disturbance to nearby residents during working hours.
Employment Context (Socio-Economic Sensitivity)	Oshana Region recorded an unemployment rate above the national average (NSA, 2024).	Local communities may expect employment opportunities during construction.	Social dissatisfaction or grievances if recruitment processes are not transparent and locally inclusive.

7 PUBLIC CONSULTATION

Public consultation forms an integral component of the Environmental Assessment process in terms of the Environmental Management Act, 2007 (Act No. 7 of 2007) and the Environmental Impact Assessment Regulations, 2012. The objective of the consultation process was to inform Interested and Affected Parties (I&APs) of the proposed installation of municipal infrastructure for Oshinyadhila Proper and to provide a reasonable opportunity for stakeholders to comment prior to submission of the Environmental Scoping Report to the Environmental Commissioner.

The consultation process was undertaken by UDA, acting as the independent EAP, in accordance with Regulation 21 of the EIA Regulations, 2012.

7.1 CONSULTATION METHODOLOGY

Public consultation forms an integral component of the ESA process and was undertaken in accordance with Regulation 21 of the Environmental Impact Assessment Regulations, 2012, promulgated under the Environmental Management Act, 2007 (Act No. 7 of 2007).

Regulation 21 requires that I&APs be given reasonable opportunity to participate in the environmental assessment process and to comment on the proposed development prior to submission to the Environmental Commissioner.

The objectives of the consultation process were to:

- Inform stakeholders and surrounding communities of the proposed township development;
- Provide access to project information;
- Identify environmental and social concerns at an early stage;
- Obtain community input on the proposed layout and infrastructure; and
- Incorporate relevant issues into the scoping assessment and ESMP.

The initial public consultation period formally closed in April 2025 as indicated in the public notices. However, due to Council scheduling considerations, the originally planned public meeting was postponed and subsequently held on 10 July 2025.

In order to ensure procedural fairness and provide stakeholders with a further opportunity to comment following the July meeting, an additional fourteen (14) working day comment period was granted to residents and Interested and Affected Parties present at the meeting.

The extended comment period closed on 30 July 2025. No additional written objections were received following closure of the extended consultation period.

7.2 METHODS OF CONSULTATION

A combination of statutory notification and direct engagement methods was used to ensure adequate stakeholder participation.

7.2.1 Newspaper Notices

Public notices were placed in two national newspapers, namely The Namibian and New Era, for two consecutive weeks.

The notices:

- Provided a brief description of the proposed township establishment;
- Identified the project location;
- Invited members of the public to register as I&APs;
- Provided contact details for submission of comments; and
- Announced the public meeting.

Copies of the newspaper notices are included in Appendix C.1.

7.2.2 Government Gazette Notice

A notice of the proposed subdivision and township establishment was also published in the Government Gazette during the public consultation phase, in accordance with statutory requirements applicable to township establishment procedures.

The Gazette notice provided formal public notification of the proposed subdivision of Ongwediva Townlands No. 881 into Portion 65 and the establishment of Oshinyadhila Proper.

7.2.3 Background Information Document

A Background Information Document (BID) was prepared and distributed to registered stakeholders. The BID contained:

- A description of the proposed township;
- Proposed land uses and infrastructure components;
- The environmental assessment process; and
- Contact details for submission of comments.

The BID was also made available at the public meeting.

7.2.4 Site Notice

A site notice was erected at the project site to inform surrounding residents and land users of the proposed development and public consultation process.

7.2.5 Town Council Notice Board

Notices were displayed on the Ongwediva Town Council notice board to further inform the community of the proposed development and scheduled public meeting.

7.2.6 Public Meeting

A public meeting was held on 10 July 2025 at 14:00 at the project site in Ongwediva.

The meeting was facilitated by Ms. Ottilie Shingenge and attended by representatives from:

- Urban Dynamics Africa (UDA),
- Development Workshop Namibia (DWN), and
- Ongwediva Town Council.

The proposed township layout was presented to the community, followed by an open discussion session. The meeting was conducted in both English and Oshiwambo to ensure accessibility. Photographs of the meeting is illustrated in Figure 12.

Minutes of the meeting are attached in Appendix C.4.



Figure 12: Public Consultation

7.3 COUNCIL CONSENT

The subdivision and township establishment application was submitted to the Ongwediva Town Council for consideration.

At its monthly Council meeting held on 24 September 2025, Council resolved (Resolution CM 176.2/2025) to:

- Approve the subdivision of Ongwediva Town and Townlands No. 881 into Portion 65 and remainder; and
- Grant approval for the layout and township establishment on Portion 65 to be known as Oshinyadhila Proper.

The Council resolution confirms council support for the proposed development and authorises continuation of the township establishment process, including submission to the MEFT and the Urban and Regional Planning Board (URPB).

7.4 CONSULTATION WITH MURD

A formal notification letter was submitted to the Ministry of Urban and Rural Development (MURD) to inform the Ministry of the proposed subdivision and township establishment.

This correspondence ensures alignment with the Urban and Regional Planning Act (Act No. 7 of 2018) and confirms that the relevant planning authority has been informed of the development proposal.

7.5 SUMMARY OF KEY ISSUES RAISED AT MEETING

The main issues raised during the public meeting are summarised below.

Table 7: Key Community Issues Rose

Theme	Issue Raised
Vegetation	Concern regarding removal of existing trees.
General Residential Erven	Clarification requested regarding allocation and purpose.
Development Boundaries	Questions regarding selection of the site.
Social Infrastructure	Requests for recreation facilities, schools and clinics.

Theme	Issue Raised
Implementation Timeline	Enquiries regarding commencement of construction.
Erf Allocation	Questions regarding beneficiary criteria and existing lists.
Erf Size	Concern that 300 m ² erven may be too small.
Local Priority	Recommendation that surrounding residents be prioritised.
Employment	Recommendation that local residents be prioritised for construction jobs.
Service Provision	Questions regarding roads, flooding and timing of service installation.
Land Acquisition	Enquiry regarding acquisition from traditional authorities.

8 IMPACT ASSESSMENT

This section identifies the potential environmental and social impacts associated with the proposed installation of internal roads and municipal bulk infrastructure for Oshinyadhila Proper in Ongwediva. The assessment is undertaken at a scoping level based on the project description, baseline conditions, and stakeholder engagement outcomes presented in previous sections.

8.1 IMPACT ASSESSMENT METHODOLOGY

As this Environmental Scoping Assessment was undertaken at a scoping level, impact significance was determined using a qualitative assessment approach based on professional judgement, available baseline information, and the nature of the proposed activities.

Impacts were evaluated considering the following criteria:

- Nature of the impact (positive or negative)
- Spatial extent (site-specific, local, or regional)
- Duration (short-term, medium-term, or long-term)
- Intensity (low, moderate, or high)
- Reversibility
- Likelihood of occurrence

Based on these considerations, impacts were assigned the following significance ratings:

Low: Impacts that are localised, temporary, reversible, and of low intensity. These impacts can be effectively managed through standard mitigation measures and are not expected to result in long-term environmental or social consequences.

Medium: Impacts that may extend beyond the immediate site, have moderate intensity or duration, or require specific mitigation measures to prevent escalation. With appropriate management through the Environmental and Social Management Plan (ESMP), these impacts are not expected to result in unacceptable residual effects.

High: Impacts that are extensive, long-term, irreversible, or of high intensity, and which may result in significant environmental or social consequences even after mitigation. No high impacts were identified during this scoping assessment.

Residual impacts were assessed on the assumption that mitigation measures contained in the ESMP will be implemented.

8.2 SUMMARY OF POTENTIAL IMPACTS

The potential impacts identified at scoping level are summarised in Table 8. Impacts are assessed qualitatively based on their nature, extent, duration and reversibility.

Table 8: Scoping-Level Impact Identification and Assessment

Project Phase	Aspect	Potential Impact	Nature	Extent	Duration	Reversibility	Significance
Construction	Land disturbance	Site clearance, excavation and trenching for bulk services	Negative	Site-specific	Short-term	Reversible	Medium
Construction	Soils and dust	Disturbance of sandy soils and temporary dust affecting nearby receptors	Negative	Local	Short-term	Reversible	Medium
Construction	Noise	Temporary construction-related noise	Negative	Local	Short-term	Reversible	Low
Construction	Traffic	Increased construction traffic and temporary access disruption	Negative	Local	Short-term	Reversible	Medium
Construction	Drainage	Potential alteration of natural surface drainage in low-lying areas	Negative	Site-specific	Short-term	Reversible	Medium
Construction	Health & safety	Risks to workers and surrounding community	Negative	Local	Short-term	Reversible	Medium
Construction	Employment	Temporary employment opportunities	Positive	Local	Short-term	Reversible	Medium (Positive)
Construction	Local economy	Increased demand for local goods and services	Positive	Local	Short-term	Reversible	Medium (Positive)
Operation	Infrastructure provision	Improved water, sewer and electricity services	Positive	Local	Long-term	Not applicable	High (Positive)
Operation	Road access	Improved accessibility and emergency access	Positive	Local	Long-term	Not applicable	High (Positive)
Operation	Drainage management	Improved control of surface runoff through planned infrastructure layout	Positive	Local	Long-term	Not applicable	High (Positive)
Operation	Service demand	Increased long-term service demand due to population growth	Negative	Local	Long-term	Partially reversible	Medium

8.3 RESIDUAL IMPACTS

With implementation of mitigation and management measures outlined in the ESMP, construction-related impacts are expected to be reduced to low significance. Residual impacts are anticipated to be localised, temporary and reversible.

Operational impacts are expected to result in long-term positive socio-economic benefits through improved infrastructure provision within Ongwediva and its surrounding townlands.

8.4 NO-GO ALTERNATIVE

The No-Go Alternative, discussed in Section 3, would avoid temporary construction impacts but would not address the increasing demand for serviced land and infrastructure within Ongwediva. The proposed development is therefore considered preferable from a long-term planning and service delivery perspective.

8.5 SECTION CONCLUSION

The scoping-level assessment has not identified any fatal environmental or social constraints that would prevent the proposed installation of internal roads and municipal bulk infrastructure from proceeding.

Identified impacts are manageable through standard mitigation measures and incorporation of drainage considerations identified during the technical review process. The proposed development is therefore considered environmentally acceptable, subject to implementation of the ESMP and compliance with conditions of the Environmental Clearance Certificate.

9 ENVIRONMENTAL MANAGEMENT COMMITMENTS

The impacts identified in this Environmental Scoping Assessment are primarily construction-related and are considered manageable.

The project proponent commits to implementing an ESMP that will define mitigation measures, monitoring requirements and responsibilities during the construction phase.

The ESMP will address construction-related dust, noise, waste management, traffic control, occupational and community health and safety, vegetation protection, heritage chance-find procedures, and management of low-lying areas and natural surface drainage patterns identified during the assessment.

Drainage considerations highlighted through review of topographical data and technical input provided by KP will be incorporated into the detailed engineering design and reflected in construction management measures.

The ESMP will form part of the conditions of the Environmental Clearance Certificate and will be binding on all contractors and sub-contractors.

10 CONCLUSION AND RECOMMENDATION

This Environmental Scoping Assessment has evaluated the proposed installation of internal roads and municipal bulk infrastructure for Oshinyadhila Proper at a scoping level. No fatal environmental or social constraints were identified during the scoping assessment.

The proposed development supports improved service provision and structured urban expansion within the proclaimed town boundary of Ongwediva.

It is therefore recommended that the proposed development be authorised, subject to the issuance of an Environmental Clearance Certificate and compliance with the approved ESMP and any conditions imposed by the Environmental Commissioner.