

## EXECUTIVE SUMMARY

### Introduction

The Helao Nafidi Town Council hereinafter referred to as the proponent intends to undertake the following activities:

- **Cancellation of Townships Board Item No. 1/2014 Dated 20 February 2018;**
- **Layout approval and Township Establishment on Portion 23 of the remainder of Farm Helao Nafidi No. 997 to become known as Oshikango Extension 2; and**
- **Inclusion of Oshikango Extension 2 in the next Zoning Scheme to be prepared for Helao Nafidi.**

The above development triggers listed activities in terms of the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012).

As such the proponent appointed Stubenrauch Planning Consultants (SPC) to undertake an independent Environmental Assessment (EA) in order to obtain an Environmental Clearance Certificate (ECC) for the above activities. The competent authority is the Ministry of Environment and Tourism: Department of Environmental Affairs (MET: DEA).

### Project Description

The proponent intends to establish Oshikango Extension 2 on Portion 23 of the Farm Helao Nafidi Townlands No. 997, located within the Helao Nafidi Local Authority area. The proposed township will consist of 84 erven and a remainder designated for streets and public infrastructure. This development seeks to contribute meaningfully to sustainable urban growth by addressing both formal land needs and existing planning inconsistencies.

A key feature of this project is the implementation of the Flexible Land Tenure System (FLTS), in accordance with the Flexible Land Tenure Act, 2012 (Act No. 4 of 2012). The Act introduces starter title and land hold title, alternative forms of secure land tenure aimed at improving land access for low-income residents. This system is expected to provide legal recognition to residents, facilitate incremental housing improvements, and contribute to the socio-economic upliftment of beneficiaries. The development aligns with the Helao Nafidi Town Council's objectives to promote inclusive, equitable, and well-serviced urban development.

The re-planning of Oshikango Extension 2 has become necessary due to the expansion of oxidation ponds in the area, which now encroach on a number of previously planned erven. The township establishment process presents an opportunity to revise the layout to reflect current ground realities and ensure that essential infrastructure—particularly sanitation services—is spatially and legally integrated within the township design.

Namibia is currently facing a pressing urban challenge marked by the rapid growth of informal settlements, where many households lack secure tenure and access to basic services. The

establishment of Oshikango Extension 2 is a proactive planning intervention aimed at preventing further unregulated urban sprawl. By formalising land tenure and providing a structured, serviced alternative, the project will contribute to more dignified and sustainable living conditions for current and future residents.

### **Public Participation**

Communication with Interested and Affected Parties (I&APs) about the proposed development was facilitated through the following means and in this order:

- A Background Information Document (BID) containing descriptive information about the proposed activities was compiled and sent out to all identified and registered I&APs via email on **20 June 2025**;
- Notices were placed in the New Era newspaper and the Namibian Newspaper dated **20 & 27 June 2025**, briefly explaining the activity and its locality, inviting members of the public to register as I&APs (**Appendix B**); and
- A notice was fixed at the project site (see **Appendix A**);
- A public meeting was held on **03 July 2025** at Oshikango, Trees next to the service station near the open markets.

Public consultation was carried out according to the Environmental Management Act's EIA Regulations. After the initial notification, the I&APs were given two weeks to submit their comments on the project (until **23 July 2025**). The comment period will remain open until the final scoping report is submitted to MET.

The Draft Scoping Report will be circulated from the **15 August 2025 until the 01 September 2025** so that the public could review and comment on it. The overall commentary received from the public on the draft report will be documented in the comments and responses report document of this report.

### **Conclusions and Recommendations**

With reference to **Table 12**, none of the negative construction phase impacts were deemed to have a high significant impact on the environment. The construction impacts were assessed to a **Medium to Low (negative)** significance, without mitigation measures. With the implementation of the recommended mitigation measures in Chapter 7 as well as in the EMP, the significance of the construction phase impacts is likely to be reduced to a **Low (negative)**.

With reference to **Table 13**, none of the negative operational phase impacts were deemed to have a high significance impact on the environment. The operational impacts were assessed to a **Medium (negative)** significance, without mitigation measures. With the implementation of the recommended mitigation measures in Chapter 7 as well as in the EMP, the significance of the construction phase impacts is likely to be reduced to a **Low (negative)**.

It is recommended that this project be authorised because, should the development not proceed, the subject area will remain in its current undeveloped state, limiting its potential to contribute to the town's structured growth. The local community is expected to benefit significantly from the proposed development through the creation of employment opportunities during the construction phase, as well as through increased investment and activity in the area. The establishment of the new township is also anticipated to uplift the social well-being of the Helao Nafidi community by providing access to planned erven and basic services under the Flexible Land Tenure System. Given the potential for economic stimulation and improved living conditions, the social impact of the project is considered to be of High (positive) significance.

The "no go" alternative was thus deemed to have a High (negative) impact, as all the benefits resulting from the development would not be realised.

The significance of negative impacts can be reduced with effective and appropriate mitigation provided in this report and the EMP. If authorised, the implementation of the EMP should be included as a condition of approval.