

Environmental Assessment Scoping Report for

September 2025

*Proposed Township
Establishment of Uupindi
Extension 3 on Farm Oshakati
Town and Townlands No. 880,
Oshana Region*

APP-006468

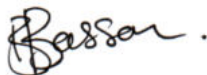
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PROJECT DETAILS

Title	Environmental Scoping Report for the: Proposed Township Establishment of Uupindi Extension 3 on Farm Oshakati Town and Townlands No. 880, Oshana Region		
Report Status	Final		
SPC Reference	OSH/005		
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Report date	September 2025		
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EXECUTIVE SUMMARY

Introduction

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

- **Subdivision of the Remainder of Farm Oshakati Town and Townlands No. 880 into Portion A and the Remainder;**
- **Rezoning of the Remainder of Erf 1379, Oshakati Extension 1 from “Informal Residential” to “Undetermined” for Township Establishment Purposes;**
- **Rezoning of Erf 5166, Oshakati Extension 1 from “Informal Residential” to “Undetermined” for Township Establishment Purposes;**
- **Alteration of the Township Boundaries of Oshakati Extension 1 to include Portion A;**
- **Consolidation of Ptn A/880 and the Remainder of Erf 1379, Oshakati Extension 1 with Erf 5166, Oshakati Extension 1 into “Consolidated Erf X”, Oshakati Extension 1;**
- **Layout Approval and Township Establishment on Consolidated Erf X, Oshakati Extension 1 to become known as Uupindi Extension 3; and**
- **Inclusion of Uupindi Extension 3 in the next Zoning Scheme to be prepared for Oshakati.**

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) which may not be undertaken without an Environmental Clearance Certificate (ECC).

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, Forestry and Tourism: Department of Environmental Affairs (MEFT: DEA).

Project Description

The Oshakati Town Council, under the Government’s National Mass Formalisation and Upgrading of Informal Settlements Project, proposes the formal upgrading of Uupindi South into a proclaimed township, to be known as Uupindi Extension 3. This initiative seeks to provide secure tenure to residents, establish a structured land use framework, and enhance access to essential services such as potable water, sanitation, electricity, and stormwater management.

The project will formalise approximately 600 or more erven, adopting in-situ development principles to minimise displacement and maintain community cohesion. Road widths will predominantly meet the 10-metre standard recommended by the Oshakati Town Engineer, with select compromises to 8 metres where permanent structures restrict expansion. To optimise land use and accommodate existing households, erven smaller than 300m² have been included, with a formal request for exemption submitted to the Ministry of Urban and Rural Development.

This development is expected to improve living standards, stimulate local economic growth, and provide a sustainable and well-regulated urban environment for current and future residents. By addressing inadequate service delivery, insecure tenure, and mobility constraints, the project aligns with national housing and urban development policies and sets a precedent for similar upgrading efforts in Oshakati and beyond.

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 **25 July 2025**;
- Notices were placed in The New Era and The Namibian newspapers dated **25 July 2025 and 01 August 2025**, briefly explaining the activity and its locality, inviting members of the public to register as I&APs (**Appendix B**);
- Notices were fixed at the project site (see **Appendix A**); and
- A public meeting was held on **07 August 2025** in Oshakati (see **Appendix C**).

Public consultation was carried out according to the Environmental Management Act's EIA Regulations. After the initial notification, I&APs were given two weeks to submit their comments on the project (until **25 August 2025**).

The Draft Scoping Report will be circulated from the **08 September 2025 until 22 September 2025** so that the public could review and comment on it. The comment period will remain open until the final scoping report is submitted to MEFT.

Conclusions and Recommendations

With reference to **Table 9**, none of the negative construction phase impacts were deemed to have a high significance 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)**.

The most significant **Medium (positive)** impact is the social impact directly associated with the intended development of the township which aims to offer residential opportunities for the residents in Oshakati.

It is recommended that this project be authorised because should the development not proceed the subject area will remain undeveloped. Potential job opportunities may be available to the local people of Oshakati during construction. The significance of the social impact was therefore deemed to be **Medium (positive)**.

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 an EMP should be included as a condition of approval.

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LIST OF ACRONYMS

AIDS	Acquired Immune Deficiency Syndrome
CRR	Comments and response report
dB	Decibels
DESR	Draft Environmental Scoping Report
EA	Environmental Assessment
EAP	Environmental Assessment Practitioner
EAR	Environmental Assessment Report
ECC	Environmental Clearance Certificate
ECO	Environmental Control Officer
EIA	Environmental Impact Assessment
EMA	Environmental Management Act
EMP	Environmental Management Plan
FESR	Final Environmental Scoping Report
GTZ	Gesellschaft für Technische Zusammenarbeit
HIV	Human Immunodeficiency Virus
I&AP	Interested and Affected Party
IUCN	International Union for Conservation of Nature
MET	Ministry of Environment and Tourism
MET: DEA	Ministry of Environment and Tourism: Department of Environmental Affairs
MURD	Ministry of Urban and Rural Development
MWTC	Ministry of Works Transport and Communication
NAMPAB	Namibia Planning Advisory Board
NPC	Namibia Planning Commission
OTC	Oshakati Town Council
PPP	Public Participation Process
SADC	Southern African Development Community
SPC	Stubenrauch Planning Consultants
USAID	United States Agency for International Development
VMMC	Voluntary Medical Male Circumcision

1 INTRODUCTION

1.1 PROJECT BACKGROUND

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

- **Subdivision of the Remainder of Farm Oshakati Town and Townlands No. 880 into Portion A and the Remainder;**
- **Rezoning of the Remainder of Erf 1379, Oshakati Extension 1 from “Informal Residential” to “Undetermined” for Township Establishment Purposes;**
- **Rezoning of Erf 5166, Oshakati Extension 1 from “Informal Residential” to “Undetermined” for Township Establishment Purposes;**
- **Alteration of the Township Boundaries of Oshakati Extension 1 to include Portion A;**
- **Consolidation of Ptn A/880 and the Remainder of Erf 1379, Oshakati Extension 1 with Erf 5166, Oshakati Extension 1 into “Consolidated Erf X”, Oshakati Extension 1;**
- **Layout Approval and Township Establishment on Consolidated Erf X, Oshakati Extension 1 to become known as Uupindi Extension 3; and**
- **Inclusion of Uupindi Extension 3 in the next Zoning Scheme to be prepared for Oshakati.**

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) which may not be undertaken without an Environmental Clearance Certificate (ECC).

In terms of the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012), the following listed activities in **Table 1** were triggered by the proposed project:

Table 1: List of triggered activities identified in the EIA Regulations which apply to the proposed project.

Activity description and No(s):	Description of relevant activity	The portion of the development as per the project description that relates to the applicable listed activity
Activity 10.1 (a) Infrastructure	The construction of oil, water, gas and petrochemical and other bulk supply pipelines;	The proposed project involves the installation of bulk services.

Activity description and No(s):	Description of relevant activity	The portion of the development as per the project description that relates to the applicable listed activity
Activity 10.1 (b) Infrastructure	The construction of Public roads	The proposed project includes the construction of roads.
Activity 10.2 (a) Infrastructure	The route determination of roads and design of associated physical infrastructure where –it is a public road	The proposed project includes the route determination of roads.
Activity 11.2 Other activities	Construction of cemeteries, camping, leisure and recreation sites.	The proposed project includes the formalization of an existing cemetery.

The above activities will be discussed in more detail in Chapter 4. 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, Forestry and Tourism: Department of Environmental Affairs (MEFT: DEA).

The process will be undertaken in terms of the gazetted Namibian Government Notice No. 30 Environmental Impact Assessment Regulations (herein referred to as EIA Regulations) and the Environmental Management Act (No 7 of 2007) (herein referred to as the EMA). The EIA process will investigate if there are any potential significant bio-physical and socio-economic impacts associated with the intended activities. The EIA process would also serve to provide an opportunity for the public and key stakeholders to provide comments and participate in the process.

1.2 PROJECT LOCATION

Consolidated Erf X, Oshakati Extension 1 as proposed which is earmarked for the formalisation of Uupindi South, is located directly south of the C41 Road (M0111) leading to Okahao, as depicted in **Figure 1** below.

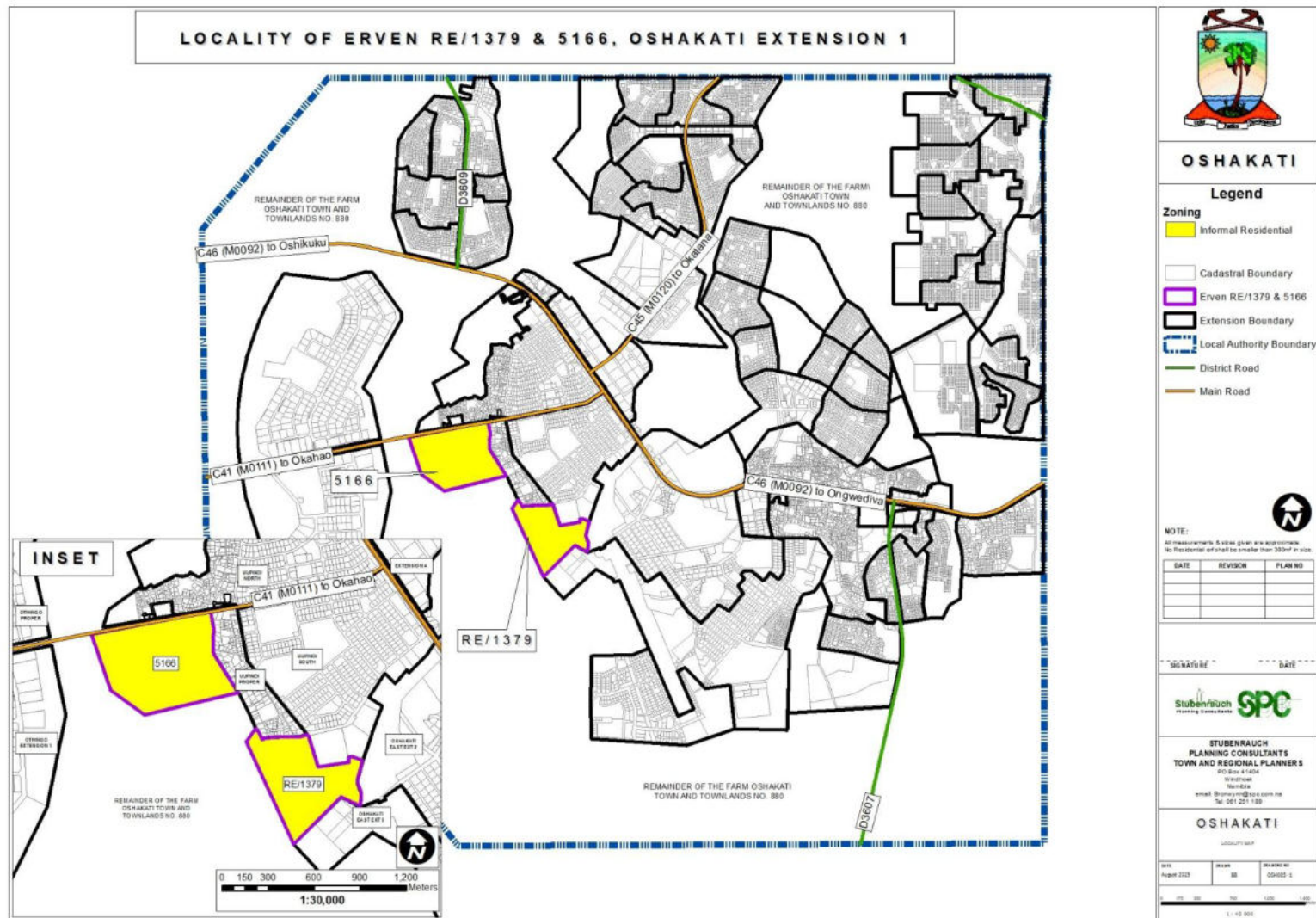


Figure 1: Locality of the Proposed Uupindi Extension 3

1.3 TERMS OF REFERENCE AND SCOPE OF PROJECT

The scope of this project is limited to conducting an environmental impact assessment and applying for an Environmental Clearance Certificate for the following as indicated in section 1.1 above:

- **Subdivision of the Remainder of Farm Oshakati Town and Townlands No. 880 into Portion A and the Remainder;**
- **Rezoning of the Remainder of Erf 1379, Oshakati Extension 1 from “Informal Residential” to “Undetermined” for Township Establishment Purposes;**
- **Rezoning of Erf 5166, Oshakati Extension 1 from “Informal Residential” to “Undetermined” for Township Establishment Purposes;**
- **Alteration of the Township Boundaries of Oshakati Extension 1 to include Portion A;**
- **Consolidation of Ptn A/880 and the Remainder of Erf 1379, Oshakati Extension 1 with Erf 5166, Oshakati Extension 1 into “Consolidated Erf X”, Oshakati Extension 1;**
- **Layout Approval and Township Establishment on Consolidated Erf X, Oshakati Extension 1 to become known as Uupindi Extension 3; and**
- **Inclusion of Uupindi Extension 3 in the next Zoning Scheme to be prepared for Oshakati.**

1.4 ASSUMPTIONS AND LIMITATIONS

In undertaking this investigation and compiling the Environmental Scoping Report, the following assumptions and limitations apply:

- Assumes the information provided by the proponent is accurate and discloses all information available.
- The limitation that no alternative except for the preferred layout plans and the ‘no-go’ option was considered during this assessment. The unique character and appeal of Oshakati were however taken into consideration with the design perspective. Various layout alternatives were initially considered by the proponent, also taking terrain and environmental constraints into account, thus the current design plans being the most feasible result.

1.5 CONTENT OF ENVIRONMENTAL ASSESSMENT REPORT

Section 8 of the gazetted EIA Regulations requires specific content to be addressed in a Scoping / Environmental Assessment Report. **Table 2** below is an extract from the EMA and highlights the required contents of a Scoping / Environmental Assessment Report whilst assisting the reader to find the relevant section in the report.

Table 2: Contents of the Scoping / Environmental Assessment Report

Section	Description	Section of FESR/ Annexure
8 (a)	The curriculum vitae of the EAPs who prepared the report;	Refer to Annexure E
8 (b)	A description of the proposed activity;	Refer to Chapter 4
8 (c)	A description of the site on which the activity is to be undertaken and the location of the activity on the site;	Refer to Chapter 3
8 (d)	A description of the environment that may be affected by the proposed activity and the manner in which the geographical, physical, biological, social, economic and cultural aspects of the environment may be affected by the proposed listed activity;	Refer to Chapter 3
8 (e)	An identification of laws and guidelines that have been considered in the preparation of the scoping report;	Refer to Chapter 2
8 (f)	Details of the public consultation process conducted in terms of regulation 7(1) in connection with the application, including	Refer to Chapter 5
	(i) the steps that were taken to notify potentially interested and affected parties of the proposed application	Refer to Chapter 5
	(ii) proof that notice boards, advertisements and notices notifying potentially interested and affected parties of the proposed application have been displayed, placed or given;	Refer to Annexures A and B for site notices and advertisements respectively.
	(iii) a list of all persons, organisations and organs of state that were registered in terms of regulation 22 as interested and affected parties in relation to the application;	Refer to Annexure C
	(iv) a summary of the issues raised by interested and affected parties, the date of receipt of and the response of the EAP to those issues;	Refer to Annexure C
8 (g)	A description of the need and desirability of the proposed listed activity and any	Refer to Chapter 4

Section	Description	Section of FESR/ Annexure
	identified alternatives to the proposed activity that are feasible and reasonable, including the advantages and disadvantages that the proposed activity or alternatives have on the environment and on the community that may be affected by the activity;	
8 (h)	A description and assessment of the significance of any significant effects, including cumulative effects, that may occur as a result of the undertaking of the activity or identified alternatives or as a result of any construction, erection or decommissioning associated with the undertaking of the proposed listed activity;	Refer to Chapter 7
8 (i)	terms of reference for the detailed assessment;	NB – Assessment of impacts are included in this EA Report
8 (j)	An environmental management plan	Refer to Annexure F

2 LEGAL FRAMEWORK

2.1 LEGISLATION RELEVANT TO THE PROPOSED DEVELOPMENT

There are multiple legal instruments that regulate and have a bearing on good environmental management in Namibia. **Table 3** below provides a summary of the legal instruments considered to be relevant to this development and the environmental assessment process.

Table 3: Legislation applicable to the proposed development

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
The Constitution of the Republic of Namibia as Amended	Article 91 (c) provides for duty to guard against “the degradation and destruction of ecosystems and failure to protect the beauty and character of Namibia.” Article 95(l) deals with the “maintenance of ecosystems, essential ecological processes and biological diversity” and sustainable use of the country’s natural resources.	Sustainable development should be at the forefront of this development.
Environmental Management Act No. 7 of 2007 (EMA)	Section 2 outlines the objective of the Act and the means to achieve that. Section 3 details the principle of Environmental Management	The development should be informed by the EMA.
EIA Regulations GN 28, 29, and 30 of EMA (2012)	GN 29 Identifies and lists certain activities that cannot be undertaken without an environmental clearance certificate. GN 30 provides the regulations governing the environmental assessment (EA) process.	The following listed activity was triggered by the proposed development: Activity 10.1 (a) Infrastructure Activity 10.1 b) Infrastructure Activity 10.2 (a) Infrastructure Activity 11.2 Other Activities
Convention on Biological Diversity (1992)	Article 1 lists the conservation of biological diversity amongst the objectives of the convention.	The project should consider the impact it will have on the biodiversity of the area.
Draft Procedures and Guidelines for conducting	Part 1, Stage 8 of the guidelines states that if a proposal is likely to affect people, certain guidelines	The EA process should incorporate the aspects outlined in the guidelines.

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
EIAs and compiling EMPs (2008)	should be considered by the proponent in the scoping process.	
Namibia Vision 2030	Vision 2030 states that the solitude, silence and natural beauty that many areas in Namibia provide are becoming sought after commodities and must be regarded as valuable natural assets.	Care should be taken that the development does not lead to the degradation of the natural beauty of the area.
Water Act No. 54 of 1956	Section 23(1) deals with the prohibition of pollution of underground and surface water bodies.	The pollution of water resources should be avoided during construction and operation of the development.
The Ministry of Environment and Tourism (MET) Policy on HIV & AIDS	MET has recently developed a policy on HIV and AIDS. In addition, it has also initiated a programme aimed at mainstreaming HIV and gender issues into environmental impact assessments.	The proponent and its contractor must adhere to the guidelines provided to manage the aspects of HIV/AIDS. Experience with construction projects has shown that a significant risk is created when migrant construction workers interact with local communities.
Township and Division of Land Ordinance 11 of 1963	The Townships and Division of Land Ordinance regulates subdivisions of portions of land falling within a Local Authority area	In terms of Section 19 such applications are to be submitted to NAMPAB and Townships Board respectively.
Urban and Regional Planning Act 5 of 2018	The Act provides to consolidate the laws relating to urban and regional planning; to provide for a legal framework for spatial planning in Namibia; to provide for principles and standards of spatial planning; to establish the urban and regional planning board; to decentralise certain matters relating to spatial planning; to provide for the preparation, approval and review of the national spatial development framework, regional structure	The subdivision of land and establishment of townships is to be done in accordance with the act.

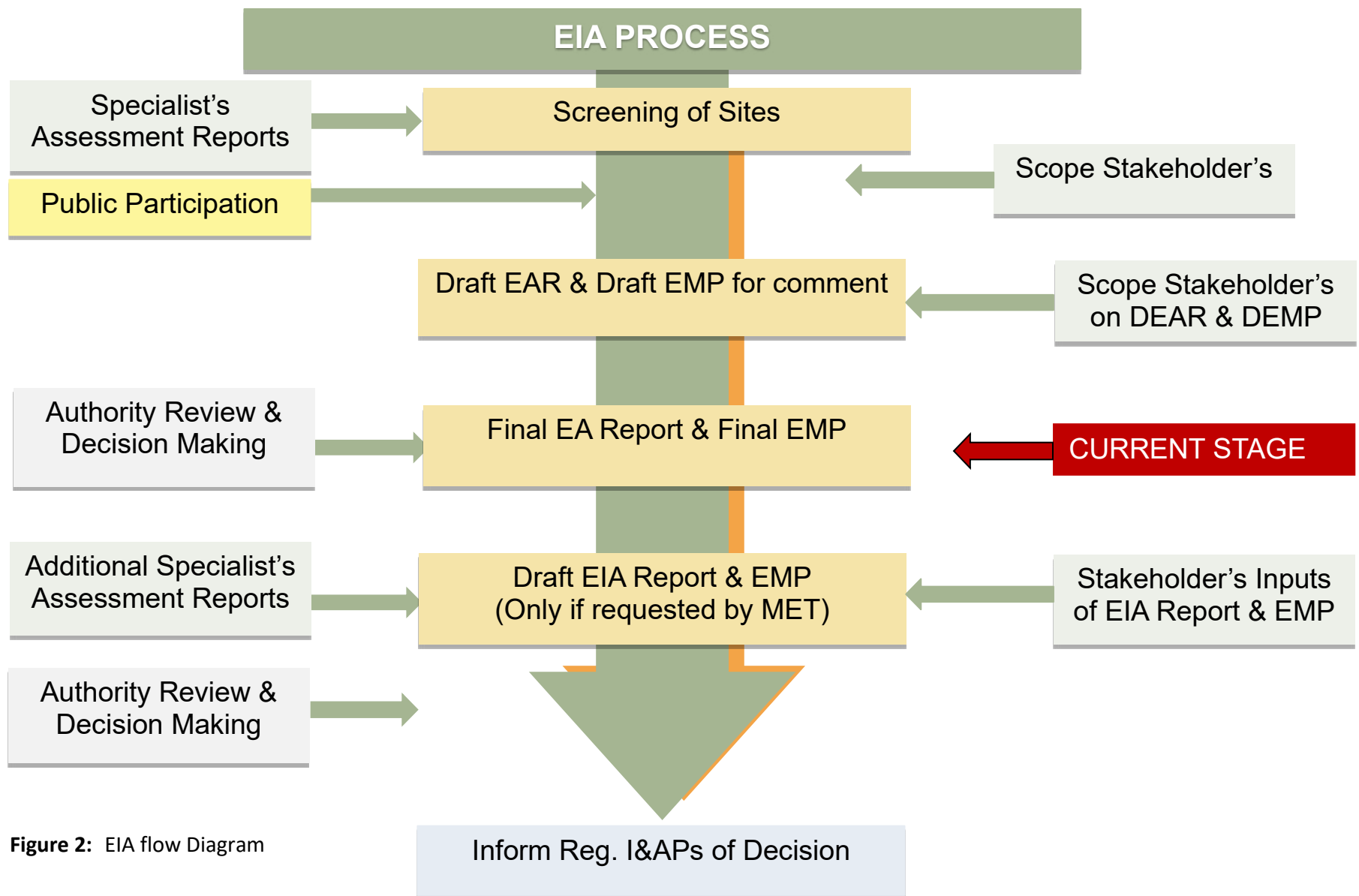
LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
	plans and urban structure plans; to provide for the preparation, approval, review and amendment of zoning schemes; to provide for the establishment of townships; to provide for the alteration of boundaries of approved townships, to provide for the disestablishment of approved townships; to provide for the change of name of approved townships; to provide for the subdivision and consolidation of land; to provide for the alteration, suspension and deletion of conditions relating to land; and to provide for incidental matters.	
Local Authorities Act No. 23 of 1992	The Local Authorities Act prescribes the manner in which a town or municipality should be managed by the Town or Municipal Council.	The development must comply with provisions of the Local Authorities Act.
Labour Act no. 11 of 2007	Chapter 2 details the fundamental rights and protections. Chapter 3 deals with the basic conditions of employment.	Given the employment opportunities presented by the development, compliance with the labour law is essential.
National Heritage Act No. 27 of 2004	The Act is aimed at protecting, conserving and registering places and objects of heritage significance.	All protected heritage resources (e.g. human remains etc.) discovered, need to be reported immediately to the National Heritage Council (NHC) and require a permit from the NHC before they may be relocated.
Roads Ordinance 17 of 1972	- Section 3.1 deals with width of proclaimed roads and road reserve boundaries - Section 27.1 is concerned with the control of traffic on urban trunk and main roads.	Adhere to all applicable provisions of the Roads Ordinance.

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
	- Section 36.1 regulates rails, tracks, bridges, wires, cables, subways or culverts across or under proclaimed roads. - Section 37.1 deals with Infringements and obstructions on and interference with proclaimed roads.	
Public and Environmental Health Act of 2015	This Act (GG 5740) provides a framework for a structured uniform public and environmental health system in Namibia. 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. It repeals the Public Health Act 36 of 1919 (SA GG 979).	Contractors and users of the proposed development are to comply with these legal requirements.
Nature Conservation Ordinance no. 4 of 1975	Chapter 6 provides for legislation regarding the protection of indigenous plants	Indigenous and protected plants must be managed within the legal confines.
Water Quality Guidelines for Drinking Water and Wastewater Treatment	Details specific quantities in terms of water quality determinants, which wastewater should be treated to before being discharged into the environment	These guidelines are to be applied when dealing with water and waste treatment.
Environmental Assessment Policy of Namibia (1995)	The Policy seeks to ensure that the environmental consequences of development projects and policies are considered, understood and incorporated into the planning process, and that the term	This EIA considers this term of Environment.

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
	ENVIRONMENT is broadly interpreted to include biophysical, social, economic, cultural, historical and political components.	
Water Resources Management Act No. 11 of 2013	Part 12 deals with the control and protection of groundwater Part 13 deals with water pollution control	The pollution of water resources should be avoided during construction and operation of the development. Should water need to be abstracted, a water abstraction permit will be required from the Ministry of Water, Agriculture and Forestry.
Forest Act 12 of 2001 and Forest Regulations of 2015	To provide for the establishment of a Forestry Council and the appointment of certain officials; to consolidate the laws relating to the management and use of forests and forest produce; to provide for the protection of the environment and the control and management of forest fires; to repeal the Preservation of Bees and Honey Proclamation, 1923 (Proclamation No. 1 of 1923), Preservation of Trees and Forests Ordinance, 1952 (Ordinance No. 37 of 1952) and the Forest Act, 1968 (Act No. 72 of 1968); and to deal with incidental matters.	Protected tree and plant species as per the Forest Act No 12 of 2001 and Forest Regulations of 2015 may not be removed without a permit from the Ministry of Agriculture, Water and Forestry.
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	The development should consider the provisions outlined in the act. The proponent should apply for an Air Emissions permit from the Ministry of Health and Social Services (if needed).

LEGISLATION/POLICIES	RELEVANT PROVISIONS	RELEVANCE TO PROJECT
	Part V - air pollution by fumes emitted by vehicles.	
Hazardous Substance Ordinance 14 of 1974	To provide for the control of substances which may cause injury or ill-health to or death of human beings by reason of their toxic, corrosive, irritant, strongly sensitizing or flammable nature or the generation of pressure thereby in certain circumstances; to provide for the division of such substances into groups in relation to the degree of danger; to provide for the prohibition and control of the importation, manufacture, sale, use, operation, application, modification, disposal or dumping of such substances; and to provide for matters connected therewith.	The handling, usage and storage of hazardous substances on site should be carefully controlled according to this Ordinance.
Soil Conservation Act No 76 of 1969	Act to consolidate and amend the law relating to the combating and prevention of soil erosion, the conservation, improvement and manner of use of the soil and vegetation and the protection of the water sources	The proposed activity should ensure that soil erosion and soil pollution is avoided during construction and operation.

This EIA process will be undertaken in accordance with the EIA Regulations. A Flow Diagram (refer to **Figure 2** below) provides an outline of the EIA process to be followed.



3 ENVIRONMENTAL BASELINE DESCRIPTION

3.1 SOCIAL ENVIRONMENT

3.1.1 Socio-Economic Context

The statistics shown in **Table 4** below are derived from the 2023 Namibia Population and Housing Census (Namibia Statistics Agency, 2023), and presented from a local and regional perspective.

Table 4: Statistics of the Oshakati West Constituency and Oshana Region (Namibia Statistics Agency, 2023)

OSHANA REGION	
ATTRIBUTE	INDICATOR
Population	230 801
Females	124 243
Males	106 558
Males per 100 Females	86
Literacy rate of 15 years old and above	92.0%
People above 15 years who have never attended school	5.7%
People above 15 years who are currently attending school	24.8%
People above 15 years who have left school	67.4%
Population under 5 years	29 303
Population aged 5 to 14 years	51 036
Population aged 15 to 34 years	82 000
Population aged 35 to 59 years	51 578
Population aged 60 years and above	16 884
Income from wages & Salaries	39.3%
Income from Old Age Pension	17.0%
Income from Business, Non-Farming	14.0%
Income from Farming	8.2%
OSHAKATI WEST CONSTITUENCY	
ATTRIBUTE	INDICATOR
Population	30 665
Male	13 571
Female	17 094

3.1.2 Archaeological and Heritage Context

No archaeological and heritage sites are known to be located within the proposed development area. The project management should however be made aware of the provisions of the National Heritage Act regarding the prompt reporting of archaeological finds.

3.2 BIO-PHYSICAL ENVIRONMENT

3.2.1 Climate

The climate of the subject area can be described as a semi-arid climate prevailing (Köppen climate classification BWh), with very hot summers and extremely warm winters (with warm days and cold nights). Average annual temperatures are usually more than 22°C, with average maximum temperatures between 34°C and 36°C and average minimum temperatures between 6°C and 8°C (Mendelsohn, Jarvis, Roberts, *et al.*, 2002).

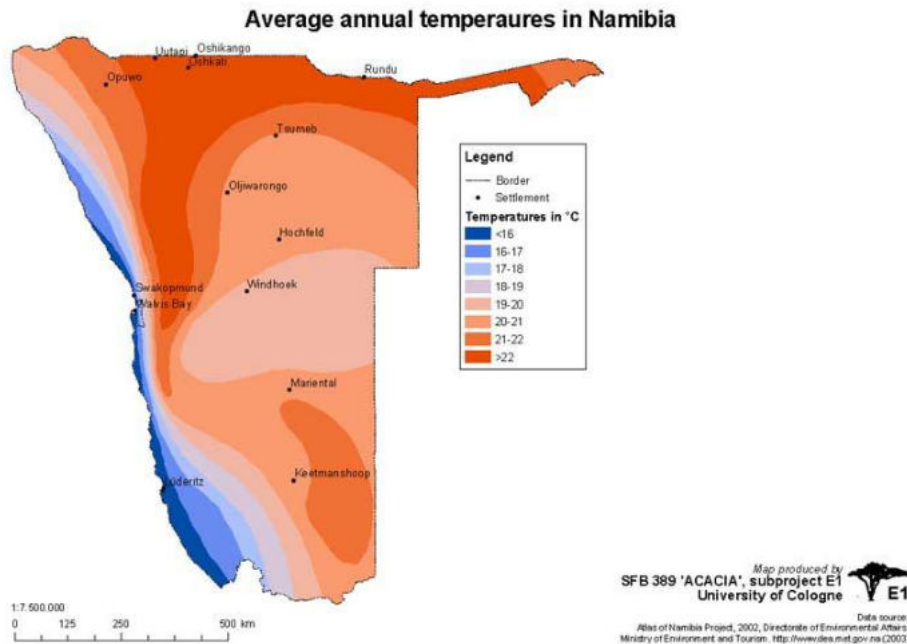


Figure 3: Annual average temperature (http://www.uni-koeln.de/sfb389/e/e1/download/atlas_namibia/e1_download_climate_e.htm#temperature_annual)

The subject area generally experiences more rainfall than the south and west of the country with an average rainfall of 350 to 550 mm as indicated in **Figure 4** below.

3.2.3 Hydrology and Hydrogeology

In terms of groundwater, the area falls within the Cuvelai-Etoshia groundwater basin as depicted in **Figure 6** below. The hydrogeological Cuvelai Basin comprises the Omusati, Oshana, Ohangwena, and Oshikoto Regions and parts of the Kunene Region (Ministry of Agriculture Water and Rural Development, 2011). The groundwater of the Cuvelai Basin is relatively shallow but mostly brackish or saline. All groundwater within the basin flows towards the Etosha Pan (Ministry of Agriculture Water and Rural Development, 2011).

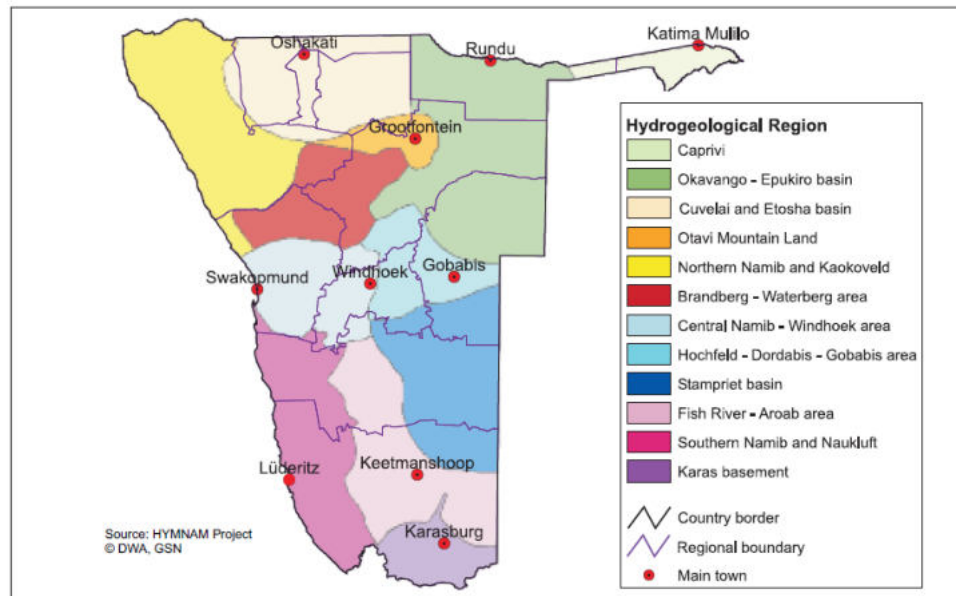


Figure 6: Groundwater basins and hydrogeological regions in Namibia

The Cuvelai Basin consists of thousands of drainage channels or oshanas which flow during the rainy season. The oshanas are “shallow, often vegetated and poorly defined, interconnected flood channels and pans through which surface water flows slowly or may form pools depending on the intensity of the floods (“efundja”)” (Ministry of Agriculture Water and Rural Development, 2011).

The Cuvelai Basin is one of the most densely populated areas in the country with most communities living in rural areas largely dependent on agriculture (Ministry of Agriculture Water and Rural Development, 2011). The villages and towns located within the Cuvelai Basin are supplied with water from the Calueque Dam, north of the Angolan border, via an extensive system of canals and pipelines. “Water stored in the Calueque Dam on the Kunene River just north of the border is pumped via a canal to the Olushandja Dam in Namibia, from where it is gravity fed via a concrete-lined canal to Oshakati” (Ministry of Agriculture Water and Rural Development, 2011).

Surface water is only available during the rainy season, people rely on other water sources during the dry season. As such groundwater is sourced in the region through dug wells and boreholes.

Most of the settlements within the Cuvelai basin experience flooding during the rainy season. Oshakati is no exception, however the developed part of the town generally is not severely affected by these seasonal flood occurrences as it is developed on higher ground than the surrounding Oshana areas (Stubenrauch Planning Consultants, 2016). This however cannot be said for the extended Townlands which experiences greater flooding challenges (Lithon Project Consultants, 2016).

Lower lying areas within town coupled with increasing run-off during flood occurrences pose a challenge for stormwater management. As such it is essential that stormwater management systems be implemented within town. Flooding occurring in Oshakati results mainly from local run-off that cannot drain away to the nearby iishana (Lithon Project Consultants, 2016).

The subject area is not subject to flooding. Provision for storm water run-off can however be made within the new street reserves to be created.

3.3 TERRESTRIAL ECOLOGY

3.3.1 Flora and Fauna

The Oshana Region falls within the broader Tree-and-Shrub Savanna Biome and forms part of the Acacia Tree-and-shrub Savanna sub-biome. The Acacia Tree-and-shrub Savanna sub-biome is characterized by large, open expanses of grasslands dotted with Acacia trees (Mendelsohn *et al.*, 2002). The trees within this biome are tallest in the east where they grow in deeper sands and become more shrub-like to the west where they grow in shallower soils.

The region falls within the Cuvelai Drainage vegetation type. Within north-central Namibia, Mopane is a very common tree species in the Cuvelai Drainage where grassy channels of oshana carry floodwater during heavy rains from the higher areas in the north of Angola (Mendelsohn & el Obeid, 2005). The indigenous trees found within the region include the Makalani Palm Trees (*Hyphaene petersiana*) and Mopane Trees (*Colophospermum mopane*). If removal of protected tree species is required a permit needs to be obtained from the local Department of Forestry prior to removal. Trees protected under the Forestry Act 12 of 2001 should be protected within the layout of the proposed development.

Most wildlife is located within the Etosha National Park and thus it is mostly animals such as cattle, donkeys and goats which are dominant within the subject area.

The proposed development is located within the urban locality of Oshakati as such the area has already been developed and can therefore not be considered to be pristine. The natural vegetation within the area has been disturbed by human activities but does accommodate some trees scattered within the site which need to be considered in the proposed layout of the development.

4 PROJECT DESCRIPTION

4.1 PROJECT COMPONENTS

As previously outlined in Section 1.1, the proposed project involves the following activities:

- **Subdivision of the Remainder of Farm Oshakati Town and Townlands No. 880 into Portion A and the Remainder;**
- **Rezoning of the Remainder of Erf 1379, Oshakati Extension 1 from “Informal Residential” to “Undetermined” for Township Establishment Purposes;**
- **Rezoning of Erf 5166, Oshakati Extension 1 from “Informal Residential” to “Undetermined” for Township Establishment Purposes;**
- **Alteration of the Township Boundaries of Oshakati Extension 1 to include Portion A;**
- **Consolidation of Ptn A/880 and the Remainder of Erf 1379, Oshakati Extension 1 with Erf 5166, Oshakati Extension 1 into “Consolidated Erf X”, Oshakati Extension 1;**
- **Layout Approval and Township Establishment on Consolidated Erf X, Oshakati Extension 1 to become known as Uupindi Extension 3; and**
- **Inclusion of Uupindi Extension 3 in the next Zoning Scheme to be prepared for Oshakati.**

These components will be described in further detail below, in terms of their design, layout and footprint.

4.2 ALTERNATIVES

As pointed out in Section 1.4 above various layout alternatives were initially considered by the proponent, ultimately resulting in the final layouts.

4.2.1 No – Go Alternative

The no-go alternative is the baseline against which all alternatives are assessed. The no-go alternative would essentially entail maintaining the current situation, whereby the existing land would remain unformalized. The proposed township would thus not be developed, and the town would thus not be able to benefit from the proposed development.

4.3 THE PROPOSED DEVELOPMENT

The proposed development entails the formalisation and proclamation of the area currently known as Uupindi South into a new township, to be named Uupindi Extension 3. This initiative forms part of the Government's National Mass Formalisation and Upgrading of Informal Settlements Project and aims to transform the existing informal settlement into a well-planned, serviced, and legally recognised urban extension.

The layout plan will provide for approximately 600 or more erven, with a range of residential plots, public open spaces, and service corridors to support future urban growth. The development adopts in-situ upgrading principles to minimise displacement of residents and preserve social cohesion, while also addressing the challenges posed by the area's high density and informal street network.

A revised road network will be introduced, with most streets widened to a minimum of 10 metres in compliance with engineering standards. In areas constrained by permanent structures, an 8-metre compromise has been adopted to balance infrastructure requirements with existing developments. This road design will ensure safe mobility, emergency access, and provision for future infrastructure installations.

To optimise land use and accommodate the existing population, erven smaller than 300m² have been included in the layout, with a formal exemption request submitted to the Ministry of Urban and Rural Development. Basic services, including potable water, sanitation, stormwater management, and electricity, will be integrated into the design to address long-standing service delivery challenges.

The formalisation of Uupindi South into a proclaimed township will provide residents with secure tenure and legal recognition, unlock opportunities for property investment and economic activity, and enhance the urban fabric of Oshakati. This development will also improve safety, accessibility, and the overall quality of life for current and future residents, aligning with both local and national planning policies.

The formalization of the earmarked section of Uupindi North is to be conducted as discussed below. The following town planning steps are required to facilitate the intended development:

- **Subdivision of the Remainder of Farm Oshakati Town and Townlands No. 880 into Portion A and the Remainder;**
- **Rezoning of the Remainder of Erf 1379, Oshakati Extension 1 from "Informal Residential" to "Undetermined" for Township Establishment Purposes;**
- **Rezoning of Erf 5166, Oshakati Extension 1 from "Informal Residential" to "Undetermined" for Township Establishment Purposes;**

- Alteration of the Township Boundaries of Oshakati Extension 1 to include Portion A;
- Consolidation of Ptn A/880 and the Remainder of Erf 1379, Oshakati Extension 1 with Erf 5166, Oshakati Extension 1 into “Consolidated Erf X”, Oshakati Extension 1;
- Layout Approval and Township Establishment on Consolidated Erf X, Oshakati Extension 1 to become known as Uupindi Extension 3; and
- Inclusion of Uupindi Extension 3 in the next Zoning Scheme to be prepared for Oshakati.

4.3.1 The Subdivision of the Remainder of Farm Oshakati Town and Townlands No. 880

The Remainder of Farm Oshakati Town and Townlands No. 880 is proposed to be subdivided into Portion A and the Remainder as depicted on **Figure 7** below. The Remainder of Farm Oshakati Town and Townlands No. 880 is proposed to be subdivided into Portion A and the Remainder. The proposed Ptn A/880 currently accommodates both an existing cemetery and a portion of an informal settlement. As part of the formalisation process for Uupindi South, the Oshakati Town Council intends to formalise both the cemetery and the informal settlement area within Ptn A/880. This erf will subsequently be consolidated with Erf 1379, Oshakati Extension 1, which encompasses a substantial portion of the informal area of Uupindi South.

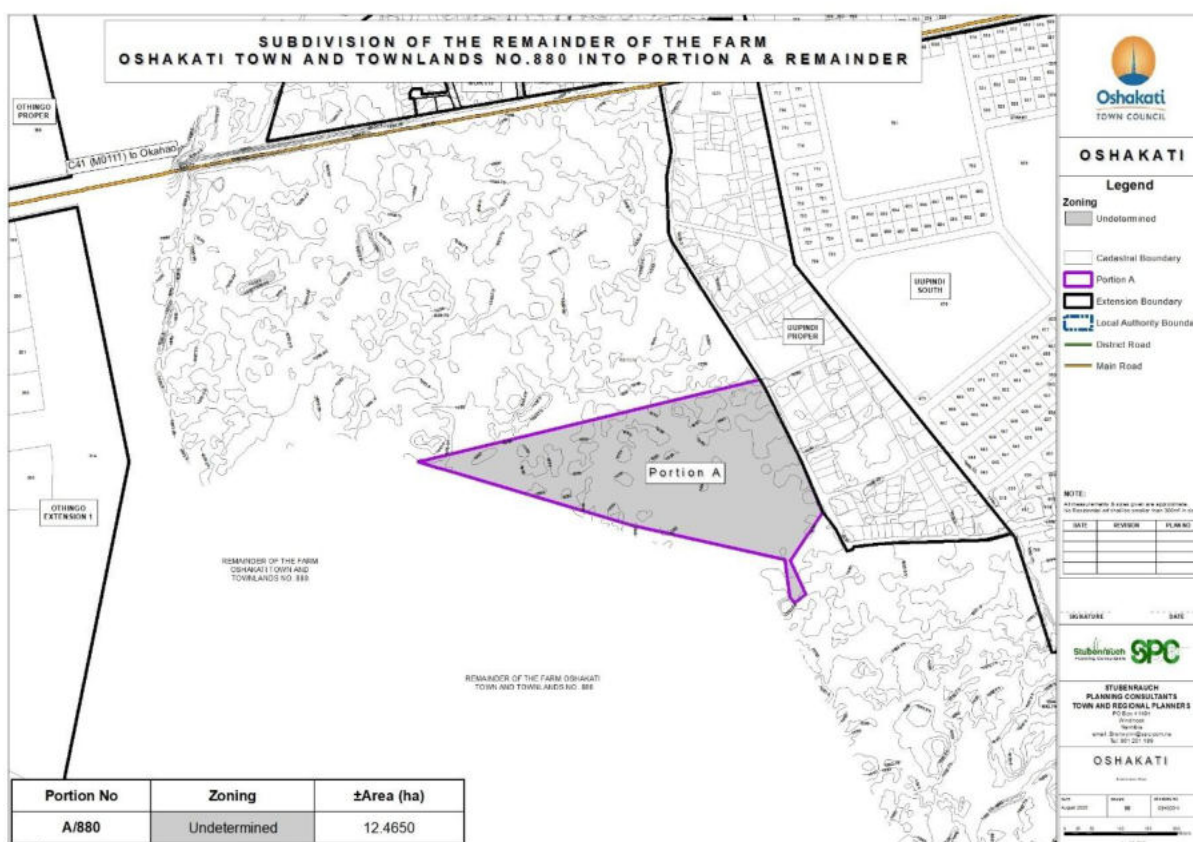


Figure 7: Subdivision of Erf 1574, Oshakati into A, B and Remainder

4.3.2 Rezoning of Erf 5166, Oshakati Extension 1 from “Informal Residential” to “Undetermined”

Erf 5166, Oshakati Extension 1 is to be rezoned from “Informal Residential” to “Undetermined” in order to enable the consolidation with proposed Ptn A/880 and Erf RE/3179, Oshakati Extension 1 to allow for the establishment of Uupindi Extension 3 on proposed “Consolidated Erf X”.

Table 3: Rezoning of Erf 5166, Oshakati Extension 1

Erf No	Current Zoning	Proposed Zoning
Erf 5166	Informal Residential	Undetermined

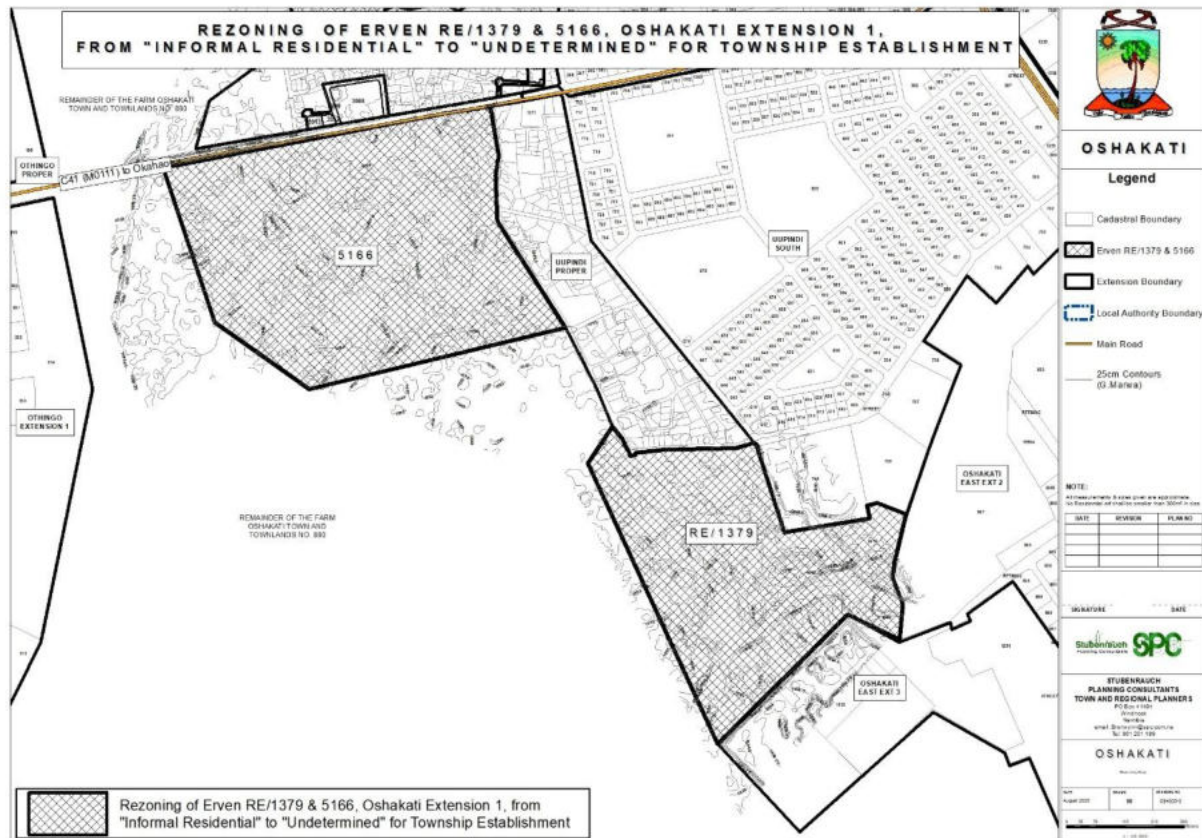


Figure 8: Rezoning of Erf 5166, Oshakati Extension 1 from “Informal Residential” to “Undetermined”

4.3.3 Alteration of the Township Boundaries of Oshakati Extension 1 to include Portion B

The incorporation of newly created Portion A into the township boundaries of Oshakati Extension 1 is a logical extension of the existing urban fabric. The erf is contiguous to the current boundary of Oshakati Extension 1 and forms part of the broader built-up area. Its inclusion will ensure planning continuity, enable integrated service provision, and support orderly urban development.

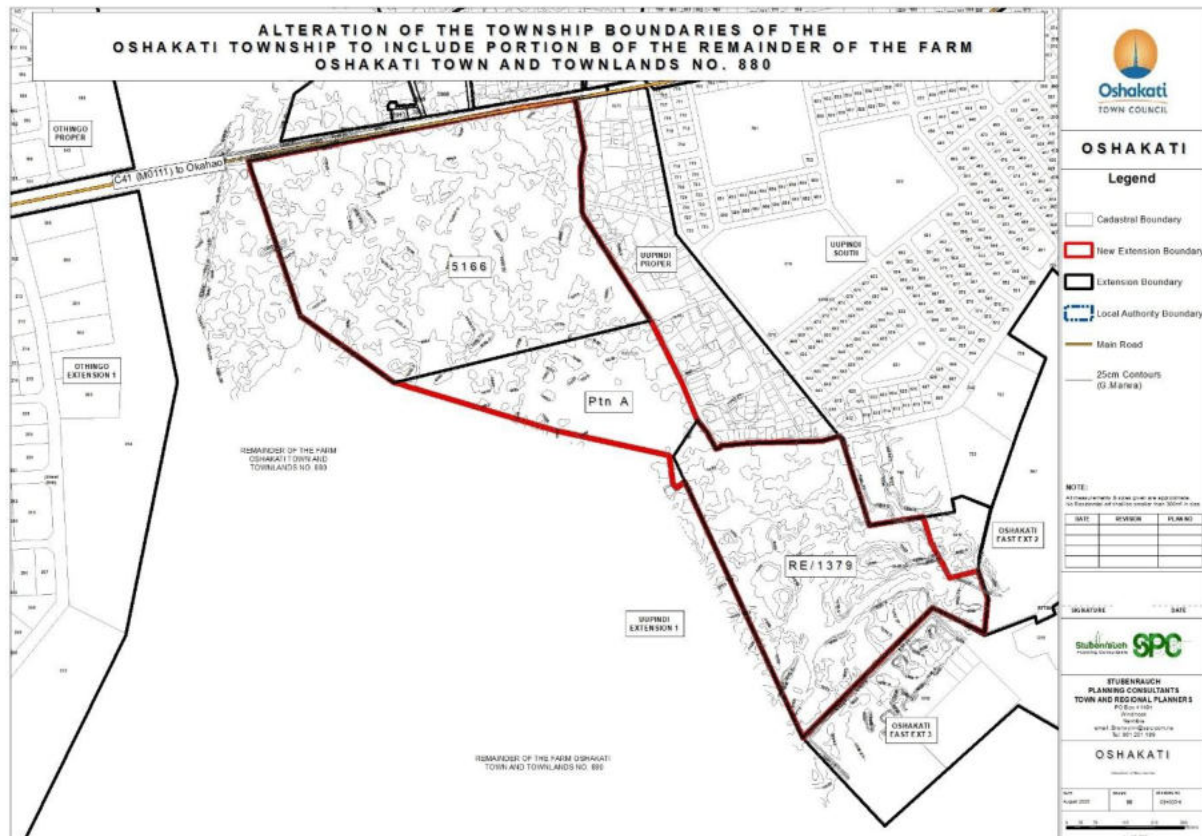


Figure 9: Alteration of Township Boundaries

4.3.4 Consolidation of Portion A/880 and the Remainder of Erf 1379, Oshakati Extension 1 with Erf 5166, Oshakati Extension 1 into “Consolidated Erf X”, Oshakati Extension 1;

Newly created Erven A/880 and Erf 5166, Oshakati Extension 1 together with the Remainder of Erf 1379, Oshakati Extension 1 are to be consolidated for the formalisation of Uupindi South as afore-mentioned. The consolidation of Ptn A/880, and Erf 5166, Oshakati Extension 1 with the Remainder of Erf 1379, Oshakati Extension 1 into consolidate Erf X.

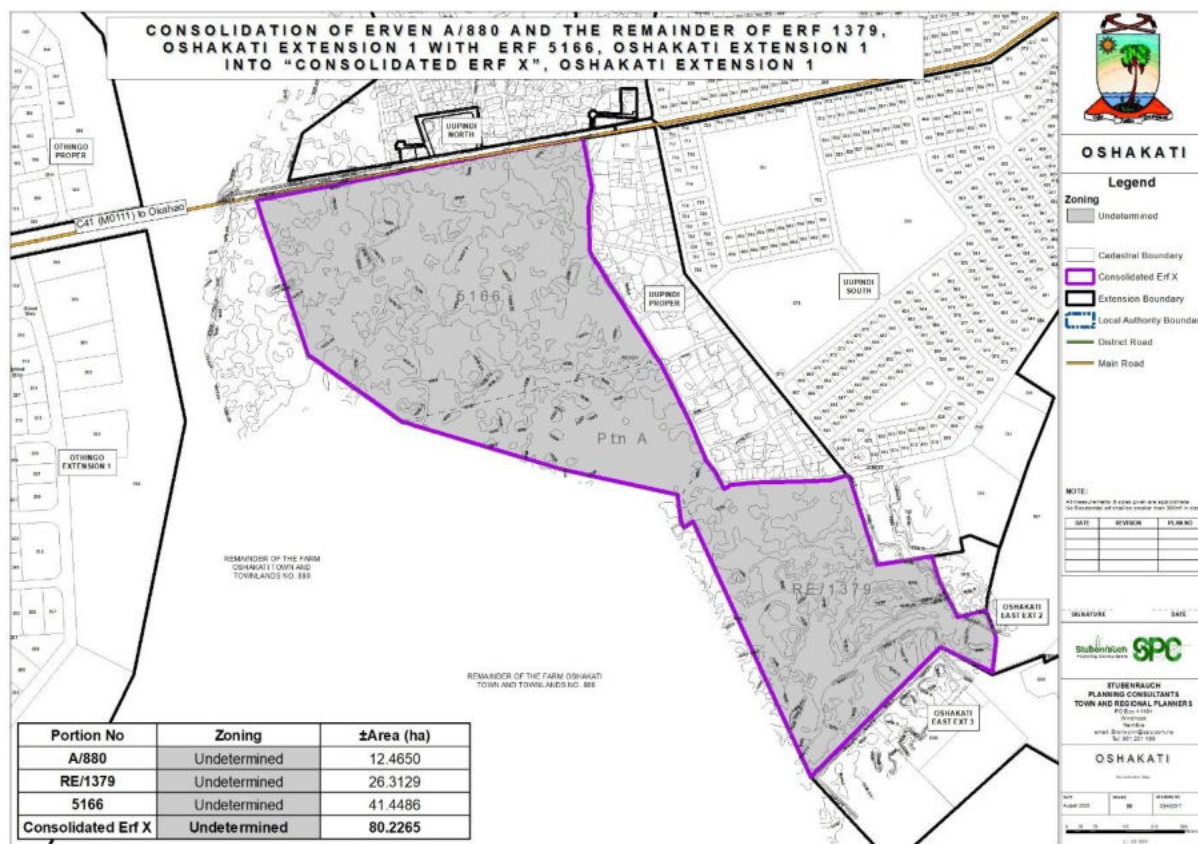


Figure 10: Consolidation Map

4.3.5 Layout Approval and Township Establishment on “Consolidated Erf X” to become known as Uupindi Extension 3

The proposed layout for Uupindi Extension 3 has been guided primarily by the findings of the household and land use survey undertaken by SPC in collaboration with the Oshakati Town Council. The layout has been designed to reflect existing land use patterns, accommodate current structures where feasible, and provide a spatial framework that supports sustainable urban development. Please refer to **Table 6** and **Figure 11**.

The area earmarked for formalisation into Uupindi Extension 3 is predominantly characterised by “**Single Residential**” erven. These residential erven often include informal business activities such as cuca shops and tuck shops. The layout aims to accommodate these structures as much as possible within designated erven to maintain social and economic continuity.

Provision is also made for “**General Residential**” zoning to cater for existing flats and multi-unit dwellings. This responds to the growing demand for higher-density housing and offers an affordable alternative for residents who are either temporarily residing in the area or are unable to acquire individual plots.

In recognition of the mixed-use nature of the area, the layout includes erven zoned for **“Business”** and **“Local Business”** purposes, particularly along the main road. These are intended to formalize existing economic activities such as shebeens and other informal commercial enterprises, enhancing local economic development and providing convenience for residents and visitors.

A small number of erven have been zoned for **“Light Industrial”** purposes to accommodate existing informal garages and vehicle repair operations. This zoning ensures that such uses are appropriately located and regulated to reduce potential land use conflicts with nearby residential properties.

To support basic services and infrastructure, **“Civic”** zoned erven have been allocated in the layout. These erven accommodate communal infrastructure such as existing water taps and electrical substations, which play a critical role in servicing the surrounding community.

Additionally, the existing **“Cemetery”** located within the planning area has been incorporated into the layout, in line with Council’s directive to formalise and protect this site as part of the township establishment process.

The proposed layout for Uupindi Extension 3 also includes several erven zoned as **“Public Open Space”**, which serve vital environmental, safety, and community functions.

The first of these is located in the south-western portion of the layout and was identified during the household and land use survey as a flood-prone area. Despite the current presence of informal residential structures, this land forms part of the natural stormwater drainage path and is susceptible to seasonal flooding. In line with the Oshakati Town Council’s relocation strategy, the affected households will be relocated to planned erven within the township to ensure their long-term safety and wellbeing.

The second major public open space is located to the south of the proposed Uupindi Extension 3 and is intended to serve as a buffer zone from the existing oxidation ponds. In line with environmental guidelines, a 500-metre buffer is recommended to separate residential developments from wastewater treatment infrastructure, due to concerns related to odour, air quality, and public health risks.

It is important to note that a small portion of the area proposed for formalisation falls within this buffer; however, it is relatively minor in extent and is situated approximately 350 metres from the oxidation ponds. Given this distance and the current occupation of the land, the area is considered suitable for formal inclusion in the township layout. The remaining informal structures located deeper within the buffer zone and in closer proximity to the oxidation ponds will not be formalized and will instead be addressed under the Council’s relocation strategy.

The main informants for the layout plans for Uupindi Extension 3 are:

- a) The existing land use activities;
- b) The type of structures (permanent or temporary);
- c) The topography and the natural storm water drainage courses and ponds;

- d) The existing movement networks and household accesses;
- e) The existing powerlines for Oshakati Premier Electric (OPE).

Table 5: Summary Table of the Provisional land utilization index for Uupindi Extension 3

Zoning	No of Erven	± Total Area(ha)	% of Total Area
Single Residential	577	33.56	41.83
General Residential	16	2.01	2.51
Business	31	3.26	4.06
Local Business	11	0.66	0.83
Light Industrial	2	0.06	0.08
Civic	3	0.06	0.07
Cemetery	1	4.04	5.04
Public Open Space	10	27.43	34.19
Street	2	1.09	1.35
Street	Remainder	8.06	10.04
TOTAL	653 & Remainder	80.23	100.00

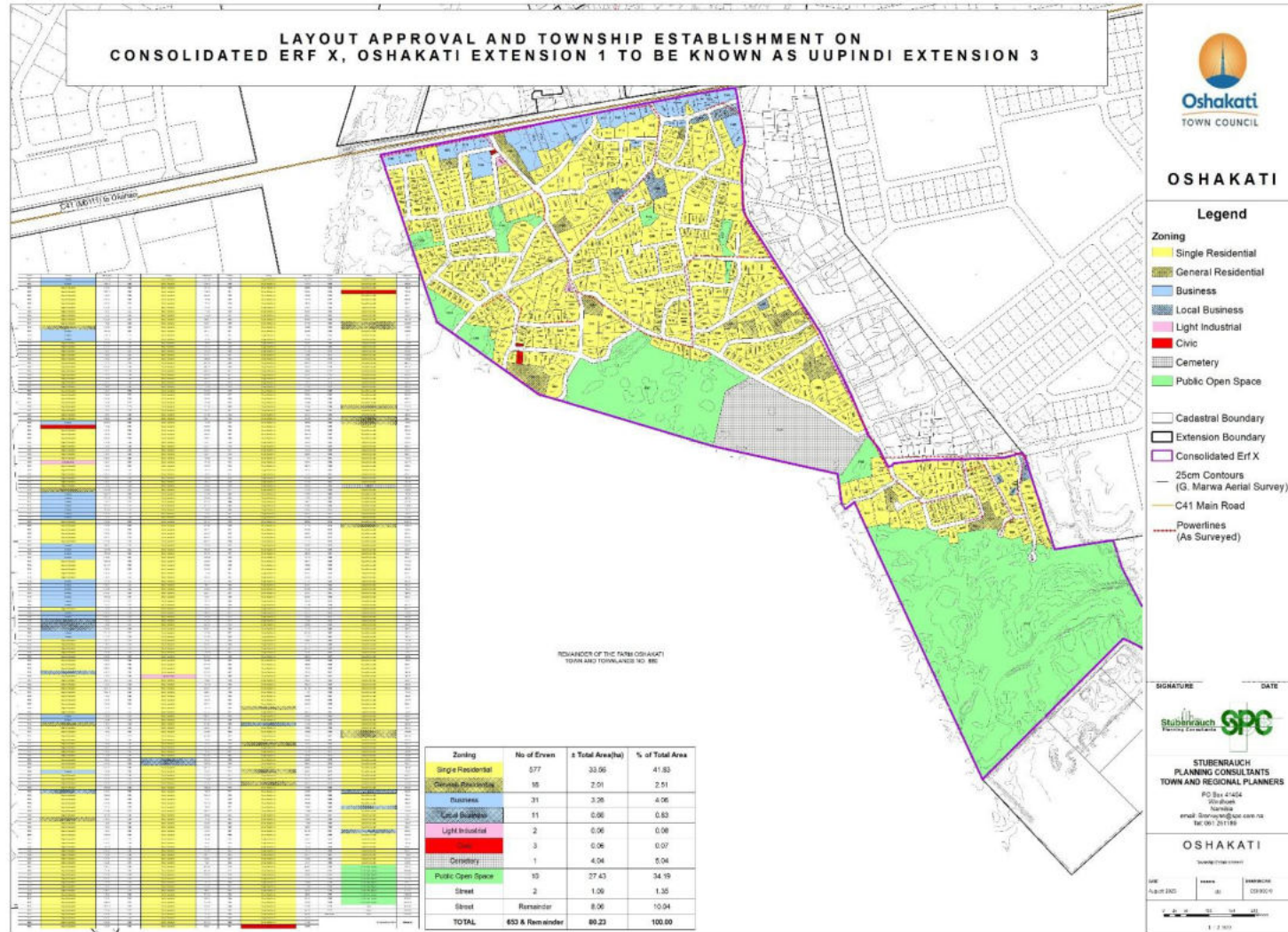


Figure 11: Layout of Proposed Uupindi Extension 3

4.3.6 Engineering Services and Access Provision

Electricity

A fair number of households in the area of Uupindi South which is to be formalised have access to electricity which is provided by Oshakati Premier Electric (OPE).

These properties are to maintain their current electricity connections and any new or additional connections will be done by the Oshakati Premier Electric in accordance to their standards and requirements.

Water and sewer

The area of Uupindi South, earmarked for formalisation as Uupindi Extension 3, currently has limited access to communal taps, with only some households connected to individual metered water supplied by the Oshakati Town Council.

There is no formal sewer infrastructure in place, although a few communal toilets were installed by the Council in the early 1990s. Some residents have independently constructed either pit latrines or flush toilets with septic tanks.

As part of the formalisation process, water and sewer services will be provided in accordance with the engineering standards and requirements of the Oshakati Town Council.

Storm Water

The area of Uupindi South which is to be formalised to become Uupindi Extension 3 is prone to stormwater ponding which have been fairly accommodated in the layout plan for Uupindi Extension 3 on erven zoned "Public Open Space".

Further measure necessary to manage the storm water within the area are to be employed in accordance to the Oshakati Town Council's storm water drainage system.

Access

Stubenrauch Planning Consultants cc has submitted an access application to the Roads Authority for the proposed Access Points to the proposed Uupindi extension 2. The proposed access points are depicted in **Figure 12**.

The width of the roads in the proposed township range between 8m to 10m.

Erven, with no direct access to the streets, will be accessed via 4m wide panhandles.

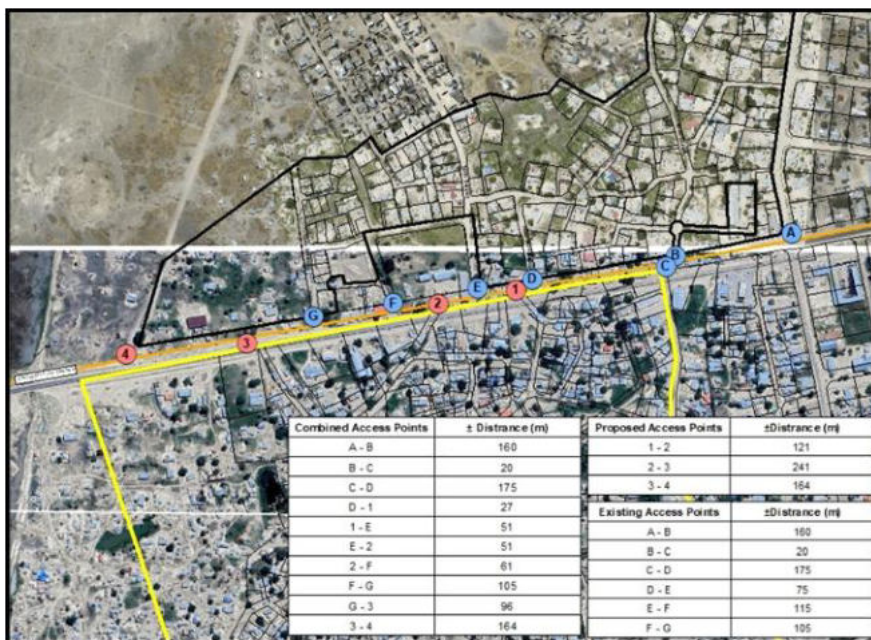


Figure 12: Access Map

5 PUBLIC PARTICIPATION PROCESS

5.1 PUBLIC PARTICIPATION REQUIREMENTS

In terms of Section 21 of the EIA Regulations a call for open consultation with all I&APs at defined stages of the EIA process is required. This entails participatory consultation with members of the public by providing an opportunity to comment on the proposed project. Public Participation has thus incorporated the requirements of Namibia's legislation, but also takes account of international guidelines, including Southern African Development Community (SADC) guidelines and the Namibian EIA Regulations. Public participation in this project has been undertaken to meet the specific requirements in accordance with the international best practice. Please see **Table 6** below for the activities undertaken as part of the public participation process. The I&APs were given time to comment from **25 July 2025 to 25 August 2025**.

Table 6: Table of Public Participation Activities

ACTIVITY	REMARKS
Placement of site notice/poster in Oshakati	See Annexure A
Placing advertisements in two newspapers namely the Namibian and New Era (25 July 2025 and 01 August 2025)	See Annexure B
Written notice to surrounding property owners and Interested and Affected Parties via Email (01 July 2025)	See Annexure C
A public meeting held on 07 August 2025 at 10h00 at Uupindi North, Remainder of Erf 1574	See Annexure C

Based on the public participation data, it shows that there were no major issues raised by the I & APs in line with the proposed development. The general public and all stakeholders attended the meeting raised no environmental concerns regarding the development.

5.1.1 Environmental Assessment Phase 2

The second phase of the PPP involved the lodging of the Draft Environmental Scoping Report (DESR) to all registered I&APs for comment. Registered and potential I&APs was informed of the availability of the DESR for public comment *via* a letter/email dated **08 September 2025**. An Executive Summary of the DESR was also included in the letters to the registered I&APs. I&APs had until **22 September 2025** to submit comments or raise any issues or concerns they may have with regard to the proposed project.

6 ASSESSMENT METHODOLOGY

The purpose of this chapter is to describe the assessment methodology utilized in determining the significance of the construction and operational impacts of the proposed project, and where applicable the possible alternatives, on the biophysical and socio-economic environment.

Assessment of predicted significance of impacts for a proposed development is by its nature, inherently uncertain – environmental assessment is thus an imprecise science. To deal with such uncertainty in a comparable manner, a standardised and internationally recognised methodology has been developed. Such accepted methodology is applied in this study to assess the significance of the potential environmental impacts of the proposed development, outlined as follows in **Table 7**.

Table 7: Impact Assessment Criteria

CRITERIA	CATEGORY
Impact	Description of the expected impact
Nature Describe type of effect	Positive: The activity will have a social / economical / environmental benefit. Neutral: The activity will have no effect Negative: The activity will have a social / economical / environmental harmful effect
Extent Describe the scale of the impact	Site Specific: Expanding only as far as the activity itself (onsite) Small: restricted to the site's immediate environment within 1 km of the site (limited) Medium: Within 5 km of the site (local) Large: Beyond 5 km of the site (regional)
Duration Predicts the lifetime of the impact.	Temporary: < 1 year (not including construction) Short-term: 1 – 5 years Medium term: 5 – 15 years Long-term: >15 years (Impact will stop after the operational or running life of the activity, either due to natural course or by human interference) Permanent: Impact will be where mitigation or moderation by natural course or by human interference will not occur in a particular means or in a particular time period that the impact can be considered temporary
Intensity Describe the magnitude (scale/size) of the Impact	Zero: Social and/or natural functions and/ or processes remain unaltered Very low: Affects the environment in such a way that natural and/or social functions/processes are not affected .

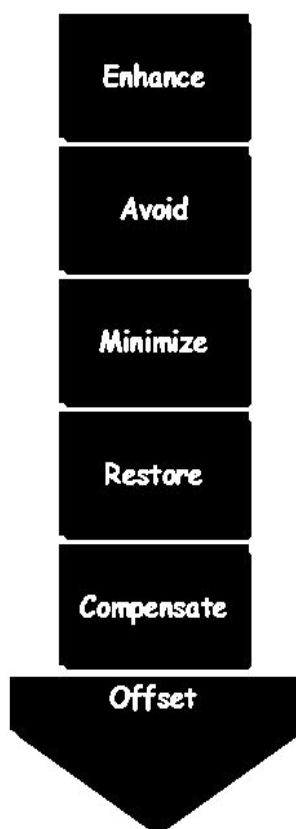
CRITERIA	CATEGORY
	Low: Natural and/or social functions/processes are slightly altered Medium: Natural and/or social functions/processes are notably altered in a modified way High: Natural and/or social functions/processes are severely altered and may temporarily or permanently cease
Probability of occurrence Describe the probability of the Impact <u>occurring</u>	Improbable: Not at all likely Probable: Distinctive possibility Highly probable: Most likely to happen. Definite: Impact will occur regardless of any prevention measures
Degree of Confidence in predictions State the degree of confidence in predictions based on availability of information and specialist knowledge	Unsure/Low: Little confidence regarding information available (<40%) Probable/Med: Moderate confidence regarding information available (40-80%) Definite/High: Great confidence regarding information available (>80%)
Significance Rating The impact on each component is determined by a combination of the above criteria.	Neutral: A potential concern which was found to have no impact when evaluated Very low: Impacts will be site specific and temporary with no mitigation necessary. Low: The impacts will have a minor influence on the proposed development and/or environment. These impacts require some thought to adjustment of the project design where achievable, or alternative mitigation measures. Medium: Impacts will be experienced in the local and surrounding areas for the life span of the development and may result in long term changes. The impact can be lessened or improved by an amendment in the project design or implementation of effective mitigation measures. High: Impacts have a high magnitude and will be experienced regionally for at least the life span of the development or will be irreversible. The impacts could have the no-go proposition on portions of the development despite any mitigation measures that could be implemented.

*NOTE: Where applicable, the magnitude of the impact has to be related to the relevant standard (threshold value specified and source referenced). The magnitude of impact is based on specialist knowledge of that particular field.

For each impact, the EXTENT (spatial scale), MAGNITUDE (size or degree scale) and DURATION (time scale) are described. These criteria are used to ascertain the SIGNIFICANCE of the impact, firstly in the case of no mitigation and then with the most effective mitigation measure(s) in place. The decision as to which combination of alternatives and mitigation measures to apply lies with the proponent, and their acceptance and approval ultimately with the relevant environmental authority.

The SIGNIFICANCE of an impact is derived by considering the temporal and spatial scales and magnitude. Such significance is also informed by the context of the impact, i.e. the character and identity of the receptor of the impact.

6.1 MITIGATION MEASURES



There is a mitigation hierarchy of actions which can be undertaken to respond to any proposed project or activity (See **Figure 10** below). These cover avoidance, minimization, restoration and compensation. It is possible and considered sought after to enhance the environment by ensuring that positive gains are included in the proposed activity or project. If negative impacts occur then the hierarchy indicates the following steps.

Impact avoidance: This step is most effective when applied at an early stage of project planning. It can be achieved by:

- not undertaking certain projects or elements that could result in adverse impacts;
- avoiding areas that are environmentally sensitive; and
- putting in place preventative measures to stop adverse impacts from occurring.

Impact minimization: This step is usually taken during impact identification and prediction to limit or reduce the degree, extent, magnitude, or duration of adverse impacts. It can be achieved by:

- scaling down or relocating the proposal;
- redesigning elements of the project; and
- taking supplementary measures to manage the impacts.

Restoration: This step is taken to improve degraded or removed ecosystems following exposure to impacts that cannot be completely

Figure 13: Mitigation Hierarchy

avoided or minimized. Restoration tries to return an area to the original ecosystem that occurred before impacts. Restoration is frequently needed towards the end of a project's life-cycle but may be possible in some areas during operation.

Impact compensation: This step is usually applied to remedy unavoidable residual adverse impacts. It can be achieved by:

- rehabilitation of the affected site or environment, for example, by habitat enhancement;
- restoration of the affected site or environment to its previous state or better; and
- replacement of the same resource values at another location (off-set), for example, by wetland engineering to provide an equivalent area to that lost to drainage or infill.

7 ASSESSMENT OF POTENTIAL IMPACTS AND POSSIBLE MITIGATION MEASURES

7.1 INTRODUCTION

This Chapter describes the potential impacts on the biophysical and socio-economic environments, which may occur due to the proposed activities described in Chapter 4. These include potential impacts, which may arise during the operation of the proposed development (i.e. long-term impacts) as well as the potential construction related impacts (i.e. short to medium term). The assessment of potential impacts will help to inform and confirm the selection of the preferred layouts to be submitted to MEFT: DEA for consideration. In turn, MEFT: DEA's decision on the environmental acceptability of the proposed project and the setting of conditions of authorisation (should the project be authorised) will be informed by this chapter, amongst other information, contained in this EA Report.

The baseline and potential impacts that could result from the proposed development are described and assessed with potential mitigation measures recommended. Finally, comment is provided on the potential cumulative impacts which could result should this development, and others like it in the area, be approved.

7.2 PLANNING AND DESIGN PHASE IMPACTS

7.2.1 Traffic Impacts

The intended development may have an impact on traffic in the subject area. The traffic is not expected to increase significantly as the erven are located in proximity to an already developed area within the town.

7.3 CONSTRUCTION PHASE IMPACTS ON THE BIOPHYSICAL ENVIRONMENT

The construction phase impacts are those impacts on the biophysical and socio-economic environment that would occur during the construction phase. These impacts are inherently temporary in duration but may have longer lasting effects.

7.3.1 Flora and Fauna Impacts (Biodiversity)

There are trees located on the subject erf. The trees located on the subject site should be accommodated in the proposed use for the area. Trees protected under the Forestry Act 12 of 2001 should be protected within the development and may not be removed without a permit from the local Department of Forestry.

It is anticipated that the proposed development area and associated infrastructure (e.g. water, sewage, access route, etc.) would have localised negative implications on the environment and associated fauna and flora should the proposed mitigation measures as outlined in the EMP be enforced.

7.3.2 Surface and Ground Water Impacts

Surface and groundwater impacts may be encountered during the construction and operation phase, especially if development takes place within the rainy season. The risk of contaminating such water sources can be increased by accidental spillage of oils and fuels and any other equipment used during construction. This risk is minimized by the fact that the construction phase will be a short-term activity.

7.3.3 Soil Erosion Impacts

Given the characteristics of the proposed site, soil erosion is likely to be encountered, especially if construction will take place during the rainy season.

7.4 CONSTRUCTION PHASE IMPACTS ON THE SOCIO-ECONOMIC ENVIRONMENT

7.4.1 Heritage impacts

No archaeological and heritage resources are expected to be found on the site. The project management should, however, be made aware of the provisions of the National Heritage Act regarding the prompt reporting of archaeological finds. Section 3.1.2 provides an overview of the archaeological and heritage context of the town and region.

7.4.2 Health, Safety and Security Impacts

Working conditions on site need to ensure that the health and safety of construction workers are always ensured. The use of local labour during construction is strongly encouraged to reduce the need for migrant workforce. Health and Safety requirements need to comply with the Labour Act No. 11 of 2007, local and international health and safety legislation and standards during construction.

7.4.3 Traffic Impacts

Traffic can be expected to increase slightly during the construction phase in areas where construction will take place. A number of trucks and other heavy machinery will be required to deliver, handle and position construction materials as well as to remove spoil material. Not only will the increase in traffic result in associated noise impacts, it will also impact on the roads in the area.

7.4.4 Noise Impacts

Construction may result in associated noise impacts. These noise impacts will mainly be associated with construction machinery and construction vehicles. The impact is however limited mainly to the construction period only.

7.4.5 Dust and Emission Impacts

Excavation and stockpiles during the construction phase could result in dust impacts, if not managed correctly. Dust could impact negatively on the health of the nearby community if mitigation measures are not implemented. Dust impacts are primarily associated with the construction phase.

7.4.6 Municipal Services

The construction phase will result in additional people on-site, who will require provision of the following services:

- Potable water for domestic (ablution and drinking) and construction purposes.
- Temporary toilets during the construction phase.
- Solid waste management (domestic and construction waste).

These services if not managed well are likely to create an opportunity for water wastage; litter; solid and human waste pollution. As such the mitigation measures outlined in the EMP are to be adhered to to minimise these impacts.

7.4.7 Storage and Utilization of Hazardous Substances

Hazardous substances are regarded by the Hazardous Substance Ordinance (No. 14 of 1974) as those substances which may cause injury or ill-health to or death of human beings by reason of their toxic, corrosive, irritant, strongly sensitizing or flammable nature or the generation of pressure thereby in certain circumstances. During the construction period, the use and storage of these types of hazardous substances, such as shutter oil, curing compounds, types of solvents, primers and adhesives and diesel, on-site could have negative impacts on the surrounding environment if these substances spill and enter the environment.

7.4.8 Waste Impacts

During construction waste may be generated on site. Waste generated during construction must be disposed of at the nearest approved landfill site.

7.5 OPERATIONAL PHASE IMPACTS

The operational phase impacts are those impacts on the biophysical and socio-economic environment that would occur during the operational phase of the proposed project and are inherently long-term in duration. The impacts of the proposed township once operational mostly include the change in sense of place, impacts of noise, dust and emissions. A general overview of potential impacts will be discussed.

7.5.1 Visual Impacts

Once developed, there will be a change in the visual characteristics of the area. Individuals who frequent the area on a regular or infrequent basis will experience a change in their sense of place of the area. The extent of this disturbance will depend on how highly they valued the initial aesthetic quality of the area. This impact would mostly affect the surrounding property owners within the neighbourhood and the people who frequently visit the area.

7.5.2 Noise Impacts

The operational activities may result in associated noise impacts, depending on the exact type of activities taking place on the properties. However due to the nature of the land uses proposed for the subject even it is not expected that the noise levels will be significant if managed well.

7.5.3 Emission Impacts

The air quality in the area is considered to be fairly good. Additional emissions are not expected due to the land uses that are intended for the site.

7.5.4 Social-Economic Impacts

The establishment of Uupindi Extension 3 has a purpose of Formalising Uupindi South as indicated on the maps attached. The proposed formalisation will enable the Oshakati Town Council to allocate freehold land tenure to the current residents of Uupindi, empowering them towards wealth generation and economic upliftment.

Thus, it is put forward that the intended township establishment will not have any negative socio-economic impacts but rather positively contributes to the development of Oshakati.

The establishment of Uupindi Extension 3 will also enable the Oshakati Town Council to generate additional revenue from the sales of the vacant properties and from the rates and taxes payable to Council.

7.6 CUMULATIVE IMPACTS

The cumulative impact of the proposed developments in regard to the degradation of the project area is very difficult to rate. If all proposed mitigation measures are however in place to minimise the overall impacts, then the cumulative impact can be expected to be rated as **Medium-Low (negative)** for the proposed developments.

7.7 ENVIRONMENTAL MANAGEMENT PLAN

An Environmental Management Plan (EMP) is contained in **Annexure F** of this report. The purpose of the EMP is to outline the type and range of mitigation measures that should be implemented during the construction and decommissioning phases of the project to ensure that negative impacts associated with the development are avoided or mitigated.

7.8 SUMMARY OF POTENTIAL IMPACTS

A summary of all the potential impacts from the proposed project assessed above is included in **Table 8**. The **Tables 9 – 11** provide a summary of the mitigation measures proposed for the impacts. While some difference in magnitude of the potential impacts would result from the proposed alternatives this difference was not considered to be significant for any of the potential impacts. As such, the table below applies to all proposed alternatives.

Table 8: Summary of the significance of the potential impacts

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
PLANNING AND DESIGN PHASE										
1. Traffic Impacts	Uupindi Extension 3	No mitigation	Local	Medium-Low	Short term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
CONSTRUCTION PHASE										
1. Biodiversity (Fauna and Flora)	Uupindi Extension 3	No mitigation	Local	Medium-Low	Short term	Low	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Low	Short term	Very Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
2. Surface & ground water	Uupindi Extension 3	No mitigation	Local	Medium	Short term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Low	Short term	Medium - low	Probable	Certain	Reversible	Medium - Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
3. Soil erosion	Uupindi Extension 3	No mitigation	Local	Medium	Short term	Medium – low	Probable	Certain	Reversible	Medium – low (-ve)
		Mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
4. Heritage	Uupindi Extension 3	No mitigation	Local	Very low	Short term	Very low	Probable	Certain	Irreversible	Very low(-ve)
		Mitigation	Local	Negligible	Short term	Negligible	Probable	Certain	Irreversible	Negligible (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
5. Health, safety and security	Uupindi Extension 3	No mitigation	Local	Medium-Low	Short term	Medium-Low	Probable	Certain	Reversible	Medium-Low (-ve)
		Mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
6. Traffic impacts	Uupindi Extension 3	No mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
		Mitigation	Local	Very low	Short term	Very low	Probable	Certain	Reversible	Very low
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
7. Noise impacts	Uupindi Extension 3	No mitigation	Local	Medium	Short term	Medium - low	Probable	Certain	Reversible	Medium - Low (-ve)
		Mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Very low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
8. Emissions impacts	Uupindi Extension 3	No mitigation	Local	Medium	Short term	Low	Probable	Certain	Reversible	Medium - Low (-ve)
		Mitigation	Local	Low	Short term	Very Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
9. Municipal services	Uupindi Extension 3	No mitigation	Local	Low	Short term	Low	Probable	Certain	Reversible	Low (-ve)
		Mitigation	Local	Very low	Short term	Very low	Probable	Certain	Reversible	Very low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
10. Waste	Uupindi Extension 3	No mitigation	Local	Low	Short term	Medium	Probable	Certain	Reversible	Low (-ve)
		Mitigation	Local	Very low	Short term	Low	Probable	Certain	Reversible	Very low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
11. Hazardous Substances	Uupindi Extension 3	No mitigation	Local	Low	Short term	Medium	Probable	Certain	Reversible	Low (-ve)
		Mitigation	Local	Very low	Short term	Low	Probable	Certain	Reversible	Very low (-ve)
	No go	No mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Short term	Neutral	Probable	Certain	Reversible	Neutral

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
OPERATIONAL PHASE										
1. Visual & sense of place	Uupindi Extension 3	No mitigation	Local	Medium	Medium term	Medium	Probable	Certain	Reversible	Medium (-ve)
		Mitigation	Local	Medium-Low	Medium term	Medium-Low	Probable	Certain	Reversible	Medium-Low (-ve)
	No go	No mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
2. Noise	Uupindi Extension 3	No mitigation	Local	Medium-Low	Medium term	Medium-Low	Probable	Certain	Reversible	Medium-Low (-ve)
		Mitigation	Local	Low	Medium term	Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
3. Emissions	Uupindi Extension 3	No mitigation	Local	Medium-Low	Medium term	Low	Probable	Certain	Reversible	Medium-Low (-ve)
		Mitigation	Local	Low	Medium term	Very Low	Probable	Certain	Reversible	Low (-ve)
	No go	No mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
		Mitigation	Local	Neutral	Medium term	Neutral	Probable	Certain	Reversible	Neutral
4. Social impact	Uupindi Extension 3	No mitigation	Local	Medium	Long term	Medium (+)	Probable	Probable	Reversible	Medium (+)

Description of potential impact	Project alternative	No mitigation / mitigation	Extent	Magnitude	Duration	Significance	Probability	Confidence	Reversibility	Cumulative impact
		Mitigation	Local	Medium	Long term	Medium (+)	Probable	Probable	Reversible	Medium (+)
	No go	No mitigation	Local	Neutral	Long term	Neutral	Probable	Probable	Reversible	Neutral
		Mitigation	Local	Neutral	Long term	Neutral	Probable	Probable	Reversible	Neutral

Table 9: Proposed mitigation measures for the planning and design phase

PLANNING AND DESIGN PHASE IMPACTS	
Impact	Mitigation Measures
Traffic	• Ensure that road junctions have good sightlines. • Provide formal road crossings at relevant areas. • Provide for speed reducing interventions such as speed bumps at relevant road sections.

Table 10: Proposed mitigation measures for the construction phase

CONSTRUCTION PHASE IMPACTS	
Impact	Mitigation Measures
Flora and Fauna	• Prevent the destruction of protected and endemic plant species. • Prevent contractors from collecting wood, veld food, etc. during the construction phase. • Do not clear cut the entire development site, but rather keep the few individual trees/shrubs not directly affecting the developments as part of the landscaping. • The plants that are to be kept should be clearly marked with “danger tape” to prevent accidental removal. • Regular inspection of the marking tool should be carried out. • The very important plants should be “camped off” to prevent the unintended removal or damage to these trees. • Recommend the planting of local indigenous species of flora as part of the landscaping as these species would require less maintenance than exotic species. • Transplant removed plants where possible, or plant new plants in lieu of those that have been removed.

CONSTRUCTION PHASE IMPACTS	
Impact	Mitigation Measures
	Prevent the introduction of potentially invasive alien ornamental plant species such as; <i>Lantana</i>, <i>Opuntia</i>, <i>Prosopis</i>, <i>Tecoma</i>, etc.; as part of the landscaping as these species could infest the area further over time.
Surface and Ground Water Impacts	- No dumping of waste products of any kind in or in close proximity to surface water bodies. - Heavy construction vehicles should be kept out of any surface water bodies and the movement of construction vehicles should be limited where possible to the existing roads and tracks. - Ensure that oil/ fuel spillages from construction vehicles and machinery are minimised and that where these occur, that they are appropriately dealt with. - Drip trays must be placed underneath construction vehicles when not in use to contain all oil that might be leaking from these vehicles. - Contaminated runoff from the construction sites should be prevented from entering the surface and ground water bodies. - All materials on the construction site should be properly stored. - Disposal of waste from the sites should be properly managed and taken to the designated landfill site. - Construction workers should be given ablution facilities at the construction sites that are located at least 30 m away from any surface water and regularly serviced. - Washing of personnel or any equipment should not be allowed on site. Should it be necessary to wash construction equipment these should be done at an area properly suited and prepared to receive and contain polluted waters.
Soil Erosion	- Appropriate erosion control structures must be put in place where soil may be prone to erosion. - Checks must be carried out at regular intervals to identify areas where erosion is occurring. - Appropriate remedial actions are to be undertaken wherever erosion is evident.
Heritage	

CONSTRUCTION PHASE IMPACTS	
Impact	Mitigation Measures
	• The project management should be made aware of the provisions of the National Heritage Act regarding the prompt reporting of archaeological finds. • In the event of such finds, construction must stop, and the project management or contractors should notify the National Heritage Council of Namibia immediately.
Health, Safety and Security	• Construction personnel should not overnight at the site, except the security personnel. • Ensure that all construction personnel are properly trained depending on the nature of their work. • Provide for a first aid kit and a properly trained person to apply first aid when necessary. • A wellness program should be initiated to raise awareness on health issues, especially the impact of sexually transmitted diseases as described above. • Provide free condoms in the workplace and to local community throughout the construction period and promote their usage. • Facilitate access to Antiretroviral (ARV) medication. • Encourage HIV counselling and testing. • Encourage Voluntary Medical Male Circumcision (VMMC). • Provide awareness on the prevention of mother to child HIV Transmission. • Restrict unauthorized access to the site and implement access control measures. • Clearly demarcate the construction site boundaries along with signage of “no unauthorized access”. • Clearly demarcate dangerous areas and no-go areas on site. • Staff and visitors to the site must be fully aware of all health and safety measures and emergency procedures. • The contractor must comply with all applicable occupational health and safety requirements. • The workforce should be provided with all necessary Personal Protective Equipment where appropriate.

CONSTRUCTION PHASE IMPACTS	
Impact	Mitigation Measures
Traffic	• Limit and control the number of access points to the site. • Ensure that road junctions have good sightlines. • Construction vehicles' need to be in a road worthy condition and maintained throughout the construction phase. • Transport the materials in the least number of trips as possible. • Adhere to the speed limit. • Implement traffic control measures where necessary.
Noise	• No amplified music should be allowed on site. • Inform immediate neighbors of construction activities to commence and provide for continuous communication between the neighbors and contractor. • Limit construction times to acceptable daylight hours. • Install technology such as silencers on construction machinery. • Do not allow the use of horns as a general communication tool but use it only where necessary as a safety measure.
Dust and Emission	• It is recommended that dust suppressants such as Dustex be applied to all the construction clearing activities to ensure at least 50% control efficiency on all the unpaved roads and reduce water usage. • Construction vehicles to only use designated roads. • During high wind conditions the contractor must make the decision to cease works until the wind has calmed down. • Cover any stockpiles with plastic to minimize windblown dust. • Provide workers with dust masks.

CONSTRUCTION PHASE IMPACTS	
Impact	Mitigation Measures
Waste	• It is recommended that waste from the temporary toilets be disposed of at an approved Wastewater Treatment Works. • A sufficient number of waste bins should be placed around the site for the soft refuse. • A sufficient number of skip containers for the heavy waste and rubble should be provided for around the site. • Solid waste will be collected and disposed of at an appropriate local land fill or an alternative approved site, in consultation with the local authority.
Hazardous Substances	• Storage of the hazardous substances in a bunded area, with a volume of 120 % of the largest single storage container or 25 % of the total storage containers whichever is greater. • Refuel vehicles in designated areas that have a protective surface covering and utilize drip trays for stationary plant.

Table 11: Proposed mitigation measures for the operational phase

OPERATIONAL PHASE IMPACTS	
Impact	Mitigation Measures
Visual and Sense of Place	• It is recommended that more 'green' technologies be implemented within the architectural designs and building materials of the development where possible in order to minimise the visual prominence of such a development within the more natural surrounding landscape. • Natural colours and building materials such as wood and stone should be incorporated as well as the use of indigenous vegetation in order to help beautify the development. • Visual pollutants can further be prevented through mitigations (i.e. keep existing trees, introduce tall indigenous trees; keep structures unpainted and minimising large advertising billboards).
Noise	• Do not allow commercial activities that generate excessive noise levels. • Continuous monitoring of noise levels should be conducted to make sure the noise levels does not exceed acceptable limits. • No activity having a potential noise impact should be allowed after 18:00 hours if possible.
Emissions	• Consider tarring of the internal road network. • Manage activities that generate emissions.
Social Impacts	No specific mitigation measures are required, only that the local community be consulted in terms of possible job creation opportunities and must be given first priority if unspecialised job vacancies are available.

8 CONCLUSION

The purpose of this Chapter is to briefly summarise and conclude the FESR and describe the way forward.

8.1 CONSTRUCTION PHASE IMPACTS

With reference to **Table 9**, none of the negative construction phase impacts were deemed to have a high significance 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)**.

8.2 OPERATIONAL PHASE

The most significant **Medium (positive)** impact is the social impact directly associated with the intended development of the township which aims to offer residential opportunities for the residents in Oshakati.

8.3 LEVEL OF CONFIDENCE IN ASSESSMENT

With reference to the information available at the project planning cycle, the confidence in the environmental assessment undertaken is regarded as being acceptable for the decision-making, specifically in terms of the environmental impacts and risks. The Environmental Assessment Practitioner believes that the information contained within this FESR is adequate to allow MEFT: DEA to be able to determine the environmental acceptability of the proposed project.

It is acknowledged that the project details will evolve during the detailed design and construction phases. However, these are unlikely to change the overall environmental acceptability of the proposed project and any significant deviation from what was assessed in this FESR should be subject to further assessment. If this was to occur, an amendment to the Environmental Authorisation may be required in which case the prescribed process would be followed.

8.4 MITIGATION MEASURES

With the implementation of the recommended mitigation measures in Chapter 7 as well as in the EMP, the significance of the construction and operational phase impacts is likely to be reduced to a **Low (negative)**. **It is further extremely important to include an Environmental Control Officer (ECO) on site during the construction phase of the proposed project to ensure that all the mitigation measures discussed in this report and the EMP are enforced.**

It is noted that where appropriate, these mitigation measures and any others identified by MEFT: DEA could be enforced as Conditions of Approval in the Environmental Authorisation, should MEFT: DEA issue a positive Environmental Authorisation.

8.5 OPINION WITH RESPECT TO THE ENVIRONMENTAL AUTHORISATION

Regulation 15(j) of the EMA, requires *that the EAP include an opinion as to whether the listed activity must be authorised and if the opinion is that it must be authorised, any condition that must be made in respect of that authorisation.*

It is recommended that this project be authorised because should the development not proceed the subject area will remain vacant and undeveloped. Potential job opportunities may be available to the local people of Oshakati during construction. The significance of the social impact was therefore deemed to be **Medium (positive)**.

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 an EMP should be included as a condition of approval.

8.6 WAY FORWARD

The FESR is herewith submitted to MEFT: DEA for consideration and decision making. If MEFT: DEA approves, or requests additional information / studies all registered I&APs and stakeholders will be kept informed of progress throughout the assessment process.

9 REFERENCES

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