ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED ACTIVITY IN GOBABIS

Township Establishment and Layout approval of Rose Valley and Rose Valley Extension 1, Omaheke Region

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

Activity 10.1 (a) Infrastructure
The construction of oil, water, gas and petrochemical and other bulk supply pipelines (The project involves the installation of bulk services)

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)

BACKGROUND INFORMATION DOCUMENT

1 PURPOSE OF THIS DOCUMENT

The purpose of this Background Information Document (BID) is to brief the Interested & Affected Parties (I&AP's) about the Environmental Impact Assessment (EIA) being undertaken for the proposed development activities in Gobabis.

The BID also provides an opportunity for I&APs to register for the EIA process and to submit any initial comments or issues regarding the proposed project.

2 BACKGROUND INFORMATION

The Shack Dwellers Federation of Namibia, hereinafter referred to as the proponent intends to undertake the following activities:

- **Subdivision of the Farm Gobabis Townlands No. 114 into Portion A, B and the Remainder;**
- **Layout approval and township establishment on Portion A of the Farm Gobabis Townlands No. 114 to become known as Rose Valley;**
- **Layout approval and township establishment on Portion B of the Farm Gobabis Townlands No. 114 to become known as Rose Valley Extension 1.**

In terms of the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012), the listed activities indicated above were triggered by the proposed project.

The proponent commissioned this EIA and appointed Stubenrauch Planning Consultants (SPC) to undertake the necessary activities to enable an application for Environmental Clearance with the Environmental Commissioner as prescribed by the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012).

In line with Regulation 21(2) of the mentioned EIA Regulations, this BID is distributed to potential I&APs as part of the public consultation process for this EIA.

This Environmental Assessment will therefore be undertaken to determine the potential environmental and socio-economic impacts associated with the proposed development activity.

3 DEVELOPMENT DESCRIPTION

3.1 Locality

Portion A and B of the Farm Gobabis Townlands No. 114, designated for the proposed township establishments of Rose Valley Proper and Extension 1, is situated to the east of Gobabis town. It lies south of the B6 Road (T0602) leading to Buitepos and is located less than 500m east of the already established township of Nossobville. Please refer to **Figure 1** and **Figure 2** below for the locality of the intended developments.

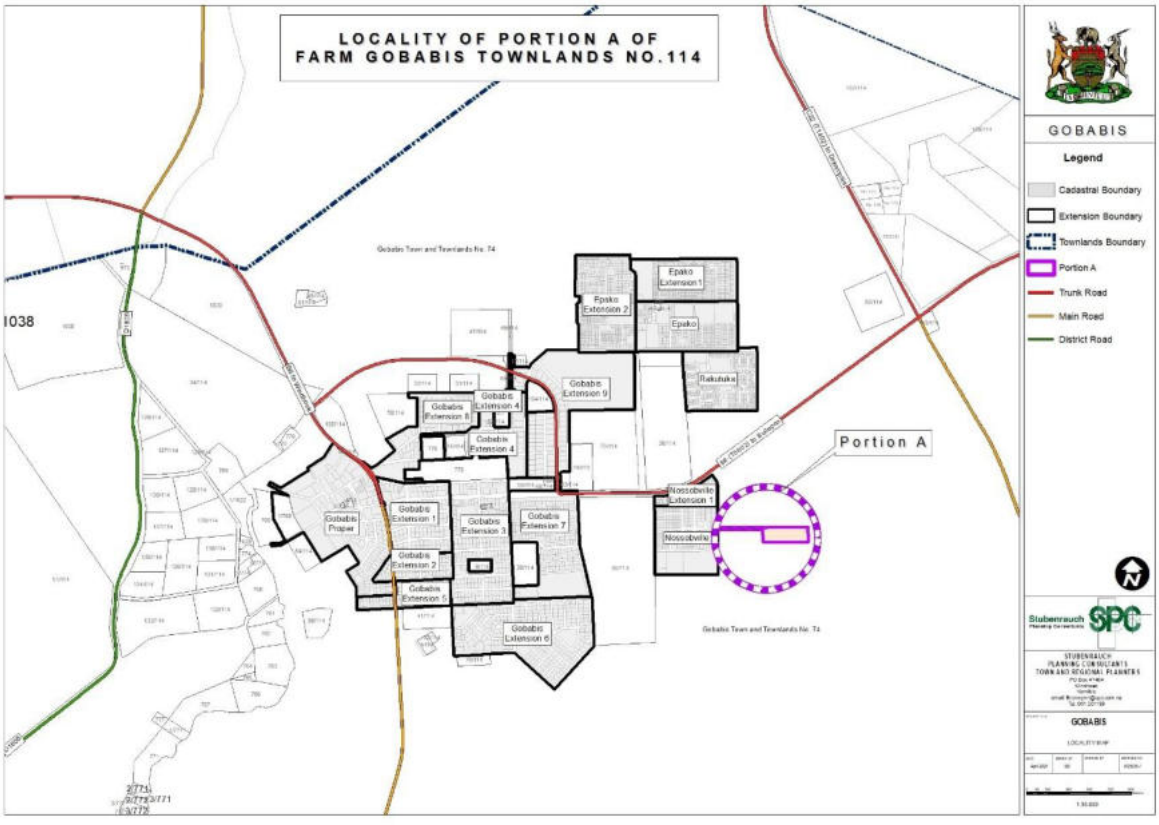

Figure 1: Locality map of Portion A of the Farm Gobabis Townlands No. 114

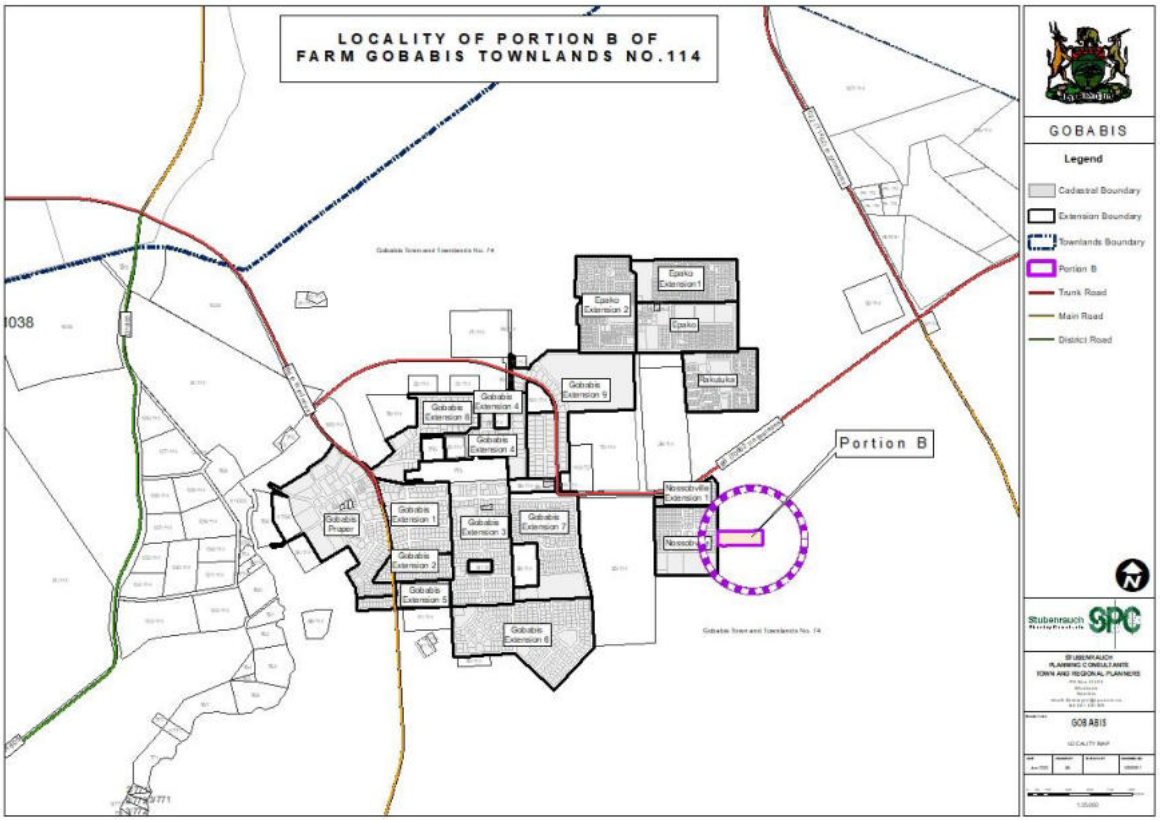

Figure 2: Locality map of Portion **B** of the Farm Gobabis Townlands No. 114

3.2 Proposed Development

The Shack Dwellers Federation of Namibia (Proponent), founded in 1998, is a community-driven network of housing savings schemes that enables low-income Namibians—especially those residing in informal settlements—to gain access to secure land, affordable housing, and essential services. Supported by the Namibia Housing Action Group (NHAG), the Federation has expanded significantly and now comprises nearly 1,000 savings groups operating across all 14 regions of Namibia.

The Municipal Council of Gobabis passed a resolution allocating 5 hectares of land to the SDFN and NHAG for the development of low-income housing.

The establishment of the townships will lead to the creation of individual erven, paving the way for the construction of low-income housing for members of the Shack Dwellers Federation of Namibia (SDFN). These beneficiaries are often excluded from the formal housing market due to their limited access to credit from private financial institutions.

By offering secure tenure and affordable land, the project integrates these individuals and families into the formal housing sector, advancing social inclusion and economic empowerment.

Access to homeownership instills a sense of dignity, stability, and responsibility, while also encouraging personal investment in community development. It facilitates the transfer of wealth across generations and motivates residents to maintain and upgrade their homes, thereby supporting the long-term sustainability of the township.

From the perspective of the municipality, the township establishments offers long-term financial and administrative advantages. Once the erven are formally registered, they become rateable properties, contributing to the local revenue stream. These funds can be reinvested into vital public services and infrastructure improvements, such as road maintenance, enhanced stormwater management, and the revitalisation of communal spaces like parks and community centres.

The overall design of the layout for Rose Valley and Extension 1 is guided by biophysical factors and environmental considerations. However, the primary determinants of the design as discussed and agreed upon with the client, are as follows:

(a) Make provision for optimum number of residential erven in the layout;

(b) Provide residential erven with sizes no less than 350m²;

(c) Make provision for a 15m wide access street; and

(d) Make provision for a 20m wide street to carry traffic out of the township.

3.2.1 The Subdivision of the Farm Gobabis Townlands No. 114 into Portion A, B and the remainder

In order to make land available for the proposed township establishments, subdividing the Farm Gobabis Townlands No. 114 as depicted in **Figure 3 & 4** below is necessary.

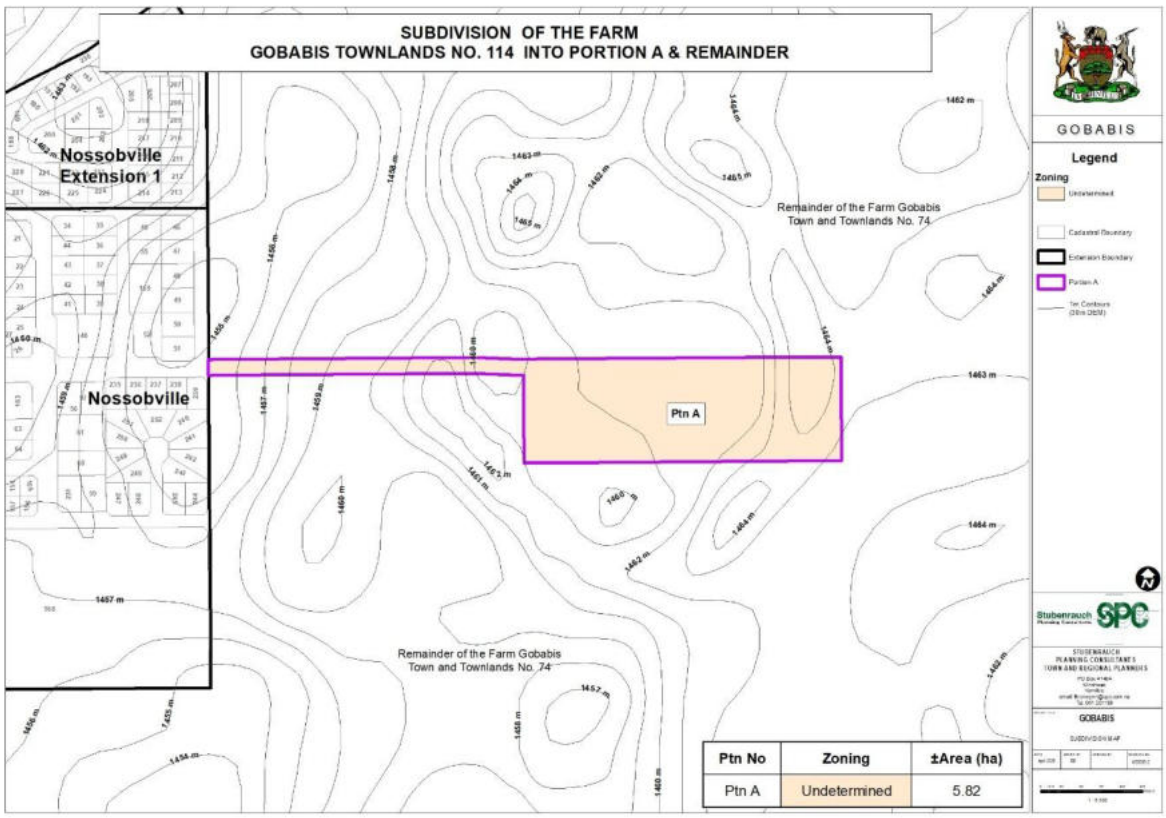

Figure 3: Subdivision of the Farm Gobabis Townlands No. 114 into Portions A & Remainder

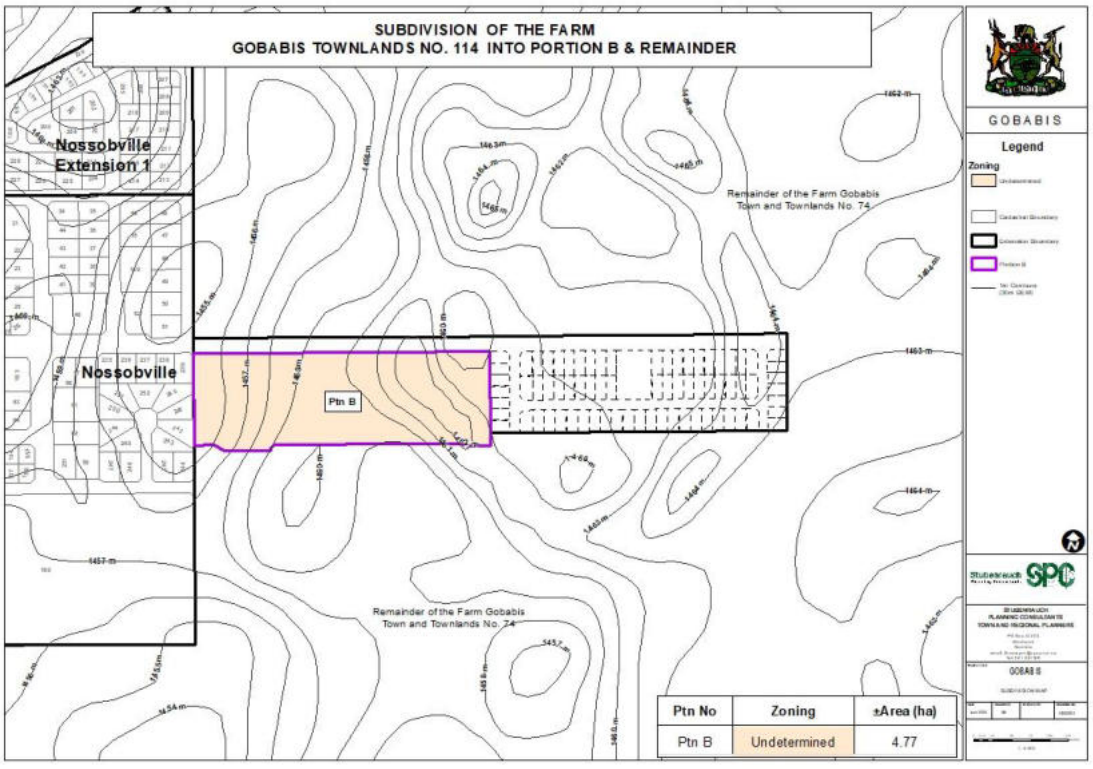

Figure 4: The Subdivision of the Farm Gobabis Townlands No. 114 into Portions B & Remainder

3.2.2 The layout plan for Rose Valley

The layout for Rose Valley responds to the planning brief provided to SPC by the SDFN which has the aim to mainly provide residential properties in support of the low-income sector.

3.2.2.1 Residential erven

Rose Valley is to comprise of 74 erven and the remainder (street). The proposed layout has a strong residential component thus comprising of single residential erven of a total of 73 erven.

3.2.2.2 Public open space

Within the proposed layout for the Rose Valley Township, a single Public Open Space (POS) erf which is identified as Erf 74 has been included. This erf is designed to function as a multifunctional public space, with the potential to serve as a playground, community garden, and pedestrian walkway. By offering a safe and pleasant route through the block, it enhances walkability within the township, encouraging residents to move around on foot rather than relying on vehicles. This not only promotes healthier lifestyles but also strengthens social interaction.

The inclusion of a walkway within the multifunctional public open space supports the principle of walkability, which refers to how easy and safe it is for people to walk within a neighbourhood.

3.2.2.3 Street

Four (4) streets are made provision for within the layout and the average street width of the Rose Valley township is approximately 17 m, with 15m wide internal access streets as well as a 20 wide street on the northern boundary of the layout.

While the 15m wide street is designed to primarily provide access to the internal neighbourhood and the individual erven, the 20m wide street serves as a collector of traffic from the township to the rest of the town.

The street layout is designed in such a manner that it accommodates connectivity to any other future development. These street widths are sufficient for the intended development. The street layout is designed to facilitate easy connection to future townships and to accommodate the natural topography, promoting efficient stormwater drainage.

Additionally, the street layout is designed in a manner that is cost efficient for installation engineering services.

The **Table 1** and **Figure 5** below indicate the layout and proposed sizes and zonings of the erven to be created within the proposed township.

Table 1: Summary Table

Zoning	No of Erven	± Total Area(ha)	% of Total Area
Residential	73	3.23 (1:300)	55.50
Public Open Space	1	0.30	1.83
Street	Remainder	2.29	39.35
TOTAL	**74 & Remainder**	**5.82**	**100.00**

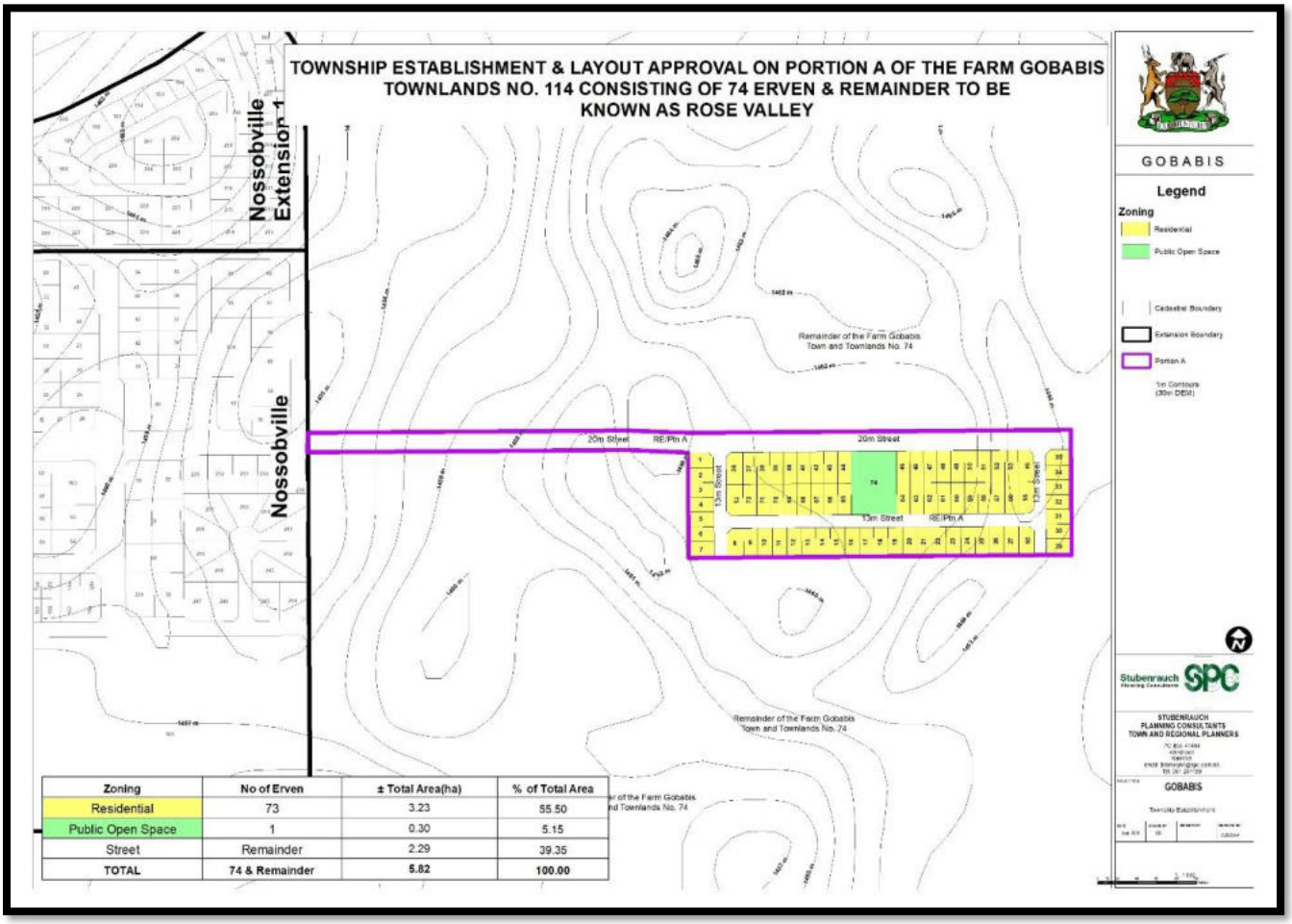

Figure 5: Township Establishment and Layout Approval on Portion A

3.2.3 The Layout Plan for Rose Valley Extension 1

The layout for Rose Valley Extension 1 responds to the planning brief provided by the Proponent which has the aim to mainly provide residential properties in support of the low-income sector.

3.2.3.1 Residential erven

Rose Valley Extension 1 is to comprise of 100 erven and the remainder (street). The proposed layout has a strong residential component thus comprising of single residential erven.

3.2.3.2 Public open space

Within the proposed layout for the Rose Valley Township, two Public Open Spaces (POS) are planned. These erven are designed to function as multifunctional public spaces, with the potential to serve as a playground, sports field, community garden, and pedestrian walkway. This not only promotes healthier lifestyles but also strengthens social interaction.

3.2.3.3 Street

The average street width of the Rose Valley township is approximately 13m wide internal access streets as well as a 20m wide street on the northern boundary of the layout.

The streets within the layout take up (25.06%) of the total land area. These street widths are sufficient for the intended development. The street layout is designed to facilitate easy connection to future townships and to accommodate the natural topography, promoting efficient stormwater drainage.

The **Table 2** and **Figure 6** below indicate the layout and zonings of the erven to be created within the proposed township.

Zoning	No of Erven	± Total Area(ha)	% of Total Area
Residential	98	3.30	69.20
Public Open Space	2	0.28	5.87
Street	1	0.16	3.39
Street	Remainder	1.03	21.67
TOTAL	**101 & Remainder**	**4.77**	**100.00**

Table 2: Summary table

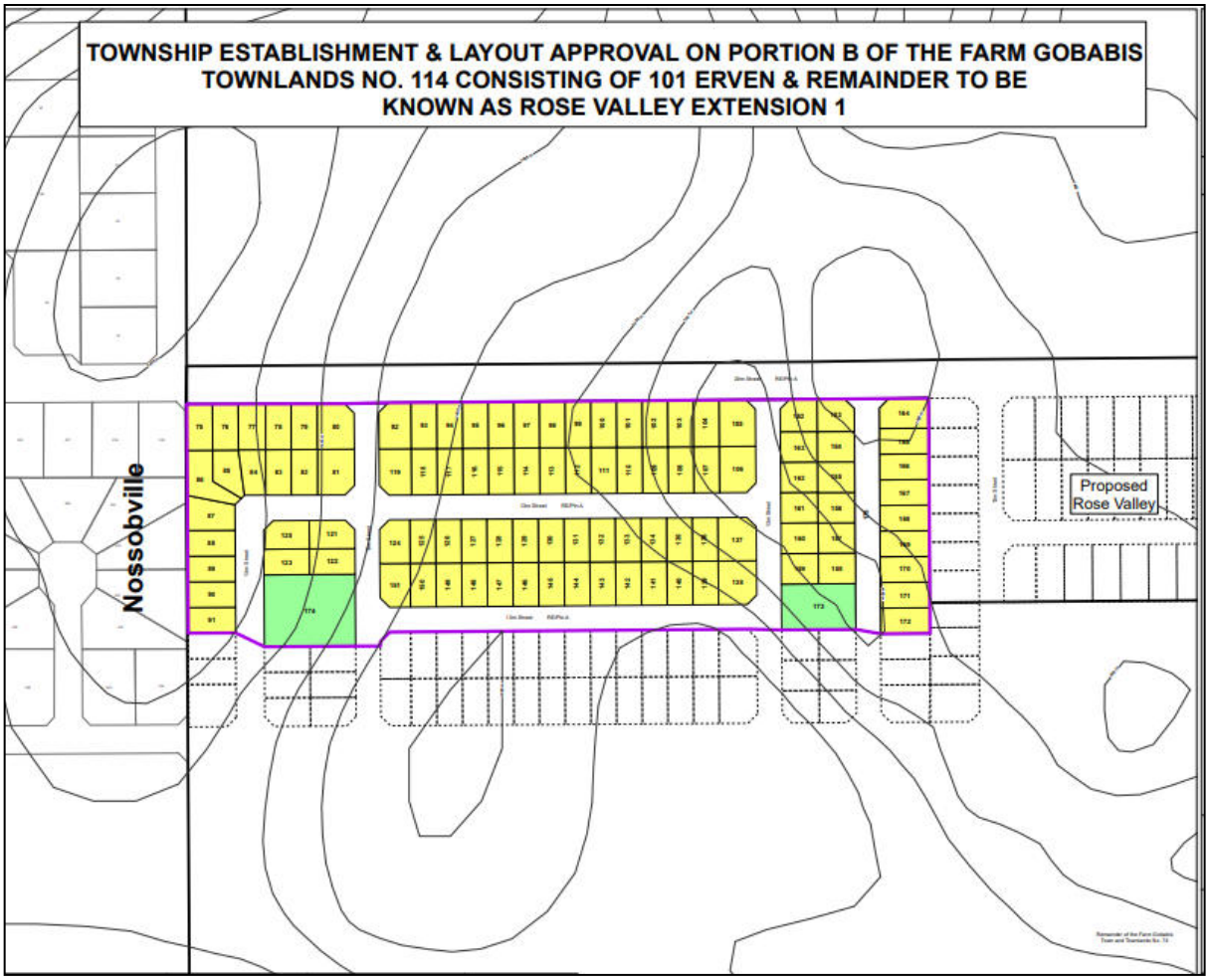

Figure 6: Layout of Rose Valley Extension 1

4. THE ENVIRONMENTAL BASELINE INFORMATION

The environmental and social setting of the proposed project area is briefly described in this section. The detailed description of these environmental features will be fully presented in the environmental scoping report.

4.1 Biophysical Environment

4.1.1 Climate

The climate of Gobabis is sub-tropical arid, tempered by altitude, with a hot, rainy season from November to March and a long dry season from April to October, within which there is a cool period from May to August. In the latter, at night the Precipitation: Precipitation amounts to 375 millimeters (14.8 inches) per year: it is therefore quite scarce. It ranges from 0 mm (0 in) in the driest month (July) to 90 mm (3.5 in) in the wettest one (February).

Here is the average precipitation temperature can drop a few degrees below freezing. During the day, it can get very hot from September to March. The city is located in the east of Namibia, at 1,450 meters (4,750 feet) above sea level.

4.1.2 Topography, Soils and Geology

There are no major natural water courses that run through the portion. Natural vegetation consists of desert plants and no major indigenous plants.

The topography within the miles of Gobabis town contain only modes variation in an elevation with a maximum elevating change of 341 feet and an average elevation above sea level f 4.756 feet with 10 miles also contains only modest variation in elevation (469) with 50 miles contains any modest variation in elevation (1,428. feet). The areas with 2 miles of Gobies is covered by grass of (99%) with 10 miles' grassland (99) and 50 % however the plot fall in a flat areas covered with grass land and few trees. The topography is suitable for the proposal afloat topography allowing grey water to easily run off into allocated drain as well as the construction process is easier on a flat area. (Stubenrauch Planning Consultants, 2013).

4.1.3 Hydrology and Hydrogeology

Gobabis, located in eastern Namibia, relies on a combination of surface and groundwater sources for its water supply. Surface water is primarily drawn from the Otjivero Dam system, which includes the Otjivero Hauptdamm, Tilda Viljoen, and Daan Viljoen dams, all fed by the ephemeral White Nossob River (NamWater, 2024). Due to the region's semi-arid climate, with an average annual rainfall of approximately 370 mm, these dams often experience critically low levels during drought periods (Mendelsohn et al., 2002). Consequently, groundwater has become increasingly important for municipal use. The town is underlain by shallow calcrete and alluvial aquifers, as well as deeper aquifers associated with graben structures that offer significantly higher yields (BGR, 2009). Recharge occurs seasonally during episodic flooding, but this also mobilizes salts and nitrates into shallow boreholes, leading to water quality problems, including livestock fatalities reported in previous decades (Heaton, 1984; Huyser, 1982). While certain deep boreholes yield up to 120 m^3/h, many produce only modest amounts (BGR, 2009). At present, approximately 18 to 22 boreholes operated by NamWater contribute to Gobabis's water supply (NamWater, 2024). Despite this dual reliance, the town faces persistent challenges related to seasonal reliability, water quality, and growing demand driven by urban expansion.

4.1.4 Fauna and Flora

The project area vegetation structure is classified as Shrubland Woodland Mosaic. Typically dominated by dwarf shrubs, yet characterized by high variety of plant species due to varied lithology. According to (Mannheimer & Curtis, 2018) the area is commonly dominated by Phaeoptilum spinosum (brittle thorn), Boscia foetida (Smelly sherpard's bush), Albizia anthelmintica (Worm-cure albizia), Acacia erioloba (Camel thorn), Acacia hereroensis (Moutain thorn), Acacia karroo (Sweet thorn), Acacia hebeclada (Cadlepod) and Acacia Reficiens (Umbrella thorn).

4.2 Social Environment

Gobabis is the regional capital of the Omaheke region and the district capital of the Gobabis electoral constituency. The city has a population density of 33 418. (NSA, 2023).

ENVIRONMENTAL ASSESSMENT PROCESS

- Establishing environmental risks of the intended project
- Establishing mitigation protocol
- Preparing the draft Environmental Assessment Report (EAR) and Environmental Management Plan (EMP)
- Public reviewing of Draft EAR and EMP
- Preparing the final EAR & EMP and submitting to MET
- Awaiting decision from Authorities
- Communicating decision to Interested & Affected Parties
- Availing opportunities to Appeal.

4.3 Engineering services and Access Provision

It should be noted that all services to be installed in Rose Valley and Extension 1 will be the responsibility of the developer and will be implemented to the satisfaction of the Local Authority standards.

The proposed Rose Valley townships will be connected to the municipal reticulation system of water and sewer provided by the Municipal Council of Gobabis, which is to be extended to the proposed townships.

Stormwater is to be drained as per the natural drainage system on the site and additional storm water drainage and management measures will be employed in accordance with the Municipal Council of Gobabis Drainage System.

5. POTENTIAL IMPACTS

The following potential impacts have been identified so far should the subject portion become developed:

- **Environmental Degradation**: may result due to the clearance of vegetation for construction of the proposed development.

- **Waste:** During construction, waste may be generated on site which would have to be disposed of at an approved landfill site.

- **Ground and surface water impacts:** May be experienced due to the use of machinery and chemicals during construction.

- **Employment Creation:** During construction temporary jobs may be created for the construction of the associated services.

- **Flooding:** Provision needs to be made within the layouts in terms of managing and mitigating stormwater during flood events.

- **Traffic Impacts**: during construction the movement of construction material to and from site may cause additional traffic.

Potential Positive Impacts

- **Socio-economic impacts:** the proposed township establishment will make residential erven available to the residents of the ever-growing town of Gobabis.

More potential impacts of the proposed activity will be identified upon consultations with the public and further research on the area.

6. PUBLIC CONSULTATION

The Environmental Impact Assessment process involves interaction with people who are interested in, or who could be affected by the proposed development and/or operational activities of the proposed Gobabis development. As part of this process a public meeting will be held as follows:

Date: 12 August 2025

Time: 12H00

Venue: Nossobville Community Hall

7. ALL STAKEHOLDER/INTERESTED & AFFECTED PARTIES (I&AP)

Public participation process gives you the opportunity to:

- Obtain information about the proposed project
- Raise any environmental issues relating to the project

How can you be involved?

- By responding to the invitation advertised in the newspapers
- By registering as an I&AP, for your name to be added to our register list
- Submitting your comments or requests in writing.

We are inviting the public to participate by contributing issues and suggestions regarding the proposed projects on or before **03 September 2025.** For further information, or concerns, I&APs can complete the register below:

8. REGISTRATION AND COMMENTS

Participant Name:	**Organization/Affiliations:**
Position:	**Telephone:**
Fax:	**E-Mail:**

Postal Address:
Comments/Suggestions and Questions:

Please fill in particulars and return completed document to be registered as an Interested & Affected Parties (I&AP) to:

Stubenrauch Planning Consultants (SPC) **Tel: 061 25 11 89** **Fax: 061 25 11 89** E-Mail: **bronwynn@spc.com.na**