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Environmental Assessment Scoping Report for APP- 006798

*Subdivision of Erf 1697, Oshakati North
Extension 8 into Erf A, and the Remainder,
Permanent Closure of Erf A as a Public Open
Space, Rezoning of Erf A from Public Open
Space to "Single Residential"*



Prepared by: Thavira Enterprises


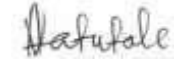
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PROJECT DETAILS

Title	<ul style="list-style-type: none"> • Subdivision of Erf 1697, Oshakati North Extension 8 into Erf A, and the Remainder, • Permanent Closure of Erf A as a Public Open Space, • Rezoning of Erf A from Public Open Space to “Single Residential” 		
Report Status	Final Report		
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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 Erf 1697, Oshakati North Extension 8 into Erf A, and the Remainder**
- **Permanent Closure of Erf A as a Public Open Space**
- **Rezoning of Erf A from Public Open Space to “Single Residential”**

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

Based on the above backdrop, the proponent appointed Thavira Enterprises to undertake an independent Environmental Assessment (EA) so as to obtain an Environmental Clearance Certificate (ECC) for the above activity. The competent authority identified is the Ministry of Environment and Tourism: Department of Environmental Affairs and Forestry.

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

Project Description

The proponent proposes the subdivision, permanent closure, and rezoning of Erf 1697, Oshakati North Extension 8, currently zoned as “Public Open Space” and measuring approximately 5,186 m². The erf presently accommodates a homestead, whose owner has applied to purchase the portion of land occupied by the dwelling from the proponent. To facilitate this, Erf 1697 will be subdivided into two portions: Erf “A,” measuring 3,286 m², and the Remainder, measuring 1,899.9 m². Erf “A” will be permanently closed as a Public Open Space and rezoned to “Single Residential” with a density of 1:300, in accordance with the Oshakati Zoning Scheme. This rezoning aims to formalise the existing residential use, ensuring that the land’s zoning aligns with its current and intended purpose. The remainder of Erf 1697 will retain its “Public Open Space” zoning and continue serving its community function. In terms of the Environmental Management Act (Act No. 7 of 2007), the rezoning of land from open space to another use triggers the requirement for an Environmental Impact Assessment (EIA), including stakeholder consultation and assessment of environmental, social, and cultural implications. Accordingly, an EIA process was undertaken so as to obtain the necessary Environmental Clearance Certificate (ECC) prior to the implementation of the proposed activities.

Public Participation

Communication with Interested and Affected parties (I&APs) concerning the development proposal was established through the following avenues:

- A Background Information Document (BID) containing the descriptive information about the proposed activities was compiled and sent out to all identified and registered I&APs via email on 02 October 2025;
- Notices were placed in the Windhoek Observer and Confidante newspapers dated 3 and 10th October 2025, briefly explaining the activity and its locality, equally inviting members of the public to register as I&APs (Appendix A); and
- A notice was fixed at the project site as well as the notice board of Oshakati Town Council (see Appendix B).
- Written notice to surrounding property owners via hand delivery between 01 - 07 October 2025

Public consultation was carried out as per the Environmental Management Act's EIA Regulations. After the initial notification, the I&APs were given two weeks to submit their comments on the project (until 05 November 2025). The comment period will remain open until the final scoping report is submitted to MEFT.

The draft Scoping Report was circulated from 24 November 2025 to 08 December 2025 so that the public could review and provide their comments. It should be noted that no comments have been received from the public on the draft report during the public participation process.

Conclusions and Recommendations

Based on the anticipated impact assessment findings, no high-significance negative impacts are expected to result from the proposed subdivision, permanent closure, and rezoning of Erf 1697, Oshakati North Extension 8, from "Public Open Space" to "Single Residential." All potential environmental and social impacts are expected to be of Low significance prior to mitigation.

With the implementation of the recommended mitigation and enhancement measures outlined in this report and detailed further in the Environmental Management Plan (EMP), the significance of potential impacts will be further reduced to Low (negative).

It is therefore recommended that the proposed subdivision, permanent closure, and rezoning be authorised, subject to the strict implementation of the mitigation measures presented in this Scoping Report and the EMP. Should the project be approved, compliance with the EMP should form part of the conditions attached to the Environmental Clearance Certificate (ECC).

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Notification Letters and Emails sent of DESR

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Annexure E: Environmental Management Plan

List of Acronyms

BID –Background Information Document

DESR – Draft Environmental Scoping Report

EA – Environmental Assessment

EAP – Environmental Assessment Practitioner

ECC – Environmental Clearance Certificate

EIA – Environmental Impact Assessment

EMP – Environmental Management Plan

EMA – Environmental Management Act (Act No. 7 of 2007)

GN – Government Notice

I&AP(s) – Interested and Affected Party/Parties

MET – Ministry of Environment and Tourism

NHC – National Heritage Council

NSA – Namibia Statistics Agency

POS – Public Open Space

PPP – Public Participation Process

URPA – Urban and Regional Planning Act (Act No. 5 of 2018)

1. INTRODUCTION

1.1 PROJECT BACKGROUND

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

- Subdivision of Erf 1697, Oshakati North Extension 8, into Erf “A” and the Remainder;
- Permanent closure of Erf “A” as a Public Open Space; and
- Rezoning of Erf “A” from “Public Open Space” to “Single Residential” with a density of 1:300.

The proposed activities constitute listed activities as defined under the Environmental Management Act, 2007 (Act No. 7 of 2007) and its Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012).

In accordance with the provisions of these regulations, the proposed project will trigger the listed activities outlined in **Table 1** below, thereby requiring an Environmental Impact Assessment (EIA) process and the subsequent application for an Environmental Clearance Certificate (ECC) prior to implementation.

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
5.1 (d) The rezoning of land from use for nature conservation or zoned open space to any other land use.	<ul style="list-style-type: none">• Subdivision of Erf 1697, Oshakati North Extension 8, into Erf “A” and the Remainder;• Permanent closure of Erf “A” as a Public Open Space; and• Rezoning of Erf “A” from “Public Open Space” to “Single Residential” with a density of 1:300.	The proposed project included the permanent closure of Erf A as a Public Open Space

Table 1: List of triggered activities identified in the EIA Regulations

The aforementioned activities will be discussed in detail in Chapter 4 of this report. The Oshakati Town Council, as the proponent, has appointed Thavira Enterprises to undertake an Environmental Impact Assessment (EIA) and prepare an Environmental Management Plan (EMP) to support the application for an Environmental Clearance Certificate (ECC) for the proposed subdivision, permanent closure, and rezoning of Erf 1697, Oshakati North Extension 8, from “Public Open Space” to “Single Residential” with a density of 1:300.

The intention of the proponent is to formalise the existing residential use of the erf and ensure that the land use aligns with the Oshakati Town Planning Scheme, relevant municipal bylaws, and urban development regulations.

The EIA process was conducted in accordance with the provisions of the Environmental Management Act (Act No. 7 of 2007) and the Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012). The assessment aims to identify and evaluate potential biophysical, social, and economic impacts that may arise from the proposed activities. Furthermore, the EIA process provided an opportunity for public participation, allowing interested and affected parties (I&APs) and key stakeholders to submit their comments and contribute to informed decision-making.

1.2 PROJECT LOCATION

Erf 1697 is situated in the Oshakati Municipality area under the registration Division “A”, Oshana region. It is situated particularly in the suburb of Oshakati North Extension 8, which is locally known as Ehenye as shown in **Figure 1** below, and measures 5186sqm in extent.



Figure 1: Locality of Erf 1697, Oshakati Extension 7

1.3 LAND USE

Erf 1697 is currently zoned “Public Open Space”. However, a significant portion of the erf is currently occupied by an existing homestead. This occupation has resulted in a discrepancy between the designated zoning and the actual land use.

1.4 OWNERSHIP

Ownership of Erf 1697 currently vests with the Oshakati Town Council.

1.6 ASSUMPTION 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.

1.7 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.

SECTION	DESCRIPTION	SECTION OF DESR/ 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	Refer to Chapter 5

	affected parties of the proposed application	
	(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 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;	Refer to Chapter 4
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
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Table 2: Contents of the Scoping / Environmental Assessment Report

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.

LEGISLATION/ POLICY	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 activities are triggered by the proposed development: Activity 5.1 (d) Land Use and Development
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 EIAs and compiling EMPs (2008)	Part 1, Stage 8 of the guidelines states that if a proposal is likely to affect people, certain guidelines should be considered by the proponent in the scoping process.	The EA process should incorporate the aspects outlined in the guidelines.
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	Care should be taken that the development does not lead to the degradation of the natural beauty of the area.

	must be regarded as valuable natural assets.	
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.
Urban and Regional Planning Act No 5 of 2018	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 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	The proposed development must adhere to the provisions regarding the subdivision and rezoning of land.

	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	<ul style="list-style-type: none"> •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 •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. 	Adhere to all applicable provisions of the Roads Ordinance.
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	Contractors and users of the proposed development are to comply with these legal requirements.

	planning and reporting. It repeals the Public Health Act 36 of 1919 (SA GG 979).	
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 ENVIRONMENT is broadly interpreted to include biophysical, social, economic, cultural, historical and political components.	This EIA considers this term of Environment.
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	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 Department of Forestry.

	the Forest Act, 1968 (Act No. 72 of 1968); and to deal with incidental matters.	
Atmospheric Pollution Prevention Ordinance No 45 of 1965	Part II - control of noxious or offensive gases, Part III - atmospheric pollution by smoke, Part IV - dust control, and Part V - air pollution by fumes emitted by vehicles.	The development should consider the provisions outlined in the act. The proponent should apply for an Air Emissions permit from the Ministry of Health and Social Services (if needed).
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.

Table 3: Legislation applicable to the proposed development

This EIA process was 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

3.1 SOCIAL ENVIRONMENT

3.1.1 Socio- Economic Context

Oshakati, situated approximately 720 kilometres north of Windhoek, the capital city of Namibia, and covering an area of about 57 km², was proclaimed a town in 1966 and later attained municipal status in 1992. Today, Oshakati serves as the administrative and commercial capital of the Oshana Region, functioning as a key service, trade, and transport hub for northern Namibia.

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.

OSHANA REGION	
ATTRIBUTE	INDICATOR
Population	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 EAST CONSTITUENCY	
ATTRIBUTE	INDICATOR
Population	39 915
Females	21 414
Males	18 501

Table 4: Table 4: Statistics of the Oshakati Constituency (Namibia Statistics Agency, 2023)

3.1.2 Archaeological and Heritage Context

The subject site is not known to be of any historical significance. No significant archaeological and heritage sites are known to be located within the proposed development area.

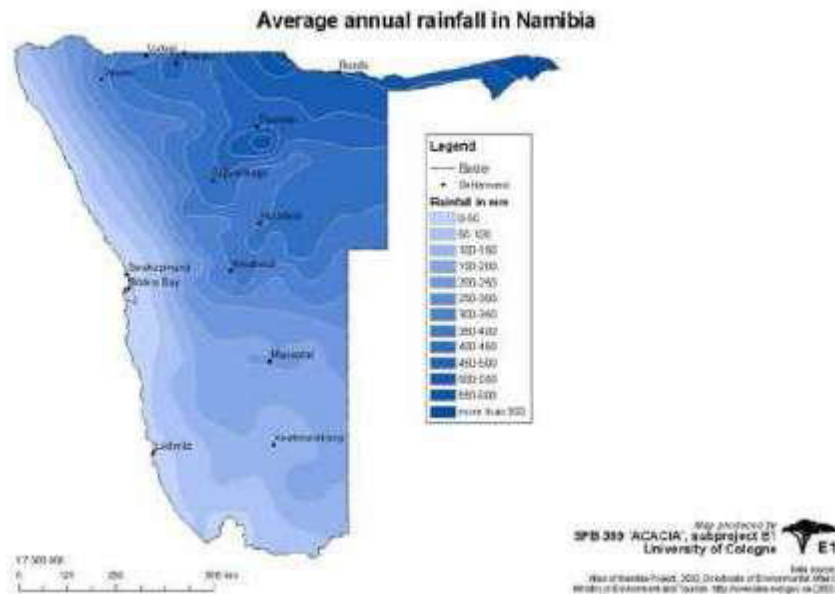
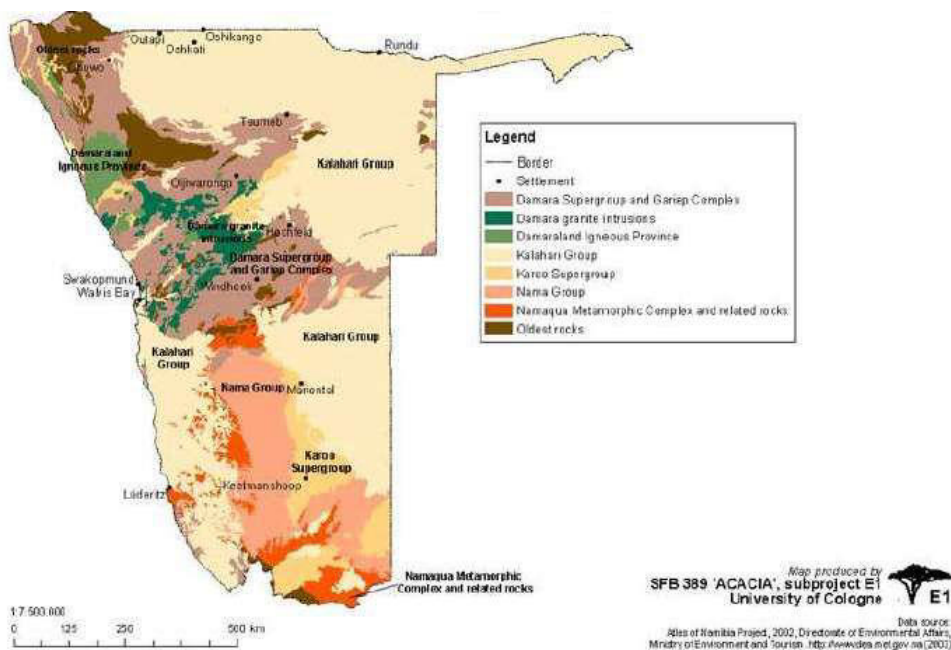


Figure 5: Average annual Rainfall (Acacia Project E1, n.d.)

3.2.2 Topography, Geology and Soils

The Oshana Region forms part of the Kalahari Group Geological division depicted in pale yellow in Figure 6 below. The dominant soils within the area are predominantly deep Kalahari and Namib sand that mostly occur in the formation of sands and other sedimentary materials, while the clay sodic sands dominate in the Oshanas (Mendelsohn et al., 2002).

The slope of the subject area is generally flat, and the soil conditions and topography are suitable for the proposed development.



3.2.3 Hydrology and Hydrogeology

In terms of groundwater, the area falls within the Cuvelai-Etoshia groundwater basin as depicted in Figure 7 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).

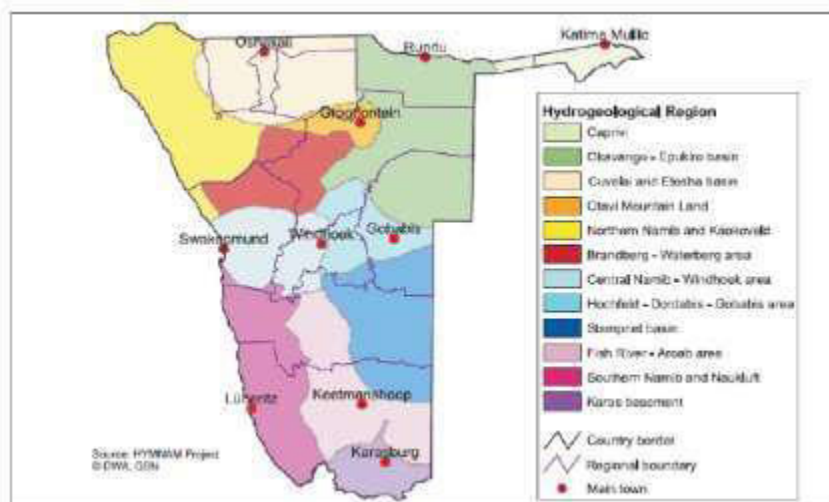


Figure 7: Groundwater basins and hydrogeological regions in Namibia (Ministry of Agriculture Water and Rural Development, 2011)

The Cuvelai Basin is characterised by a vast network of drainage channels, locally known as oshanas, which become active during the rainy season. These 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).

As one of Namibia’s most densely populated areas, the Cuvelai Basin is home to numerous rural communities whose livelihoods are primarily dependent on agriculture (Ministry of Agriculture Water and Rural Development, 2011). Water supply to the villages and towns within the basin is derived from the Calueque Dam, situated north of the Angolan border, and distributed through 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).

Since surface water is only available during the rainy season, communities depend on alternative sources during the dry months. Groundwater is therefore extracted through dug wells and boreholes to meet domestic and agricultural needs.

Flooding is a common occurrence across many settlements in the Cuvelai Basin during the rainy season, and Oshakati is no exception. However, the developed sections of the town are generally less affected, as they are situated on higher ground compared to the surrounding Oshana areas (Stubenrauch Planning Consultants, 2016). The same cannot be said for the extended townlands, which face more significant flooding challenges (Lithon Project Consultants, 2016).

Low-lying areas within Oshakati, combined with increasing surface run-off during heavy rainfall, present ongoing challenges for stormwater management. It is therefore crucial that comprehensive stormwater management systems be implemented within the town. Flooding in Oshakati primarily results from local run-off that fails to drain effectively into the nearby iishana (Lithon Project Consultants, 2016).

3.3 TERRESTRIAL ECOLOGY

3.3.1 Flora and Fauna

The Oshana Region lies within the broader Tree-and-Shrub Savanna Biome, specifically classified under the Acacia Tree-and-Shrub Savanna sub-biome. This sub-biome is distinguished by vast open grasslands interspersed with Acacia trees, which define much of the region’s natural landscape (Mendelsohn et al., 2002). Vegetation patterns vary across the region, with taller trees found in the east where deeper sandy soils prevail, gradually transitioning into shorter, shrub-like growth forms in the west where soils are shallower.

The region also forms part of the Cuvelai Drainage vegetation type, where Mopane trees (*Colophospermum mopane*) are particularly abundant. In north-central Namibia, Mopane dominates much of the Cuvelai Drainage, where grassy oshana channels carry floodwaters during the rainy season from the elevated areas of northern Angola (Mendelsohn & el Obeid, 2005). Other indigenous tree species common in the area include the Makalani Palm (*Hyphaene petersiana*) and the Mopane Tree (*Colophospermum mopane*). Should the removal of protected tree species be necessary, a permit must first be obtained from the local Department of Forestry in accordance with the Forestry Act, 2001 (Act No.

Most wildlife in the broader area is concentrated within Etosha National Park. Consequently, the fauna commonly found around the project area are largely domesticated species such as cattle, goats, and donkeys.



The proposed development on Erf 1697, Oshakati North Extension 8 is expected to have little to no impact on these factors. The development is merely intended to formalize and legalize the existing land use activity, with no anticipated expansion in the foreseeable future. As such, there will be no additional strain on water resources or changes to groundwater recharge and extraction patterns. Sustainable water management practices will continue to be essential for the town's long-term water security.

4. PROJECT DESCRIPTION

4.1 PROJECT COMPONENTS

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

- **Subdivision of Erf 1697, Oshakati North Extension 8 into Erf A, and the Remainder**
- **Permanent Closure of Erf A as a Public Open Space**
- **Rezoning of Erf A from Public Open Space to “Single Residential”**

What follows below is a brief description of the components thereof, as it pertains to design, layout and footprint.

4.2 ALTERNATIVES

As mentioned in section 1, different layout alternatives were considered by the proponent, which have resulted in the final layout as proposed in this document.

The no-go alternative represents the baseline scenario against which the proposed development is assessed. Under this alternative, of Erf 1697, Oshakati would retain its current zoning, and the site would not be subdivided and rezoned. Consequently, the existing activities on the site would remain informal, and the full regulatory and economic benefits associated with formalization would not be realized. Additionally, the community would not experience any direct advantages from the structured integration, and land use inefficiencies would persist. As a result, the no-go alternative is not considered the preferred option.

4.3 THE PROPOSED DEVELOPMENT

It is the intention of the Oshakati Town Council (the proponent) to undertake the subdivision, permanent closure, and rezoning of Erf 1697, Oshakati North Extension 8, in accordance with the Oshakati Town Planning Scheme, the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), the Environmental Management Act, 2007 (Act No. 7 of 2007), and the Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012). The application is being made for the above mentioned in order to align the zoning and land use to the regulations and bylaws of the Oshakati Town Council.

The proposed development involves the subdivision of Erf 1697, measuring approximately 5,186 m², into Erf “A” (±3,286 m²) and the Remainder (±1,899.9 m²). Erf “A” will be permanently closed as a Public Open Space and rezoned from “Public Open Space” to “Single Residential” with a density of 1:300, while the remainder will retain its existing Public Open Space zoning.

Currently, Erf 1697 accommodates an existing homestead, which has been developed on land formally zoned for public open space use. The proposed rezoning and closure aim to formalise and regularise this existing residential occupation by aligning the land’s actual use with the appropriate zoning designation under the Oshakati Town Planning Scheme. This adjustment will enable the lawful ownership and occupation of the erf by the resident, in accordance with municipal planning and land management procedures.

The proposal will also ensure efficient and sustainable land use within Oshakati by retaining part of the erf for community open space while facilitating the proper utilisation of the developed portion for residential purposes. Through this process, the Oshakati Town Council will promote orderly urban development, enhance property value and municipal revenue generation, and ensure compliance with planning and environmental legislation.

The following activities will therefore be undertaken:

- **Subdivision of Erf 1697, Oshakati North Extension 8, into Erf “A” and the Remainder;**
- **Permanent closure of Erf “A” as a Public Open Space; and**
- **Rezoning of Erf “A” from “Public Open Space” to “Single Residential” with a density of 1:300.**

4.3.1 Subdivision

Erf 1697, measuring approximately 5,186 m², is proposed to be subdivided into two portions: Erf “A” and the Remainder. Erf “A” will measure 3286.0 m², while the Remainder will retain a size of 1899.9 m². The subdivision is intended to formalise the existing homestead and facilitate its purchase by the owner.

The land utilisation table (Table 5) below depicts the proposed subdivision:

Erf No.	Size (m ²)	Current Zoning	Proposed Zoning
Erf A	3286	Public Open Space	Single Residential
RE/1697	1900	Public Open Space	Public Open Space
Total	5186		

Table 5: Proposed Subdivision

4.3.2 Proposed Permanent Closure and Rezoning

The proposed subdivision of Erf 1697 will result in Erf A, being permanently closed as a “Public Open Space” being rezoned from Public Open Space to Single Residential with a density of 1:300. This rezoning will align the use of the property to the stipulations of the Oshakati Zoning Scheme. The change in zoning reflects the actual land use and ensures that the erf is legally aligned with its intended purpose as a residential property. The remainder of Erf 1697, will retain its Public Open Space zoning. This portion will continue to provide public open space functions.

4.3.3 Environmental Impact Assessment

As per the Environmental Management Act, rezoning from ‘use for nature conservation or zoned open space to any other land use’ requires a detailed assessment of the environmental, social, and cultural consequences, alongside strong public consultation and stakeholder engagement. If handled carefully, mitigation measures can be implemented to minimise negative effects.

The subdivision, permanent closure of a public open space, rezoning to single residential can thus not be undertaken without an environmental clearance certificate. Therefore, an Environmental Impact Assessment (EIA) process is required to obtain the necessary authorisation for the activities to be carried out.



Figure 9: Current Zoning Plan of Erf 1697 (POS)

4.3.4 Engineering Services and Access Provision

Erf 1679, Oshakati North Proper is fully connected to the bulk water and sewer reticulation system as provided by the Oshakati Town Council. Should any service upgrading be required, it will be done in accordance with the Engineering Standard of the Oshakati Town Council.

4.3.4.1 Electricity

Erf 1679, Oshakati North Proper is connected to the Oshakati Premier Electric grid which provides electricity to the neighbourhood of Oshakati North Proper and to the entire development of Oshakati. Should any service upgrading or additional connections be required, it will be done in accordance with the standards of the Oshakati Premier Electric.

4.3.4.2 Storm Water

Stormwater drainage on Erf 1679, Oshakati North Proper follows the natural drainage patterns on the erf and is further accommodate on the drainage patterns within Oshakati North Proper in terms of the Stormwater Drainage System of the Oshakati Town Council.

4.3.4.3 Access Provision

Access to Erf 1679, Oshakati North Proper is obtained from the internal street network of Oshakati North Proper. Hence, no access approval is required from the Road Authority for this application.

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 10 November 2025 to 28 November 2025.

ACTIVITY	REMARKS
Placement of site notice in Oshakati	Attached as supporting Document
Placing advertisements in two newspapers namely the Confidente and the New Era (3 rd October and 10 th October 2025)	Attached as supporting Document
Written notice to surrounding property owners via hand delivery between 01 and 07 October 2025 and Interested and Affected Parties via Email on 02 October 2025.	Attached as supporting Document

Table 6: Table of Public Participation Activities

5.2 Environmental Assessment Phase 2

The second phase of the Public Participation Process (PPP) involved lodging the Draft Environmental Scoping Report (DESR) for review by all registered and potential Interested and Affected Parties (I&APs). Registered and potential I&APs were informed of the availability of the DESR for public comment via email and/or formal letters. An Executive Summary of the DESR was included in the correspondence to facilitate understanding of the proposed project. I&APs were invited to submit comments, issues, or concerns regarding the proposed activities within the specified commenting period. Following the circulation of the DESR, no comments were received up to and including the closing date of the PPP, which was on the 8th of December 2025.

6. ASSESSMENT METHODOLOGY

This chapter explains the approach used to assess the potential impacts of the proposed development, both during and after implementation—on the biophysical and socio-economic environment. Where relevant, it also considers possible alternatives.

The scoping process has identified potential project impacts during its planning and operation phase and examined each of these issues. In assessing the impact of the proposed development, four rating scales were considered. Each issue identified was evaluated in terms of the most important parameter applicable to environmental management. These include the extent, intensity, probability, and significance of the possible impact on the environment. The rating scales used are as follows.

Criteria	Description			
Extent	National (4) The whole country	Regional (3) Oshana region and neighbouring regions	Local (2) Within a radius of 2km of the proposed site	Site (1) Within the proposed site
Duration	Permanent (4) Mitigation either by man or natural process will not occur in such a way or in such a time span that the impact can be considered transient	Long-term (3) The impact will continue/last for the entire operational life of the development but will be mitigated by direct human action or by natural processes thereafter.	Medium-term (2) The impact will last for the period of the construction phase, where after it will be entirely negated	Short-term (1) The impact will either disappear with mitigation or will be mitigated through natural process in a span shorter than the construction phase
Intensity	Very High (4) Natural, cultural, and social functions and processes are altered to extent	High (3) Natural, cultural, and social functions and processes are altered to extent that they temporarily cease	Moderate (2) Affected environment is altered, but natural, cultural, and social functions and	Low (1) Impact affects the environment in such a way that natural, cultural, and social functions and

	that they permanently cease		processes continue albeit in a modified way	processes are not affected
Probability	Definite (4) Impact will certainly occur	Highly Probable (3) Most likely that the impact will occur	Possible (2) The impact may occur	Improbable (1) Likelihood of the impact materialising is very low
Significance	Is determined through a synthesis of impact characteristics. Significance is also an indication of the importance of the impact in terms of both physical extent and time scale, and therefore indicates the level of mitigation required. The total number of points scored for each impact indicates the level of significance of the impact.			

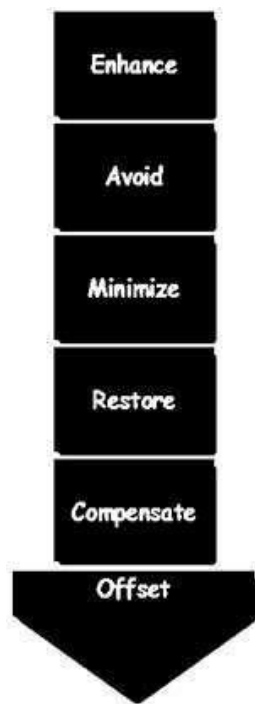
Table 7: Impact Assessment Criteria

*NOTE: For each identified impact, the **extent** (spatial scale), **intensity** (severity or degree), **duration** (how long the impact may last), and **probability** (likelihood of the impact occurring) are considered. These factors are assessed to determine the overall **significance** of the impact, first without any mitigation in place, and then again assuming the best possible mitigation measures are implemented. The final decision on which alternatives and mitigation options to apply rests with the project proponent, while approval lies with the relevant environmental authority.

The **significance** of each impact is influenced not only by its extent, intensity, duration, and probability, but also by the context, specifically the nature of the environment or community that may be affected.

6.1 MITIGATION MEASURES

For the proposed subdivision and subsequent rezoning of Erf 1679 from “Public Open Space” to “Single Residential,” a mitigation hierarchy is applied to guide the management of potential environmental and



socio-economic impacts. This hierarchy includes actions to avoid, minimise, restore, compensate, offset, and where possible, enhance the surrounding environment.

Avoidance is most effective during the early stages of planning and involves steps such as steering clear of environmentally sensitive areas and ensuring that the development does not result in unnecessary disruption to adjacent land uses or community assets.

Minimisation comes into play where avoidance is not fully possible. In this case, it includes managing operational activities of the existing office building to reduce noise, traffic disruptions, or service strain. Design and layout considerations should also aim to maintain harmony with the surrounding urban fabric.

Restoration focuses on maintaining or improving the site’s physical condition and urban aesthetics during and after implementation. This could involve landscaping or greening efforts to align with existing public open spaces nearby.

Compensation applies in cases where residual impacts may remain despite efforts to avoid or minimise them. Measures may include supporting local amenities or services to balance any additional load placed on infrastructure due

to increased commercial activity.

Offsetting refers to creating equivalent benefits elsewhere, should any unavoidable and permanent impacts occur, although in this case, significant negative impacts are not anticipated.

Finally, the project presents opportunities to **enhance** the area by formalising the existing land use and potentially contributing to economic activity, service access, and urban vibrancy in Oshakati.

7. ASSESSMENT OF POTENTIAL IMPACTS AND POSSIBLE MITIGATION MEASURES

7.1 INTRODUCTION

This chapter outlines the potential environmental and socio-economic impacts that may be associated with the proposed subdivision, permanent closure, and rezoning of Erf 1697, Oshakati North Extension 8, from “Public Open Space” to “Single Residential.” The assessment considers possible implications for existing land use, the biophysical environment, local infrastructure, and surrounding properties, both during and after the implementation of the proposed activities.

The objective of this assessment is to identify any foreseeable environmental or social impacts, evaluate their significance, and propose suitable mitigation and enhancement measures to ensure that the project is implemented in a sustainable and compliant manner. The findings of this chapter will guide the Ministry of Environment, Forestry and Tourism (MEFT) in its review of the proposed activities and in determining their environmental acceptability.

It should be noted that no major construction activities are anticipated as part of this application, as the existing homestead is already established on the erf. The proposed activities are primarily administrative and procedural in nature, intended to formalise existing land use rather than initiate new physical development. However, the following considerations will still apply:

Building Plan Compliance: Should any future construction or structural modifications be proposed, these must comply with the Oshakati Town Council's building regulations and approval procedures.

Waste Management: Any domestic waste generated from the existing homestead or minor works must continue to be disposed of responsibly at the designated Oshakati municipal waste disposal site.

Traffic and Access: The proposed rezoning is not expected to increase traffic volumes; however, any future works or service connections that may affect access should be communicated to the Municipality, and necessary safety measures implemented.

Material Sourcing and Safety: Not applicable at this stage, as no construction or excavation activities are planned.

Overall, the proposed subdivision, closure, and rezoning are not expected to result in any high-significance negative impacts, provided that all municipal and environmental requirements are adhered to.

7.2 POTENTIAL IMPACTS

ASPECT	POTENTIAL IMPACT	EXTENT	DURATION	INTENSITY	PROBABILITY	SIGNIFICANCE	MITIGATION
BIOPHYSICAL							
Biodiversity	No impact expected	1	1	1	1	Low	Erf 1697 is already developed and located in a built-up urban area.
Visual Impact	No negative impact; visual character of the area remains unchanged	1	1	1	1	Low	The existing office building is compatible with the surrounding urban landscape.
Soil Disturbance	No impact expected	1	1	1	1	Low	The site is already sealed and developed, with no earthworks planned
Water Contamination	Potential contamination due to poor waste disposal or sewage overflow during operation	1	1	1	1	Low	Connected to municipal sewer system; good waste management practices must be followed.
Erosion/ Runoff	No impact expected	1	1	1	1	Low	Site is serviced with existing stormwater infrastructure.
SOCIO-ECONOMIC							
Traffic Flow	Slight increase in vehicle movement due to business activity	1	1	1	1	Low	Existing road (Sam Nujoma Drive) can accommodate increased flow; no additional traffic infrastructure needed
Waste Management	Poor management could lead to litter or nuisance	1	1	1	1	Low	Continue proper disposal at municipal waste site; avoid illegal dumping.

Land use compatibility	Potential conflict with surrounding residential use if activities become too intensive	1	1	1	1	Low	Maintain office-related activities only; comply with zoning and municipal regulations.
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Table 8: Summary of the significance of the potential impacts

8. CONCLUSION AND RECOMMENDATION

The purpose of this Scoping Phase was to identify and define the potential environmental and socio-economic impacts that may arise from the proposed subdivision, permanent closure, and rezoning of Erf 1697, Oshakati North Extension 8, from “Public Open Space” to “Single Residential.” This process also determined whether any further specialist studies were required to support the decision-making process.

8.1 ASSUMPTIONS AND CONCLUSION

Based on the anticipated findings of the scoping assessment, it is concluded that the objectives of the Scoping Phase were met and that key environmental considerations were adequately addressed. The following assumptions and conclusions apply:

- The proposed subdivision, permanent closure, and rezoning of Erf 1697 from “Public Open Space” to “Single Residential” are not expected to result in significant adverse effects on the biophysical or socio-economic environment.
- No major environmental objections or critical concerns are anticipated during the public consultation and review process.
- As the proposed activities primarily involve administrative and planning procedures, with no significant construction or physical alteration to the existing structures, no additional specialist studies are expected to be required at this stage.

Given the minimal nature of the anticipated impacts and the effective mitigation measures outlined in this report and the accompanying Environmental Management Plan (EMP), it is recommended that the Environmental Commissioner favourably consider the application and issue an Environmental Clearance Certificate (ECC) for the proposed subdivision, permanent closure, and rezoning of Erf 1697, Oshakati North Extension 8.

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