ENVIRONMENTAL SCOPING REPORT

FOR THE PROPOSED TOWNSHIP ESTABLISHMENT ON PORTION 180, OF THE REMAINDER OF GOBABIS TOWNLANDS NO. 114

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JUNE 2026

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Keywords	Development Workshop, Urban Development, Management Plan and Infrastructure Construction
Status	Draft
Report No.	1
Company	Urban Dynamics Africa (Pty) Ltd.
MEFT App Ref	007037
UDA Project No.	1291 Gobabis
Report Date	JUNE 2026

EXECUTIVE SUMMARY

This Environmental Scoping Assessment has been undertaken in support of an application for an Environmental Clearance Certificate (ECC) for the proposed township establishment and associated bulk infrastructure development on Portion 180 of the Remainder of Gobabis Townlands No. 114 in the Omaheke Region.

The proposed development is a greenfield township project, aimed at providing formal serviced erven primarily for ultra-low-income households, together with supporting business, institutional, and public open space erven. The development includes the installation of essential municipal infrastructure such as roads, water supply, sanitation, electricity, and stormwater management systems.

The project responds to the increasing demand for serviced land in Gobabis and seeks to support planned urban expansion, secure land tenure, and socio-economic development within the town.

At scoping level, the key potential environmental and social impacts are associated with the construction phase and include:

- Vegetation clearing and land disturbance
- Dust generation and noise
- Increased traffic and road safety risks
- Occupational health and safety risks
- Potential impacts on local vegetation (including protected trees)

These impacts are expected to be localised, temporary, and manageable through the implementation of an Environmental Management Plan (EMP).

The operational phase is expected to result in significant long-term positive impacts, including:

- Provision of formal housing opportunities and secure tenure
- Improved access to infrastructure and municipal services
- Economic stimulation and job creation
- Strengthening of the municipal revenue base

No fatal flaws have been identified at scoping level. The project is therefore considered environmentally and socially acceptable, subject to environmental authorisation and implementation of mitigation measures.

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ACRONYMS AND ABBREVIATIONS

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

1 INTRODUCTION

Gobabis Municipality, in partnership with Development Workshop Namibia (DW) (the Proponent), appointed Urban Dynamics Africa (Pty) Ltd (UDA) to undertake an Environmental Scoping Assessment (ESA) and apply for an Environmental Clearance Certificate (ECC) for the construction of public roads and associated bulk infrastructure required for the township establishment on Portion 180 of the Remainder of Farm Gobabis Townlands No. 114, to be known as Nossobville Extension 2.

The proposed activities are listed in terms of the Environmental Management Act, 2007 (Act No. 7 of 2007) and the Environmental Impact Assessment Regulations, 2012, and therefore require an Environmental Clearance Certificate prior to implementation.

This Environmental Scoping Report forms part of the supporting documentation submitted to the Environmental Commissioner in terms of the Environmental Management Act. All supporting documentation is attached in the relevant annexures and appendices.

1.1 BACKGROUND

The proposed development aims to support planned urban expansion and address the increasing demand for serviced land within Gobabis. As the regional capital of the Omaheke Region, Gobabis functions as an important administrative, commercial, and economic centre in eastern Namibia. The town is strategically located along the B6 Trans-Kalahari Corridor, linking Namibia to Botswana and the broader Southern African region.

Continued population growth, urbanisation pressures, and demand for formal housing have resulted in the need for additional serviced residential erven within the municipal boundary. The structured expansion of the town through formal township establishment is necessary to promote orderly development, improve living conditions, and support sustainable socio-economic growth.

In response to these needs, DW, in partnership with the Gobabis Municipality, proposes the establishment of Nossobville Extension 2 on Portion 180 of the Remainder of Farm Gobabis Townlands No. 114.

The development will primarily provide serviced residential erven, supported by the construction of internal public roads and the installation of bulk and internal municipal infrastructure.

Associated infrastructure includes:

- Construction of internal gravel roads;
- Extension of bulk water supply and sewer connections;
- Installation of internal water and sewer reticulation networks within road reserves;
- Installation of electricity distribution infrastructure; and

- Stormwater management infrastructure.

The proposed sewer system will connect to the existing Gobabis municipal network. No new wastewater treatment plant forms part of this application.

1.2 PROJECT LOCATION

The proposed development site is located within the municipal boundaries of Gobabis, on Portion 180 of the Remainder of Farm Gobabis Townlands No. 114, measuring approximately 15.2 hectares in extent .

The site is situated to the east of Nossobville Proper and Nossobville Extension 1 and lies south of the B6 Trans-Kalahari Corridor. It forms part of the broader urban expansion area identified for residential development within Gobabis.

Access to the site will be obtained through the existing internal road network of Nossobville, with a planned connection via a 20 m wide arterial road linking the development to surrounding areas. The location allows for integration with existing and planned municipal infrastructure networks, including water, sewer, and electricity services, which are currently located to the west of the site.

The project area is currently vacant and characterised by a relatively flat topography, which is favourable for township establishment and infrastructure development. Surrounding land uses include established residential areas associated with Nossobville, as well as undeveloped land earmarked for future urban expansion.

The locality of the project site within Gobabis and the Omaheke Region is illustrated in Figure 1.

Figure 1: The Locality of Gobabis within the Region

1.3 PURPOSE OF THE REPORT

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

The listed activities triggered by the project include:

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

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

An Environmental Clearance Certificate (ECC) must therefore be obtained prior to the commencement of construction activities.

This Environmental Scoping Assessment (ESA) has been undertaken to:

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

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

1.4 ENVIRONMENTAL ASSESSMENT TEAM

The proposed installation of bulk and internal municipal infrastructure for Nossobville Extension 2 is undertaken by the Gobabis Municipality in partnership with DW, acting as the implementing partner.

The Project Manager for the development is Mr. Erastus Kashuupulwa from DW.

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

The assessment was led by Ms Heidri Bindemann-Nel (EAP) and supported by Ms Allison Anderson (Registered Town and Regional Planner and Project Manager).

Urban Dynamics Africa (Pty) Ltd is responsible for undertaking the environmental assessment process, facilitating public consultation, identifying potential environmental and social impacts, and preparing this Environmental Scoping Report and draft Environmental and Social Management Plan (ESMP) for submission to the Environmental Commissioner.

2 PROJECT DESCRIPTION

This section provides a description of the proposed development and associated activities for which Environmental Clearance is being sought. The assessment focuses on the installation of internal public roads and associated bulk and internal municipal infrastructure required to service the approved township layout of Nossobville Extension 2 on Portion 180 of the Remainder of Farm Gobabis Townlands No. 114.

The construction of residential, business, or institutional buildings does not form part of this application.

2.1 LAND USE AND LAYOUT DESCRIPTION

The proposed township will consist of 234 erven comprising residential, business, institutional, public open space and road reserve areas.

The internal road hierarchy forms part of the approved township layout and consists of 20 m arterial roads, 15 m collector roads, and 13 m access roads, creating an integrated internal circulation network.

The layout has been designed to optimise land use efficiency while maintaining access and service provision. The final layout and number of erven were refined following stakeholder engagement and technical planning considerations. The current assessment reflects the updated layout.

The proposed township layout, including erf sizes and zoning distribution, is illustrated in Figure 2.

The proposed land use distribution is summarised in Table 1 below.

Table 1: Erf Sizes and Zonings

Land Use	No. of Erven	Percentage (%)
Residential	225	55%
Local Business	2	1%
Business	1	2%
Institutional	1	1%
Public Open Space	4	10%
Streets	-	30%
Total	**234**	**100%**

2.1.1 Residential

A total of 225 erven are zoned for Single Residential use, with an average erf size of approximately 373 m².

These erven are intended to accommodate low- to lower-income households through incremental self-build housing and potential government-supported housing initiatives.

2.1.2 Business and Local Business

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

- 1 Business erf; and
- 2 Local Business erven

These erven are intended for small-scale commercial activities including retail shops, service providers, workshops and community-scale enterprises.

The inclusion of business erven promotes local economic development and reduces travel demand for daily services within the surrounding residential area.

2.1.3 Institutional

One erf is reserved for Institutional use.

This erf may accommodate community facilities such as:

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

The final institutional use will be determined by the Gobabis Municipality.

2.1.4 Public Open Space (POS)

Four erven are designated as Public Open Space, covering approximately 10% of the total development area.

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

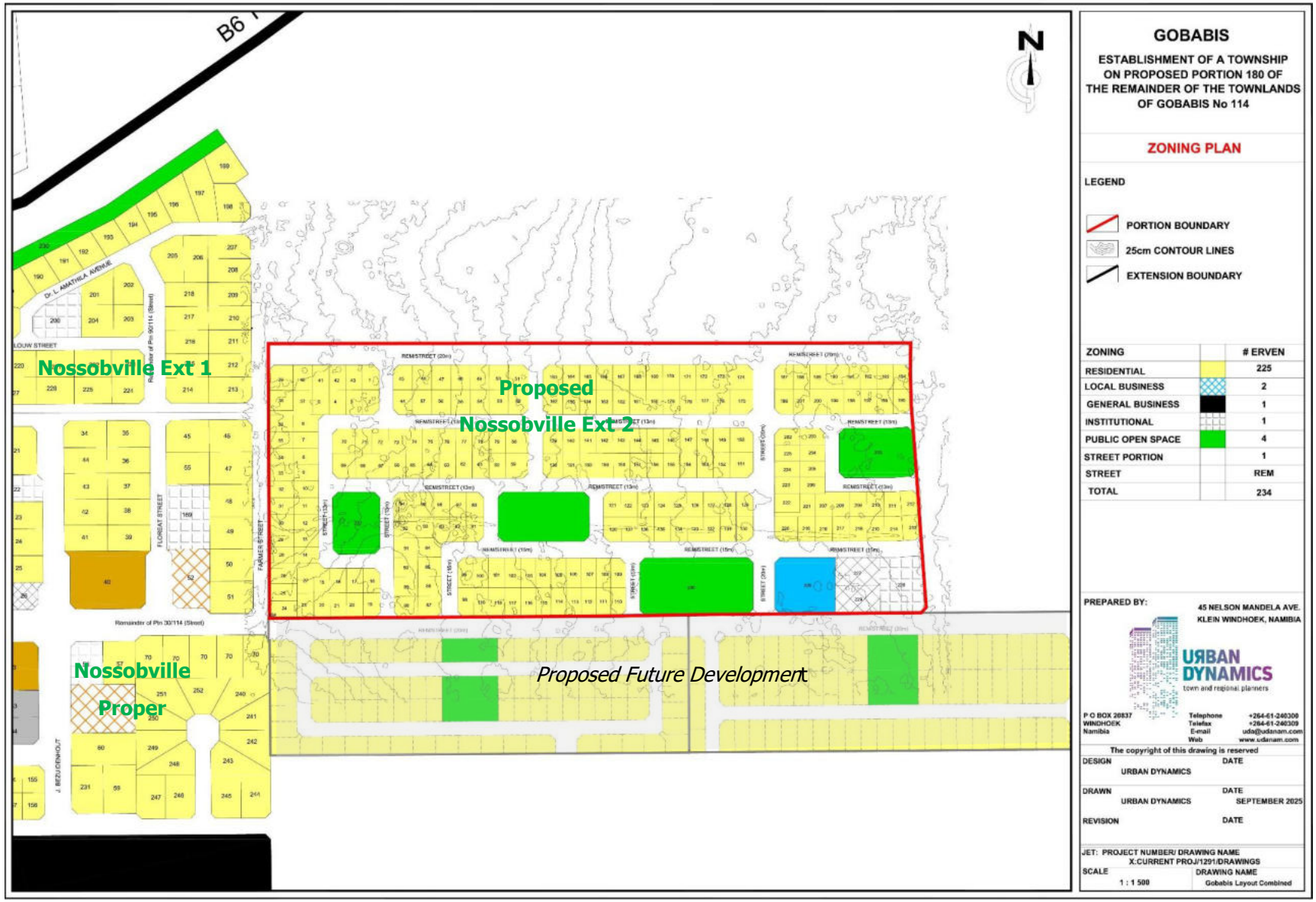


Figure 2: Proposed Layout and Zonings

2.2 PLANNED INFRASTRUCTURE

The proposed development includes the installation of bulk and internal infrastructure required to service all erven within the approved township layout.

Infrastructure will be installed primarily within designated road reserves and in accordance with approved engineering designs and applicable.

The planned infrastructure components are summarised in Table 2.

Table 2: Summary of Planned Infrastructure Components

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

2.2.1 Integration of Infrastructure Components

The proposed development will be implemented in accordance with an incremental servicing approach. While bulk and internal infrastructure will be installed as part of the development, the level of service provision may vary depending on implementation phasing and beneficiary affordability.

Provision is therefore made for flexible connection to municipal services, including water supply and sanitation, in coordination with the Gobabis Municipality and DW.

2.3 CONSTRUCTION ACTIVITIES

Construction activities will be undertaken in phases and confined to the approved development footprint.

Works will be implemented in accordance with approved engineering designs and the Environmental and Social Management Plan (ESMP).

Construction activities are summarised in Table 3.

Table 3: Summary of Construction Activities

Construction Phase	Key Activities
Site Preparation	Demarcation, vegetation clearing, stripping and stockpiling of topsoil
Earthworks	Excavation, grading, trenching for services
Filling Works	Placement of engineered fill where required
Infrastructure Installation	Installation of water, sewer, and electricity infrastructure
Road Construction	Formation of road layers, gravel surfacing, drainage
Rehabilitation	Backfilling, reinstatement and site clean-up

3 CONSIDERATION OF ALTERNATIVES

In accordance with the Environmental Management Act, 2007 (Act No. 7 of 2007), reasonable alternatives to the proposed development were considered during the planning and design process. These include the No-Go Alternative, site configuration considerations, and layout design alternatives.

3.1 NO-GO ALTERNATIVE

Under the No-Go Alternative, the proposed township establishment and associated installation of bulk and internal infrastructure would not proceed, and the site would remain undeveloped and zoned as "Undetermined".

This would result in:

- Continued pressure on existing residential areas within Gobabis;
- Increased informal settlement expansion;
- Limited availability of serviced residential erven; and
- Delayed provision of basic infrastructure and municipal services.

While the No-Go Alternative would avoid temporary environmental impacts associated with construction activities, it would not address the growing demand for serviced land and formal housing within Gobabis.

The No-Go Alternative is therefore not considered a viable option, as it does not meet the objectives of planned urban expansion and improved service delivery.

3.2 SITE CONFIGURATION AND BOUNDARY REFINEMENT

No alternative site locations were considered, as Portion 180 of the Remainder of Farm Gobabis Townlands No. 114 forms part of the area designated for urban expansion by the Gobabis Municipality.

During the planning process, the site boundaries were refined to ensure alignment with cadastral boundaries, surrounding properties, and municipal planning requirements. These refinements were necessary to facilitate subdivision, ensure legal compliance, and enable efficient integration with adjacent developments, particularly Nossobville Proper and Nossobville Extension 1.

The adjustments did not change the overall development footprint but improved the suitability of the site for township establishment and infrastructure installation.

3.3 LAYOUT ALTERNATIVES

Within the confirmed development footprint, alternative layout options were considered to optimise the internal arrangement of erven, roads, and infrastructure.

Layout planning focused on:

- Efficient internal road hierarchy and access;
- Practical servicing of water, sewer, and electricity infrastructure within road reserves;
- Integration of public open space; and
- Accommodation of site conditions, including relatively flat topography and sandy soils.

The final layout was selected based on its ability to maximise the number of residential erven while maintaining functional access, service efficiency, and compliance with planning standards.

No alternative layout was identified that would provide a substantially improved environmental outcome while maintaining the required development objectives.

4 PROJECT STANDARDS

This section provides a comprehensive review of pertinent Namibian legislation, policies and guidelines that directly apply to the proposed development. The main objective of this review is to disseminate essential information to the Gobabis Municipality, the DW, Interested and Affected Parties, and the decision-makers at the DEA. The focus is on clarifying the requirements and expectations outlined within these regulatory instruments.

4.1 NAMIBIA ENVIRONMENTAL LEGISLATION

The Constitution of the Republic of Namibia (1990) establishes the foundational principles governing Namibia. Article 95 commits the state to endorse sustainable development by preserving ecosystems, essential ecological processes, and biological diversity in Namibia. It underscores the sustainable utilisation of natural resources for the collective benefit of all Namibians, both present and future.

Namibia's Environmental Impact Assessment Policy of 1995 plays a crucial role in fostering accountability and informed decision-making. It mandates the necessity of EIAs for specified programs and projects (activities). This policy is enforced through the Environmental Management Act (No. 7 of 2007) and the EIA Regulations.

The EMA, enacted in December 2007 and effective from January 2012, delineates various rights and obligations for citizens and the government. Key aspects of the EMA include:

- Defining the environment.
- Promoting the sustainable management of the environment and the responsible use of natural resources.
- Establishing a process for assessing and controlling activities that may significantly affect the environment.

Part 2 of the EMA outlines several principles of environmental management aligning with the Constitution's provisions for integrated environmental management. Decision-makers must consider these principles when determining whether to grant environmental clearance for listed activities.

The EIA Regulations, promulgated in January 2012, provide the framework for the control of listed activities (GN No. 29). These activities are prohibited until an ECC is issued by the office of the Environmental Commissioner in the MEFT. ECC applications, subject to specific conditions, are considered by the MEFT only after compliance with the EIA process detailed in the EIA Regulations 2012 (GN No. 30).

4.2 REGULATORY FRAMEWORK

THEME	LEGISLATION	PROVISION	PROJECT IMPLICATIONS
NATIONAL	The Constitution of the Republic of Namibia First Amendment Act. 34 of 1998	Article 16 (1) guarantees the right to acquire, own, and dispose of property, and Article 95 (i) mandates the state to manage ecosystems sustainably.	The project supports freehold title ownership and commits to preserving ecological integrity.
ENVIRONMENTAL	Environmental Management Act 7 of 2007	Section 27 mandates an environmental assessment for projects with significant impacts, and Section 2(b-c) requires public participation. - Details principles which are to guide all EIAs	Procedures for authorisation, including an Environmental Clearance certificate, will be followed.
	EIA Regulations GN 57/2007 (GG 3812)	Section 10(1), construction of (b) public roads and Section 10.2 route determination of roads and design of associate physical infrastructure (a) public road whereby the Minister of Environment, Forestry and Tourism or in a manner prescribed by the Minister. Section 21 outlines public consultation requirements for the environmental assessment process. Prescribes the procedures to be followed for authorisation of the project (i.e. Environmental clearance certificate).	
FORESTRY	Forestry Act 12 of 2001	Section 22(1) states that tree species and any vegetation within 100m of a Watercourse may not be removed without a permit. Provision for the protection of various plant species.	Environmental Protection for Plant Species: Planning Phase: During the planning stage, it is important to safeguard plant species listed under Annexure A of the Regulations.
	Forest Regulations GN 170/ 2015 (GG 5801)	Section 13.2 states that no protected species should be removed unless special permission is granted. The plant or species declared protected species are listed in Annexure A of the Regulations.	

THEME	LEGISLATION	PROVISION	PROJECT IMPLICATIONS
			This protection is achieved through planning in the layout. Construction Phase: Prior to commencing construction, a comprehensive Tree Management Plan must be developed for the site. This plan should identify and ensures the protection of these plant species. Exceptional Circumstances: In cases where it becomes impossible to preserve protected plant species during the planning and construction phase, permits must be sought from the Ministry of Environment, Forestry, and Tourism (Department of Forestry) to authorise their removal. This ensures compliance with regulations and responsible environmental management.
WATER	Water Resources Management Act No. 11 of 2013 (GG 5740)	Section 102(e) excavations may not expose the roots of or destroy native trees in any watercourse. Section 102(f) the area where activities relating to the use of a wetland or a dam takes place must be left rehabilitated so that the view of the watercourse concerned is not blemished at any time.	During the project's construction phase, it is vital to have necessary measures in place to prevent the pollution of water resources, especially in the water catchment area at the site.
HEALTH AND SAFETY	Labour Act 11 of 2007	Chapter 2 details the fundamental rights and protections of employees. Chapter 3 deals with the basic conditions of employment.	The project's environmental management plan should underscore the importance of ensuring compliance with labour laws,

THEME	LEGISLATION	PROVISION	PROJECT IMPLICATIONS
			maximizing employment opportunities, and making additional efforts to allocate jobs to local residents, with a particular emphasis on providing opportunities for women in the local community.
	Public and Environmental Health Act of 2015 (GG 5740)	This Act provides a framework for Namibia's structured, uniform public and environmental health system. It covers notification, prevention and control of diseases and sexually transmitted infections; maternal, ante-natal and neo-natal care; water and food supplies; infant nutrition; waste management; health nuisances; public and environmental health planning and reporting.	Development contractors should adhere to the legal requirements of the Act, specifically by preventing activities that could impact the health and safety of the public and employees.
ATMOSPHERIC POLLUTION	Atmospheric Pollution Prevention Ordinance No 45 of 1965	Part II - control of noxious or offensive gases. Part III - atmospheric pollution by smoke. Part IV - dust control, and Part V - air pollution by fumes emitted by vehicles.	The development should consider the provisions outlined in the Atmospheric Pollution Prevention Ordinance No. 45 of 1965. The proponent is required to apply for an Air Emissions permit from the Ministry of Health and Social Services if deemed necessary.
ARCHAEOLOGY	National Heritage Act 27 of 2004	Section 48(1) states that "A person may apply to the (Heritage) Council for a permit to carry out works or activities concerning a protected place protected object"	When archaeological material (e.g., graves) is discovered, the National Heritage Council should be informed immediately.
	Burial Place Ordinance 27 of 1966	The Ordinance prohibits the desecration or disturbance of graves and regulates matters relating to the removal or disposal of dead bodies.	The Ordinance regulates the exhumation of graves.

THEME	LEGISLATION	PROVISION	PROJECT IMPLICATIONS
SOIL	Soil Conservation Act 76 of 1969	The Act regulates combating and preventing soil erosion, the conservation, improvement, and manner of use of the soil and vegetation and the protection of the water sources.	Measures should be in place to ensure that soil erosion and pollution are avoided during the construction and operational phases.
LAND USE	The Urban and Regional Planning Act 7 of 2018	The Act regulates the establishment of townships, amendment of layout, subdivisions and consolidation, and land rezoning.	The proposed township and layout should be approved by the Ministry of Urban and Rural Development in accordance with the Act.
	Gobabis Amended Town Planning Scheme No. 1 as amended	The Gobabis Town Planning Scheme provides for various land use and activities allowed within the Gobabis Municipal jurisdiction.	The development should adhere to the Gobabis Town Planning Scheme.
SERVICES AND INFRASTRUCTURE	Road Ordinance 17 of 1979	Section 3(1) the width of proclaimed roads and roads reserve boundaries. Section 27(1) the control of traffic during construction activities on the trunk and main roads. Section 37(1) infringement, obstructions on, and interference with proclaimed roads. Section 38 distances from proclaimed roads at which fences are erected.	The proponent should ensure that the construction of public roads and infrastructure through township development and the operational phase do not affect major nearby roads.

4.3 INTERNATIONAL LENDER STANDARDS

The proposed development forms part of a programme funded through official development assistance from the Government of the Federal Republic of Germany. Compliance with the requirements of KfW Development Bank is therefore mandatory for the implementation of the project.

4.3.1 KfW Sustainability Guideline (2021)

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

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

4.3.2 World Bank Environmental and Social Standards (2018)

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

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

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

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

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

5 ESIA APPROACH AND METHODOLOGY

This section outlines the methodology applied by Urban Dynamics Africa (UDA) in undertaking the Environmental Scoping Assessment (ESA) for the proposed installation of roads and municipal bulk infrastructure for Nossobville Extension 2.

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

5.1 SITE INFORMATION AND TOPOGRAPHY

UDA conducted a site visit in November 2025 to document existing structures, infrastructure, land uses, topography, drainage characteristics and environmental sensitivities within the proposed development area.

In addition, DW undertook a Site Assessment and Environmental and Social (E&S) Risk Screening on March 2026 in accordance with the DW ESMF.

To ensure accurate spatial planning and engineering design, DW appointed Strydom & Associates Land Surveyors to undertake a detailed topographical survey, including boundary confirmation, elevation contours and aerial photography.

The survey data were used to inform township layout design, road alignment, infrastructure placement and stormwater management.

No significant flood risk has been identified at the scoping level; however, stormwater management measures must be incorporated into the detailed engineering design to accommodate localised runoff.

5.2 NATURAL AND SOCIAL RECEIVING ENVIRONMENT

The receiving environment was assessed through desktop review of environmental, demographic and regional planning data relevant to Gobabis.

Environmental data sources included the Atlas of Namibia (2022) and national environmental datasets.

The social environment was assessed using:

- Namibia Population and Housing Census (2023)
- Namibia Labour Force Survey (2023)

Given the nature of the project (infrastructure installation within a planned urban expansion area), no specialist ecological or hydrological studies were required at the scoping stage.

5.3 PUBLIC CONSULTATION

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

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

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

6 BASELINE ENVIRONMENTAL AND SOCIAL CONDITIONS

This section presents an overview of the physical, biological, and socio-environmental characteristics of the proposed project site and its area of influence within Gobabis, Omaheke Region. The baseline conditions described below provide the reference against which potential impacts of the proposed township establishment and associated infrastructure will be assessed.

6.1 DESCRIPTION OF THE PROJECT SITE

6.1.1 Locality

The proposed development site is located on Portion 180 of the Remainder of Farm Gobabis Townlands No. 114, within the municipal boundary of Gobabis in the Omaheke Region of eastern Namibia. Figure 3 illustrates the locality of the portion within Gobabis.

The site forms part of the planned expansion of the Nossobville area and is situated south of the B6 Trans-Kalahari Corridor and east of Nossobville Proper and Nossobville Extension 1. The development area lies within the designated urban expansion zone of Gobabis Municipality.

The approximate geographic coordinates of the site are 22.451444° South and 18.996828° East.

The site is accessible via existing gravel access roads connecting to the internal road network of Nossobville and ultimately to the B6 corridor.

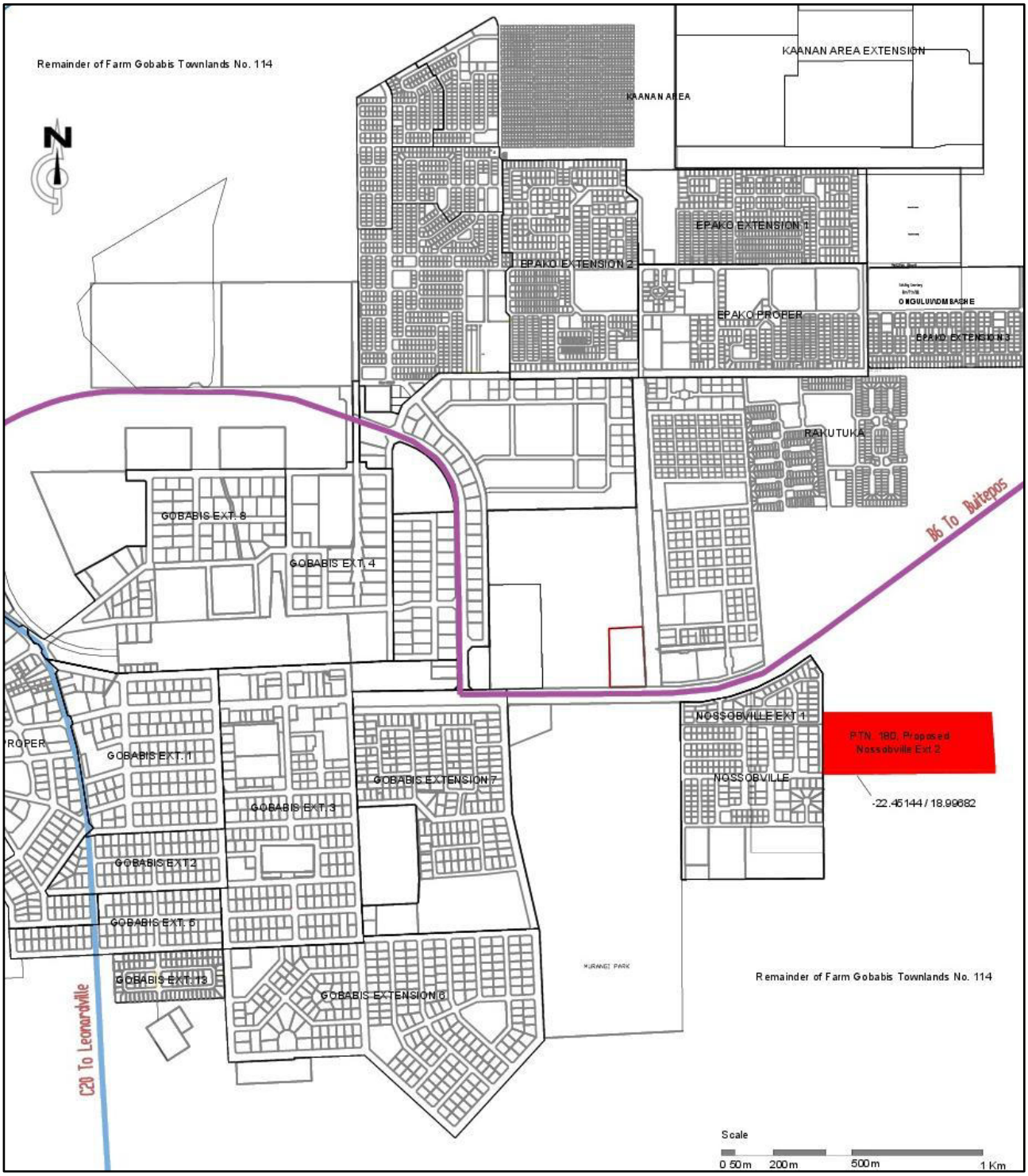


Figure 3: Locality of the Portion No, 180

6.1.2 Ownership, Size and Current Land Use

Portion 180 is being subdivided from the Remainder of Farm Gobabis Townlands No. 114. Upon completion of the subdivision process, ownership of Portion 180 will vest in the Gobabis Municipality.

The portion measures approximately 152,000 m² (15.2 ha) and is presently zoned "Undetermined" in terms of the Gobabis Town Planning Scheme No. 1 (as amended).

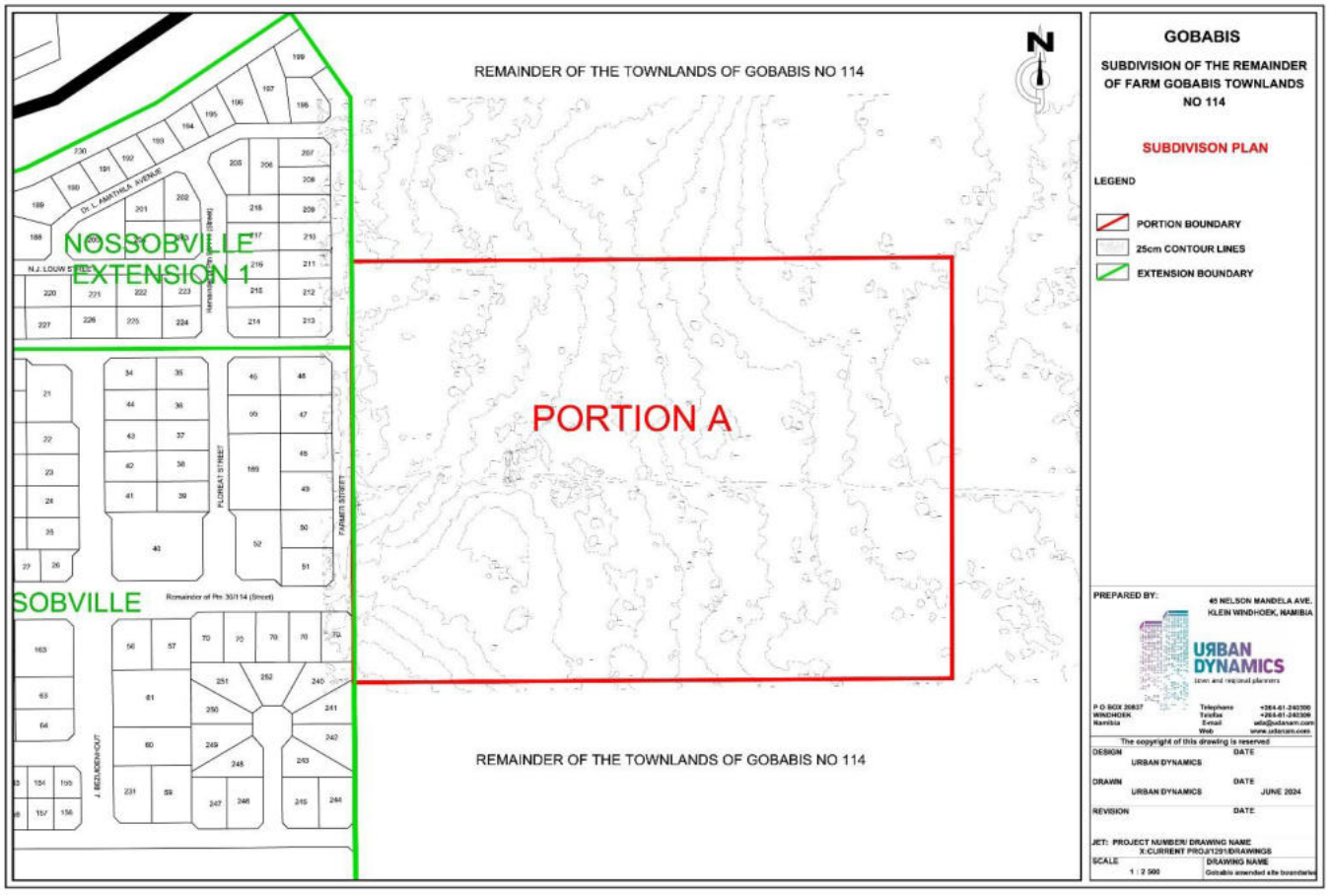
The site is currently vacant and undeveloped (greenfield). Current land use is limited to informal access tracks and minor subsistence or grazing activities.

No permanent residential or commercial structures are present within the proposed development footprint, and no formal municipal infrastructure or services are currently installed within the site boundaries. The portion details of Portion 180 are summarised in Table 4 below and illustrated in Figure 4.

Table 4: Portion No. 180– Size, Ownership and Zoning

PROPOSED PORTION 180 OF THE REMAINDER OF FARM GOBABIS TOWNLANDS NO. 114			
PORTION	**Total Area (m²)**	**Ownership**	**Zoning**
Portion 180	152,000	Gobabis Municipality	Undetermined

Figure 4: Portion 180 and Contour Map



Source: Strydom Associates, 2025

6.1.3 Surrounding Land Use Context

The project site is predominantly surrounded by vacant municipal land and areas designated for future urban expansion.

The immediate surrounding area consists primarily of:

- Undeveloped open land

- Existing formal residential areas of Nossobville Proper and Nossobville Extension 1
- Informal access tracks connecting to the broader municipal road network

To the west of the site lies the established residential township of Nossobville Proper and Nossobville Extension 1, characterised by formal housing and serviced erven. These areas are connected to the B6 Trans-Kalahari Corridor and provide access to the broader Gobabis urban area.

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

6.1.4 Access and Utility Services

Access

The site is currently accessed via informal gravel tracks connecting to the internal road network of Nossobville Proper and Nossobville Extension 1, which in turn connect to the B6 Trans-Kalahari Corridor.

Water Supply

No formal water supply infrastructure is currently installed within Portion 180. However, the adjacent residential areas of Nossobville Proper and Nossobville Extension 1 are serviced by the municipal water reticulation network, from which connection points are likely to be established.

Sewerage

No sewer reticulation infrastructure is currently present within the site. Surrounding formal residential areas are connected to the municipal sewer network.

Electricity

No electricity distribution infrastructure is currently installed within Portion 180. Nossobville Proper and Nossobville Extension 1 are connected to the existing electricity reticulation network, providing nearby connection points for future development.

Telecommunications

No formal telecommunications infrastructure is currently installed within the site. However, mobile network coverage and telecommunications services are available within the surrounding urban areas.

6.2 BIOPHYSICAL ENVIRONMENT

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

6.2.1 Topography and Drainage

The project site is characterised by generally flat terrain with low gradients, typical of the Kalahari sandveld landscape of the Omaheke Region.

Contour information from the subdivision plan prepared by Strydom Associates (2025), illustrated in Figure 4, indicates minimal variation in ground levels across the site, with 25 cm contour intervals showing only minor elevation differences. These observations are consistent with site visits undertaken by Urban Dynamics Africa (2025) and Development Workshop Namibia (2026), which confirmed the absence of significant topographical constraints.

The site is underlain by sandy soils, which promote good natural infiltration of surface water. No defined rivers, drainage lines, or watercourses occur within the project area. Surface runoff is expected to occur as diffuse overland flow across the site, with limited potential for water accumulation under normal rainfall conditions.

Overall, the topography of the site is considered suitable for the proposed development, with no major terrain-related constraints identified at a scoping level.

6.2.2 Climatic Conditions

Gobabis, situated in the Omaheke Region of eastern Namibia, experiences a semi-arid climate characterised by distinct seasonal rainfall patterns, high summer temperatures, and cooler winter conditions.

The area receives an average annual rainfall of approximately 300–400 mm, with most rainfall occurring during the summer months between November and March. Rainfall is typically associated with short-duration, high-intensity storm events, while the period from May to October is generally dry (Atlas of Namibia, 2022). A summary of the key climatic characteristics for Gobabis is presented in Table 5.

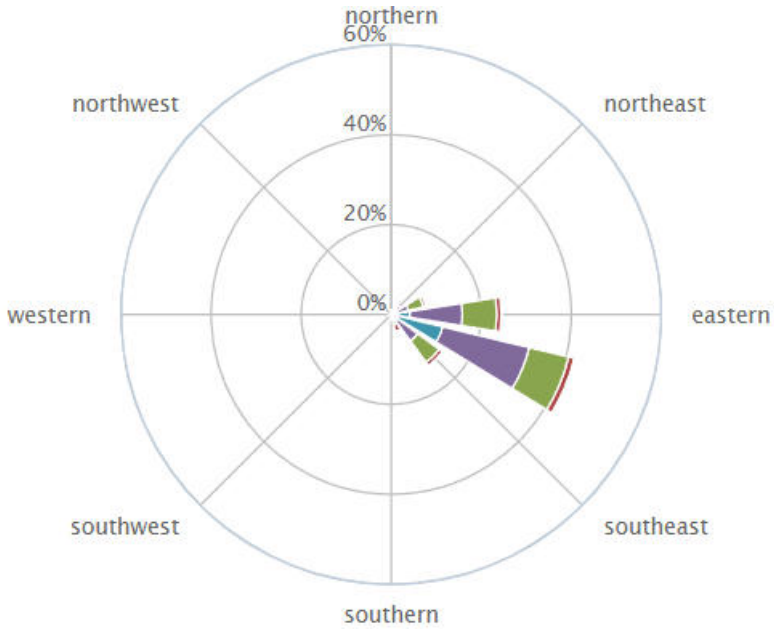
Table 5: Climatic Summary for Gobabis (Omaheke Region)

Parameter	Description / Value
Climate Type	Semi-arid
Average Annual Rainfall	±300–400 mm
Rainfall Season	November – March
Dry Season	May – October
Average Summer Maximum Temperature	34–36°C (Oct–Nov peaks)
Average Winter Minimum Temperature	2–6°C (June–July)
Mean Annual Temperature	±20–22°C
Evaporation	High throughout the year

Sources: Atlas of Namibia, 2022 and Meteoblue, 2025

Summer temperatures frequently exceed 34°C, particularly during October and November, whereas winter temperatures may drop to between 2°C and 6°C during June and July. The region also experiences high evaporation rates and notable diurnal temperature variation.

Wind conditions show seasonal variability, with prevailing winds predominantly from the east to north-east, particularly during the dry season. The wind rose for Gobabis, presented in Figure 5, illustrates the frequency distribution of wind direction and speed and indicates a dominance of easterly and north-easterly wind patterns. These conditions are relevant for assessing potential dust generation during construction activities.



Wind Category	Wind Speed Range (km/h)	
Calm	0 – 0.4	
Light Air	0.5 – 1.5	
Light Breeze	1.6 – 3.3	
Gentle Breeze	3.4 – 5.4	
Moderate Breeze	5.5 – 7.9	
Fresh Breeze	8.0 – 10.7	
Strong Breeze	10.8 – 13.8	
Near Gale	13.9 – 17.1	
Gale	17.2 – 20.7	
Severe Gale	20.8 – 24.4	
Storm	24.5 – 28.4	
Violent Storm	28.5 – 32.6	
Hurricane	> 32.7	

Figure 5: Wind Speed and Direction for Gobabis

Source: Meteocast, https://meteocast.in/windrose/na/gobabis/#google_vignette

6.2.3 Soil Conditions

According to the Atlas of Namibia (2022), the Gobabis area is predominantly underlain by Kalahari Sand soils, which form extensive sandy deposits characteristic of much of eastern Namibia.

These soils are generally:

- Deep and sandy in texture
- Well-drained
- Low in clay content
- Moderately to highly permeable
- Low in natural nutrient concentrations
- Highly susceptible to wind erosion when vegetation cover is removed

Shallow erosion features and loose surface material were observed in disturbed areas, indicating potential vulnerability to both wind and water erosion during construction activities. The regional soil distribution is illustrated in Figure 6.

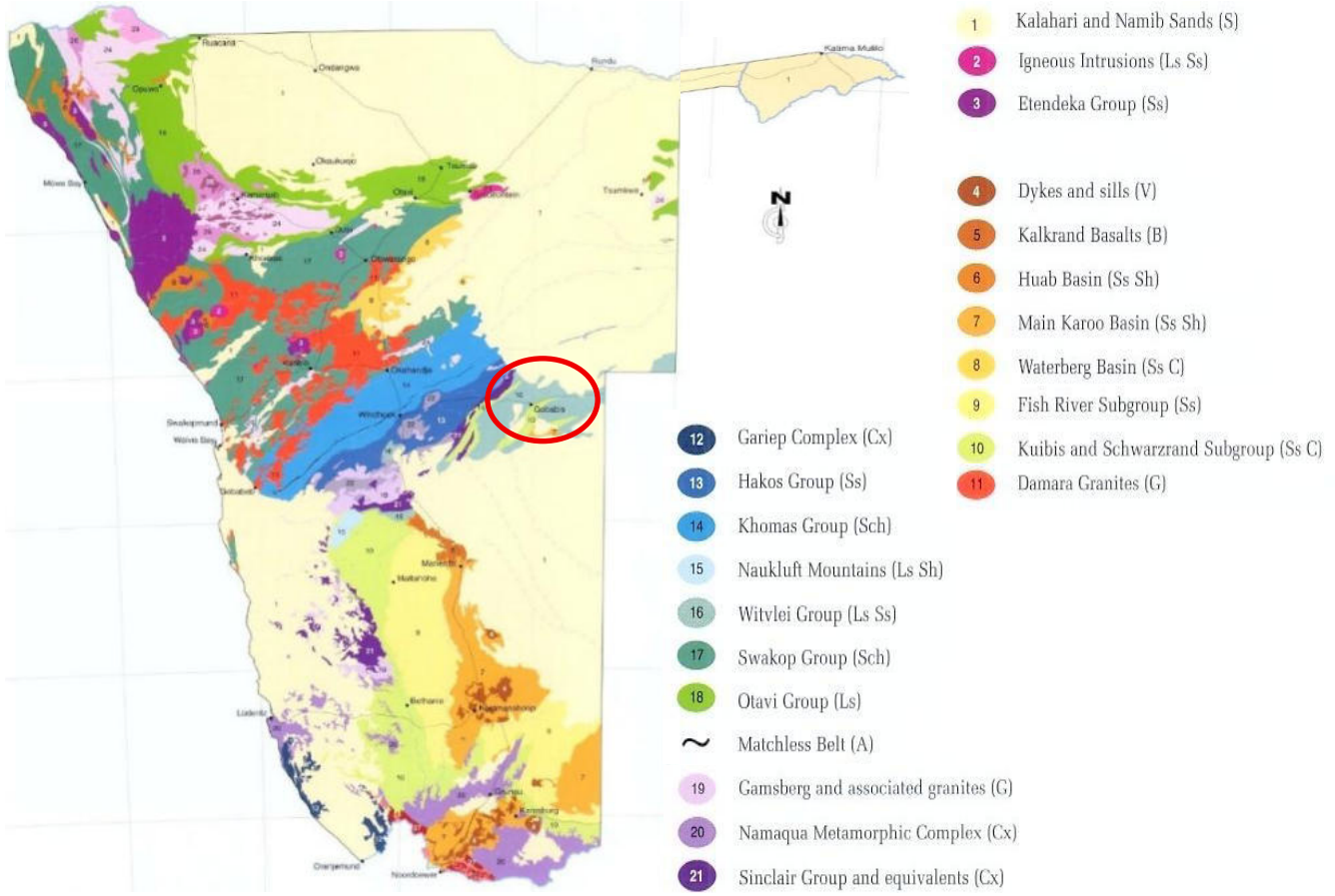


Figure 6: Namibia Soil Types and Coverage
Source: Atlas of Namibia, 2022

Field observations at Portion 180 confirm the dominance of loose, fine-grained sandy surface soils consistent with the regional Kalahari Sand classification. The soil profile observed on site is characterised by a reddish sandy texture with minimal cohesion and limited organic matter, as shown in Figure 7.

Figure 7: On Site Soil Condition at Portion 180
Source: UDA Site Visit, 2025

6.2.4 Vegetation Conditions

The project site falls within a savanna-dominated landscape, with the Atlas of Namibia (2022) indicating a mosaic vegetation pattern in the area, characterised by a mix of woody vegetation, shrubs, and grass cover typical of the Omaheke Region.

Field observations indicate the presence of indigenous semi-arid savanna species commonly associated with this vegetation type. Mature camelthorn-type trees and other thornveld species occur sporadically across the site, interspersed with shrubs and dry grass cover. Vegetation density varies across the portion, with some areas supporting larger trees and others consisting primarily of low shrubs and open sandy patches. Vegetation observed within the project area is illustrated in Figure 8.

Figure 8: Vegetation at Portion 180
Source: UDA Site Visit, 2025

The vegetation structure observed is consistent with peri-urban savanna habitats surrounding Gobabis. Adjacent formal residential development indicates that the site forms part of the municipal urban expansion area.

The site has been subject to grazing and informal access activities, which have influenced vegetation distribution and condition in certain areas. However, the overall vegetation remains representative of the surrounding landscape.

No detailed botanical survey or tree inventory was undertaken as part of this scoping assessment. Species identification is based on visual observations during the site visits only.

6.2.5 Habitats on Site

The site represents a peri-urban Kalahari savanna habitat influenced by grazing and informal access activities. Evidence of grazing and minor surface disturbance is present across portions of the site.

The vegetation structure consists of scattered tree clusters and shrub cover interspersed with open sandy areas and seasonal grasses. The habitat is consistent with surrounding undeveloped municipal land designated for future urban expansion.

No large wildlife species were observed during the site inspection. The area is likely to support small mammals, reptiles, birds, and invertebrates typical of semi-arid savanna environments.

6.2.6 Status of Protected Area

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

The site is located within the municipal boundary of Gobabis and forms part of the planned urban expansion area. No formally protected conservation areas occur within or adjacent to the development footprint.

However, certain indigenous tree species occurring in the Omaheke Region, including species within the *Vachellia* and *Senegalia* (formerly *Acacia*) groups, as well as camelthorn-type trees, may be protected under the Forest Act (Act No. 12 of 2001). The removal of any protected tree species would require a permit from the Directorate of Forestry.

The site therefore holds no formal conservation area status; however, regulatory requirements may apply to the removal of individual protected tree species during the construction phase.

6.2.7 Cultural Resources

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

The site is located within a peri-urban environment that has been subject to previous grazing and informal land use activities, and no known heritage resources have been identified within the development footprint. The likelihood of encountering significant heritage resources on site is considered low.

In terms of the National Heritage Act, all archaeological objects, graves, and heritage resources are legally protected. Should any such resources be uncovered during construction, work must cease immediately in the affected area and the relevant authorities must be notified for further assessment and guidance.

6.3 SOCIAL ENVIRONMENT

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

6.3.1 Demographic Profile

According to the Namibia Statistics Agency (NSA, 2023), Namibia has a total population of approximately 3,022,401 people, with an average household size of 3.8 persons per household. The population has increased significantly from 2.1 million in 2011, reflecting a growth rate of approximately 30% over the intercensal period (2011–2023).

The Omaheke Region is the least populated region in Namibia, with a total population of approximately 102,881 people, representing about 3.4% of the national population (NSA, 2023). Despite its low population density, the region has experienced steady population growth, increasing from approximately 71,233 in 2011 to 102,881 in 2023, reflecting growth of approximately 44%.

Gobabis, as the regional capital, is the main urban centre within Omaheke and had a population of approximately 33,418 people in 2023. The town serves as the primary administrative, commercial, and service hub for the region and continues to experience population growth driven by urbanisation and migration from surrounding rural areas.

The population structure is relatively young, with a significant proportion of the population falling within the economically active age group (15–34 years), which accounts for a substantial share of the regional population. This indicates a growing demand for employment opportunities, housing, and municipal services.

6.3.2 Household Characteristics and Living Conditions

At a national level, Namibia recorded approximately 756,339 households in 2023, with an average household size of 3.8 persons. In contrast, the Omaheke Region has a slightly lower average household size of approximately 3.3 persons per household, reflecting smaller household units compared to the national average (NSA, 2023).

Access to basic services varies significantly between urban and rural areas. While urban centres such as Gobabis generally have access to municipal services, regional data indicates that many households still rely on basic or informal service provision.

In the Omaheke Region:

- Approximately 21.6% of households use electricity from the main grid for cooking;
- Around 70.5% of households rely on wood or firewood as a primary energy source;

- Approximately 26.9% of households have access to flush toilets connected to sewer systems;
- A significant proportion (approximately 57.9%) of households still rely on no formal sanitation facilities.

These figures highlight the continued need for improved service delivery and infrastructure development within the region.

6.3.3 Economic Characteristics and Livelihoods

The Namibian economy is characterised by a mix of formal and informal employment, with a significant portion of households relying on wage income, government support, and subsistence activities.

At a national level:

- Approximately 46.6% of households depend on salaries and wages as their main source of livelihood;
- Around 13.8% rely on old-age pensions;
- Approximately 10.6% depend on farming activities, particularly in rural areas (NSA, 2023).
- In rural regions such as Omaheke, livelihood strategies are more diversified, with a greater reliance on subsistence farming, government grants, and informal economic activities.

Unemployment remains a key socio-economic challenge, particularly among youth. The relatively large proportion of the population within the working-age group places additional pressure on job creation and economic opportunities in urban centres such as Gobabis.

6.3.4 Local Context

The proposed development site is located adjacent to Nossobville Proper and Nossobville Extension 1, which are established residential areas within Gobabis.

These areas are characterised by:

- Formal residential development;
- Access to municipal infrastructure services;
- Proximity to community facilities, including schools and local businesses.

The project site itself is currently vacant, with no permanent residents or structures present. However, its location within an established and expanding residential area places it within an active socio-economic environment.

- The development of Nossobville Extension 2 will contribute to:
- Increased housing availability;
- Improved access to serviced land;
- Support for planned urban expansion; and
- Potential local employment opportunities during construction.

7 STAKEHOLDER ENGAGEMENT

Public consultation forms an integral component of the Environmental Assessment process in terms of the Environmental Management Act (Act No. 7 of 2007) and the Environmental Impact Assessment Regulations.

The consultation process was undertaken by Urban Dynamics Africa (UDA), acting as the independent Environmental Assessment Practitioner (EAP), in accordance with Regulation 21 of the Environmental Impact Assessment Regulations, 2012**,** which requires that Interested and Affected Parties (I&APs) be provided with a reasonable opportunity to participate and comment on the proposed development prior to submission to the Environmental Commissioner.

The objective of the consultation process was to inform stakeholders of the proposed township establishment on Portion 180 of the Remainder of Gobabis Townlands No. 114 and to obtain input on potential environmental and social impacts associated with the development.

7.1 CONSULTATION METHODOLOGY

The consultation process was designed to:

- Inform stakeholders and surrounding communities of the proposed development;
- Provide access to relevant project information through the BID;
- Identify environmental and social concerns at an early stage; and
- Incorporate stakeholder input into the environmental assessment process.

The public consultation process was undertaken during October 2025 following placement of public notices in national newspapers and distribution of the BID.

Stakeholders were afforded the opportunity to provide feedback during the public meeting and through written submissions. Feedback received was primarily in the form of verbal comments raised during the public meeting. No formal written objections were recorded.

7.2 METHODS OF CONSULTATION

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

The consultation methods were implemented in accordance with the public participation requirements of the Environmental Impact Assessment Regulations, 2012 (Regulation 21), and support stakeholder engagement in line with the Urban and Regional Planning Act (Act No. 7 of 2018).

7.2.1 Newspaper Notices

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

The notices were published on 02 October 2025 and 09 October 2025, as confirmed by proof of publication included in Annexure 7.1.

The notices:

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

7.2.2 Government Gazette Notice

A notice of the proposed subdivision and township establishment was published in the Government Gazette No. 8783 dated 14 November 2025 (pages 7–8), in accordance with the requirements of the Urban and Regional Planning Act (Act No. 7 of 2018).

The Gazette notice provided formal public notification of:

- The subdivision of the Remainder of Gobabis Townlands No. 114 into Portion 180 and remainder; and
- The establishment of a new township on Portion 180.

Proof of publication is included in Annexure 7.1.

7.2.3 Background Information Document

The BID contained details of the proposed township, including land uses, infrastructure components, and an outline of the environmental assessment process. Stakeholders were invited to register as I&APs and to submit comments. A copy of the BID is included in Annexure 7.2.

7.2.4 Site and Council Notices

A site notice was erected at the project site to inform surrounding residents and land users of the proposed development and public consultation process. The site notice is illustrated in Figure 9.

This forms part of the overall public participation process undertaken in accordance with the Environmental Impact Assessment Regulations, 2012 (Regulation 21), and supports stakeholder engagement in line with the Urban and Regional Planning Act (Act No. 7 of 2018).

A notice was also displayed on the Gobabis Municipality notice board to further inform the community of the proposed development and scheduled public meeting. Proof of notices is included in Annexure 7.1.

Figure 9: Site Notice

7.2.5 Public Meeting

A public meeting was held on 17 October 2025 at 16:00 at the Nossobville Community Hall, Gobabis. The public meeting is illustrated in Figure 10.

The meeting was facilitated by UDA and attended by representatives of the Gobabis Municipality and members of the local community.

During the consultation process, representatives from the Municipality's Property Department engaged with the project team first. Community members arrived later and a separate engagement session was subsequently held to present the proposed development and allow for questions and input.

The meeting was conducted in English and Afrikaans to ensure accessibility and effective communication.

The proposed township layout and project background were presented, followed by discussion sessions during which stakeholders raised questions and provided input.

Minutes of the meeting are attached in Annexure 7.3.

Figure 10: Community Meeting

A summary of the key comments and issues raised during the public meeting is provided in Table 6.

Table 6: Summary of Community Issues Raised During Public Meeting

Theme	Issue Raised by Community
Interest in Project	Community members showed strong interest in the proposed development and actively engaged in discussions regarding the township establishment.
Erf Allocation	Questions were raised regarding eligibility criteria, allocation process, and how beneficiaries will be selected.
Erf Sizes	Concerns were expressed about the smaller erf sizes compared to Nossobville Proper and the potential impact on property value.
Infrastructure Provision	Community members raised concerns regarding the provision of services, particularly the preference for water and sewer infrastructure rather than only water and electricity.
Roads and Access	Questions were asked regarding access to erven and whether the proposed road widths comply with required standards.
Land Acquisition	Enquiries were made regarding how the land was acquired and the role of DW in the process.
Payment and Financing	Community members requested clarity on payment arrangements, loan options, and affordability of erven.
Community Inclusion	Concerns were raised that not all community members were adequately informed about the meeting, and a request was made for broader consultation and additional engagement.
Project Implementation	Questions were raised regarding the timeline for development and when construction would commence.
General Sentiment	The community expressed appreciation for the engagement and indicated general support for the project, subject to addressing the concerns raised.

7.2.6 Direct Neighbour Notification

Adjacent landowners and immediate neighbours to Portion 180 were directly notified of the proposed subdivision and township establishment.

Contact information for neighbouring properties was obtained from the Gobabis Municipality. Formal notification letters were prepared and distributed to the identified landowners to inform them of the proposed development and to provide an opportunity to submit comments.

The notification letters included:

- A description of the proposed subdivision and township establishment;
- A locality plan indicating the position of Portion 180 relative to neighbouring erven; and
- The proposed township layout plan.

Neighbours were requested to submit written comments or objections within the stipulated timeframe. In the absence of a response, it was assumed that no objections were raised.

A copy of the notification letters and the list of affected neighbours are included in Appendix C.4.

7.2.7 Authority Consultation

Consultation with relevant authorities was undertaken as part of the statutory approval process for the proposed subdivision and township establishment on Portion 180 of the Remainder of Gobabis Townlands No. 114.

A formal application was submitted to the Gobabis Municipal Council for consideration. The Council reviewed the application and issued a consent letter supporting the proposed subdivision and township establishment. The Council's consent confirms municipal support for the proposed development and allows for continuation of the statutory approval process, including submission to the Urban and Regional Planning Board (URPB).

A formal notification was submitted to the Ministry of Urban and Rural Development (MURD) via email, together with a standard notification letter and the BID, to inform the Ministry of the proposed development.

In addition, relevant authorities were informed of the proposed development and its potential environmental impacts as part of the Environmental Impact Assessment process in terms of the Environmental Management Act and associated regulations.

This consultation was also undertaken in accordance with the requirements of the Urban and Regional Planning Act (Act No. 7 of 2018).

At the time of compiling this report, no formal response had been received from MURD.

8 IMPACT ASSESSMENT

This section identifies the potential environmental and social impacts associated with the proposed installation of internal roads and municipal bulk infrastructure for Gobabis / Nossobville Extension 2. The assessment is undertaken at a scoping level based on the project description, baseline conditions, and stakeholder engagement outcomes presented in previous sections.

8.1 IMPACT ASSESSMENT METHODOLOGY

The impact assessment was undertaken at a scoping level based on the project description, baseline environmental conditions, and stakeholder engagement outcomes presented in previous sections.

Given the nature of the proposed development, no sensitive environmental features such as wetlands, watercourses, or protected ecosystems were identified within the project area.

Impacts were assessed qualitatively using professional judgement and available information, considering the following criteria:

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

Based on these criteria, impacts were assigned significance ratings of low, medium, or high.

No impacts of high significance were identified during this scoping assessment.

8.2 SUMMARY OF POTENTIAL IMPACTS

The potential environmental and social impacts associated with the proposed development are typical of township infrastructure projects and are primarily related to the construction phase.

Given the limited residential presence surrounding the site, impacts on nearby receptors are expected to be minor and temporary.

The project will also result in positive socio-economic impacts, particularly through local employment opportunities. A summary of the identified impacts and their significance is presented in . These impacts will be managed through the Environmental and Social Management Plan (ESMP).

Table 7: Table Scoping-Level Impact Identification and Assessment

Project Phase	ESMP Category	Aspect	Potential Impact	Nature	Extent	Duration	Significance
Construction	Environmental Protection	Site preparation	Vegetation clearing and disturbance of sandy soils	Negative	Site	Short-term	Medium
Construction	Environmental Protection	Soils and dust	Dust generation from exposed soils and construction activities	Negative	Local	Short-term	Medium
Construction	Environmental Protection	Noise	Temporary construction noise	Negative	Local	Short-term	Low
Construction	Labour & Community	Nearby receptors (limited)	Minor disturbance from dust and noise	Negative	Local	Short-term	Low
Construction	Labour & Community	Traffic	Increased construction traffic; routes to be confirmed (may utilise Nossobville Proper/Extension roads)	Negative	Local	Short-term	Low–Medium
Construction	Environmental Protection	Drainage	Minor alteration of natural surface runoff	Negative	Site	Short-term	Low
Construction	Environmental Protection	Waste	Generation and handling of construction waste	Negative	Local	Short-term	Low–Medium
Construction	Health & Safety	Occupational safety	Risk of accidents and injuries to workers	Negative	Local	Short-term	Medium
Construction	Health & Safety	Community safety	Risk of interaction between public and construction activities	Negative	Local	Short-term	Low–Medium
Construction	Environmental Protection	Vegetation	Removal of sparse vegetation and potential protected trees	Negative	Site	Short-term	Low–Medium
Construction	Labour & Community	Employment	Local job creation in an area of high unemployment	Positive	Local	Short-term	Medium–High (Positive)
Construction	Labour & Community	Local economy	Increased demand for local goods and services	Positive	Local	Short-term	Medium (Positive)

Project Phase	ESMP Category	Aspect	Potential Impact	Nature	Extent	Duration	Significance
Construction	Labour & Community	Employment equality	Opportunity to promote inclusive employment practices, including gender equality	Positive	Local	Short-term	Medium (Positive)
Construction	Health & Safety	Worker influx	Potential spread of communicable diseases associated with temporary workforce	Negative	Local	Short-term	Low
Construction	Labour & Community	Workforce behaviour	Potential for inappropriate worker conduct if not managed	Negative	Local	Short-term	Low
Operation	Socio-economic	Infrastructure	Improved access to municipal services	Positive	Local	Long-term	High (Positive)
Operation	Socio-economic	Housing	Provision of serviced erven and improved living conditions	Positive	Local	Long-term	High (Positive)
Operation	Municipal	Service demand	Increased demand on municipal infrastructure	Negative	Local	Long-term	Medium

Post-Table Interpretation

As indicated in Table 7, the majority of impacts are associated with the construction phase and are of low to medium significance. These impacts are temporary, localised, and can be effectively managed through standard environmental and social management measures.

Positive impacts are considered significant and relate primarily to employment creation, improved infrastructure, and socio-economic development.

8.3 RESIDUAL IMPACTS

With implementation of mitigation measures outlined in the ESMP, construction-related impacts are expected to be reduced to low significance.

Residual impacts are anticipated to be:

- Localised
- Temporary
- Reversible

Operational impacts are expected to result in long-term positive socio-economic benefits.

8.4 NO-GO ALTERNATIVE

The No-Go Alternative would avoid temporary construction impacts but would not address:

- Demand for serviced land
- Infrastructure needs
- Planned urban expansion

It is therefore not considered favourable.

8.5 SECTION CONCLUSION

The scoping-level assessment has not identified any fatal environmental or social constraints that would prevent the project from proceeding.

Impacts identified are typical of township infrastructure development in a semi-arid environment and are considered manageable through standard mitigation measures**.**

Minor drainage considerations and construction planning aspects such as traffic routing will be addressed during detailed design and managed through the ESMP.

The proposed development is therefore considered environmentally acceptable**,** subject to implementation of the ESMP and compliance with Environmental Clearance Certificate conditions.

9 ENVIRONMENTAL MANAGEMENT COMMITMENTS

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

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

The ESMP will address the impacts identified in Section 8 and ensure that appropriate environmental and social management measures are implemented.

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

10 CONCLUSION AND RECOMMENDATION

This Environmental Scoping Assessment has evaluated the potential environmental and social impacts associated with the proposed installation of internal roads and municipal bulk infrastructure for Gobabis / Nossobville Extension 2.

The assessment has shown that the identified impacts are typical of township infrastructure development and are primarily associated with the construction phase. These impacts are considered to be localised, temporary, and of low to medium significance.

The project area is not environmentally sensitive, and no fatal environmental or social constraints were identified during the scoping process.

The development is expected to result in positive long-term socio-economic benefits, particularly through improved infrastructure provision and local employment opportunities.

It is therefore concluded that the proposed development is environmentally acceptable, provided that mitigation measures are implemented through the ESMP.

It is recommended that the project be granted an Environmental Clearance Certificate (ECC), subject to the implementation of the ESMP and compliance with all relevant legal and regulatory requirements.