

BACKGROUND INFORMATION DOCUMENT (BID)

PROPOSED CONSTRUCTION OF BULK INFRASTRUCTURE FOR AN EXTENSION IN BUKALO

BUKALO VILLAGE, ZAMBEZI REGION, NAMIBIA

Proponent: Development Workshop Namibia

Environmental Assessment Practitioner: Urban Dynamics Africa (Pty) Ltd

Date: 3rd February 2026

1. INTRODUCTION

Development Workshop Namibia (DWN) has appointed Urban Dynamics Africa (Pty) Ltd (UDA) as the Environmental Assessment Practitioner (EAP) to undertake an Environmental Impact Assessment (EIA) process for the proposed construction of bulk infrastructure required to service a new township development, located in Bukalo Village, Zambezi Region, Namibia.

The environmental assessment is being undertaken to support an application to the Ministry of Environment, Forestry and Tourism (MEFT) for an Environmental Clearance Certificate (ECC), in accordance with the Environmental Management Act, 2007 (Act No. 7 of 2007) and the Environmental Impact Assessment Regulations (2012).

This Background Information Document (BID) provides an overview of the proposed project and the environmental assessment process and invites Interested and Affected Parties (I&APs) to participate in the assessment by registering as stakeholders and submitting comments.

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Figure 1: Locality of Bukalo within the Region



2. PROJECT DESCRIPTION

2.1. Introduction

The proposed project involves the construction of bulk infrastructure required to support a new township development, located within Bukalo Village, in the Zambezi Region of Namibia.

Bukalo Village is situated in the eastern part of the Zambezi Region and is accessed primarily via the B8 main road, which serves as a key east–west transport corridor linking settlements in the region. The regional location of Bukalo Village within Namibia and the Zambezi Region is illustrated in Figure 1.

The project forms part of the planned spatial expansion of Bukalo Village and responds to the growing demand for formally planned and serviced land, improved access to basic services, and opportunities for secure land tenure.

2.2. Intention Of the Proponent

The Bukalo Village Council, in partnership with Development Workshop Namibia (DWN), intends to facilitate the establishment of an Extension in Bukalo as part of the village's continued growth through township extensions.

The proposed township will comprise 344 erven and a remainder, providing for residential, business, institutional, and public open space land uses. The construction of bulk infrastructure including roads, water supply pipelines, sewer reticulation networks, and electricity distribution infrastructure is required to service the proposed township and forms the subject of the current environmental assessment process.

2.3. Location of the Project Area

Figure 2: Locality of Proposed Portion



The project area is located on Proposed Portion 6 of the Remainder of Farm Bukalo Town and Townlands No. 1354, within Bukalo Village, Zambezi Region, Namibia. The approximate central coordinates of the project site are 17.71487° South, 24.54181° East.

The locality of the proposed new township in relation to Bukalo Proper, existing township extensions, and surrounding land uses is shown in Figure 2.

Access to the project area will be obtained via the B8 national road, with additional access from the D3510 district road to the south, as well as existing internal roads within Bukalo Village.

2.4. Current Land Use and Site Characteristics

The project area is currently used primarily for grazing and wood harvesting. A single structure is present within the site, and there are no registered servitudes affecting the land. The land is located within the Bukalo Townlands and is largely vacant.

The proposed development area, corresponding to the extension in Bukalo, has a total extent of approximately 218,043 m² (±21.8 hectares).

No municipal services are currently installed within the project area. The nearest existing service connection points for water, sewer, and electricity are located within Bukalo Proper and existing township extensions, from where services will be extended to service the proposed development. An area within the site has previously been disturbed through the extraction of gravel and sand for road construction, resulting in an existing borrow pit.

2.5. Proposed Township Layout

The proposed township layout for this extension has been designed to accommodate a mix of residential and supporting land uses, together with public open spaces and road reserves. The layout forms the basis for the planning and design of the associated bulk infrastructure.

Figure 3 shows the draft township extension layout plan has been prepared to inform the alignment of the proposed bulk infrastructure and illustrates the proposed erven configuration, internal road network, service corridors, and public open spaces. The draft township layout plan is attached to this Background Information Document.



Figure 3: Bukalo Township Establishment Layout Plan

In accordance with DWN's established project implementation model, erven allocation will follow a resident-driven process, whereby prospective beneficiaries are afforded an opportunity to indicate preferences for erven once land becomes available and services are installed. This approach supports transparency, fairness, and community participation in land allocation.

Table 1: Summary of Proposed Township Layout and Land Use Allocation

Zoning	Total Area (m ²)	Estimated No. of Erven	% of Total Area
Residential	91 992	276	47%
General Residential	5 822	4	3%
Business	7 199	7	4%
Institutional	2 833	1	1%
Public Open Space	26 544	9	14%
Remainder / Streets	60 603	–	31%
Total	194 993	296	100 %

Approximately 14% of the total layout area is allocated to Public Open Space (POS). These areas have been incorporated to accommodate existing large trees and natural features, as well as a previously disturbed borrow pit area, which has been designated as public open space to allow for environmental management and future rehabilitation.

The development of bulk infrastructure for one extension in Bukalo will be implemented in phases, in line with Development Workshop Namibia's incremental land servicing approach. Phasing allows for the orderly rollout of infrastructure, alignment with available funding, and the progressive occupation of erven as services become available.

2.6. Description of Bulk Infrastructure Development

The proposed project involves the construction of bulk infrastructure required to service one extension in Bukalo, including:

- Internal access roads and road reserves
- Water supply pipelines and associated infrastructure
- Sewer reticulation pipelines and manholes
- Electricity distribution infrastructure

Construction activities will include site clearing, earthworks, trenching, pipe laying, backfilling, compaction, and reinstatement of disturbed areas.

3. THE EIA PROCESS

In compliance with Namibia's Environmental Management Act (Act No. 7 of 2007) and the Environmental Impact Assessment (EIA) Regulations (2012), certain activities require obtaining an Environmental Clearance Certificate (ECC) from MEFT. The following table outlines the relevant activities and their legislative references:

Table 2: Relevant Environmental Clearance Requirements for Construction Activities

LEGISLATIVE SECTION	ACTIVITY	DESCRIPTION
Section 10.1(a)	Construction of bulk services	Construction of sewer infrastructure.
Section 10.1(b)	Construction of public roads	Requires an ECC for the construction of public roads, including route determination and design of associated physical infrastructure.
Section 10.2(a)	Route determination and design of associated physical infrastructure for public roads	for public roads, through township establishment on Portion 6 of the Remainder of Farm Bukalo Town and Townlands No. 1354

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ities are listed under the EIA Regulations and require an Environmental Clearance Certificate (ECC) before proceeding. The process includes submitting an application, conducting public consultations, and preparing impact assessments. Detailed procedures are available on the Ministry of Environment and Tourism's website. Compliance with these regulations ensures the project is environmentally sound and legally compliant.

YOUR ROLE

Public involvement is a key part of the EIA process. As an Interested And Affected Party (I&AP), you have the opportunity to learn about the proposed project and share your input, helping to ensure the project considers environmental, social, and community concerns.

This BID invites all potential I&APs to register as stakeholders and share comments, concerns, and issues related to the assessment. These activities are listed activities under the EIA Regulations and cannot proceed without obtaining an ECC. The process involves submitting an application to the competent authority, conducting public consultations, and preparing assessments to evaluate potential environmental impacts. Detailed procedures and requirements are outlined in the EIA Regulations available on the Ministry of Environment and Tourism's website.

It's essential for the project to comply with these legislative requirements to ensure all construction activities are environmentally sound and legally compliant.

4. ANTICIPATED BENEFITS AND IMPACTS

The project is expected to create several benefits, including:

Benefits:

- 🔊 **Functional Layout:** The project will create a well-structured layout that integrates seamlessly with existing developments.
- 🔊 **Formal Erven:** It will provide officially recognised residential and business plots, ensuring security of tenure for households and businesses.
- 🔊 **Economic Stimulation:** By promoting growth and attracting investment, the project will open new development opportunities.
- 🔊 **Employment Generation:** Jobs will be created during both the construction phase and long-term operation, benefiting the local workforce.
- 🔊 **Land Tenure:** Residents will gain legal ownership of their plots, allowing them to access services, invest in their properties, and contribute to local economic development.

However, it's essential to acknowledge and assess potential environmental and social impacts, including:

Impacts:

- 🔊 **Traffic Disruption:** Disruption of traffic flow during the construction phase.
- 🔊 **Construction Dust:** Potential environmental impact due to construction-related dust.
- 🔊 **Construction Noise:** Noise pollution affects surrounding communities during construction.
- 🔊 **Worker Safety:** Impacts on the health and safety of workers involved in the project.
- 🔊 **Solid Waste Pollution:** Risk of solid waste pollution in the area during construction and operational phases.

5. HOW TO BECOME INVOLVED

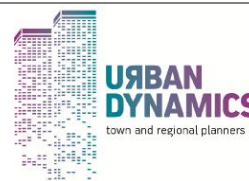
Should you have any comments, please contact Tresia Amwaalwa or Heidri Nel at Urban Dynamics Africa (Pty) Ltd.

Tel: (+264)(061) 240 300

Email: tresia@udanam.com or heidri@udanam.com

**REGISTRATION AND RESPONSE FOR INTERESTED AND AFFECTED PARTIES:
EIA FOR THE CONSTRUCTION OF BULK INFRASTRUCTURE AT BUKALO**

Urban Dynamics Africa (PTY) Ltd. welcomes any comments and correspondence about this project. To enable access to this communication process, interested and affected parties need to register as a stakeholder and/or submit their comments in writing.



DATE:

PARTICULARS OF THE INTERESTED AND AFFECTED PARTY

NAME:

TELEPHONE NUMBER:

CELL PHONE:

E-MAIL:

P.O. BOX ADDRESS:

PLEASE IDENTIFY YOUR INTEREST IN THE PROPOSED PROJECT:

PLEASE WRITE YOUR COMMENTS AND QUESTIONS HERE:

Please return the completed form by **23 February 2026**:

Heidri Nel

Tel: (+26461) 240300

e-mail: heidri@udanam.com

