ENVIRONMENTAL SCOPING ASSESSMENT

FOR TOWNSHIP ESTABLISHMENT ON PORTIONS 26 AND 27, OF THE REMAINDER OF FARM ONIIPA TOWN AND TOWNLANDS NO. 1164

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ACRONYM / ABBREVIATION	DESCRIPTION
BID	Background Information Document
DWN	Development Workshop Namibia
EA	Environmental Assessment
EC	Environmental Commissioner
ECC	Environmental Clearance Certificate
ECO	Environmental Control Officer
EHS	Environmental, Health and Safety
EIA	Environmental Impact Assessment
EMA	Environmental Management Act, 2007
EMP	Environmental Management Plan
ER	Employer's Representative
ESA	Environmental Scoping Assessment
ESF	Environmental and Social Framework
ESIA	Environmental and Social Impact Assessment
ESMP	Environmental and Social Management Plan
ESS	Environmental and Social Standards
ESHS	Environmental, Social, Health and Safety
HA	Hectares
HIV	Human Immunodeficiency Virus
I&APs	Interested and Affected Parties
ILO	International Labour Organization
KfW	Kreditanstalt für Wiederaufbau
KM	Kilometre
M	Metre
M²	Square metres
MEFT	Ministry of Environment, Forestry and Tourism
MM	Millimetre
NBD	Namibia Biodiversity Database
NCE	Namibian Chamber of Environment
NORED	Northern Regional Electricity Distributor
PPE	Personal Protective Equipment
TB	Tuberculosis
TRRP	Tree Removal and Replacement Plan
UDA	Urban Dynamics Africa
URPB	Urban and Regional Planning Board
WMP	Waste Management Plan
WRP	Waste Removal Plan

1 INTRODUCTION

Oniipa Town Council, in partnership with the Development Workshop of Namibia (DWN), appointed Urban Dynamics Africa Pty Ltd to obtain Environmental Clearance for the construction of public roads and bulk infrastructure through township establishment on Portions 26 and 27, of the Remainder of Farm Oniipa Town and Townlands No. 1164.

The relevant documentation is included in support of our application to the Environmental Commissioner; please refer to the appendices attached hereto.

1.1 BACKGROUND

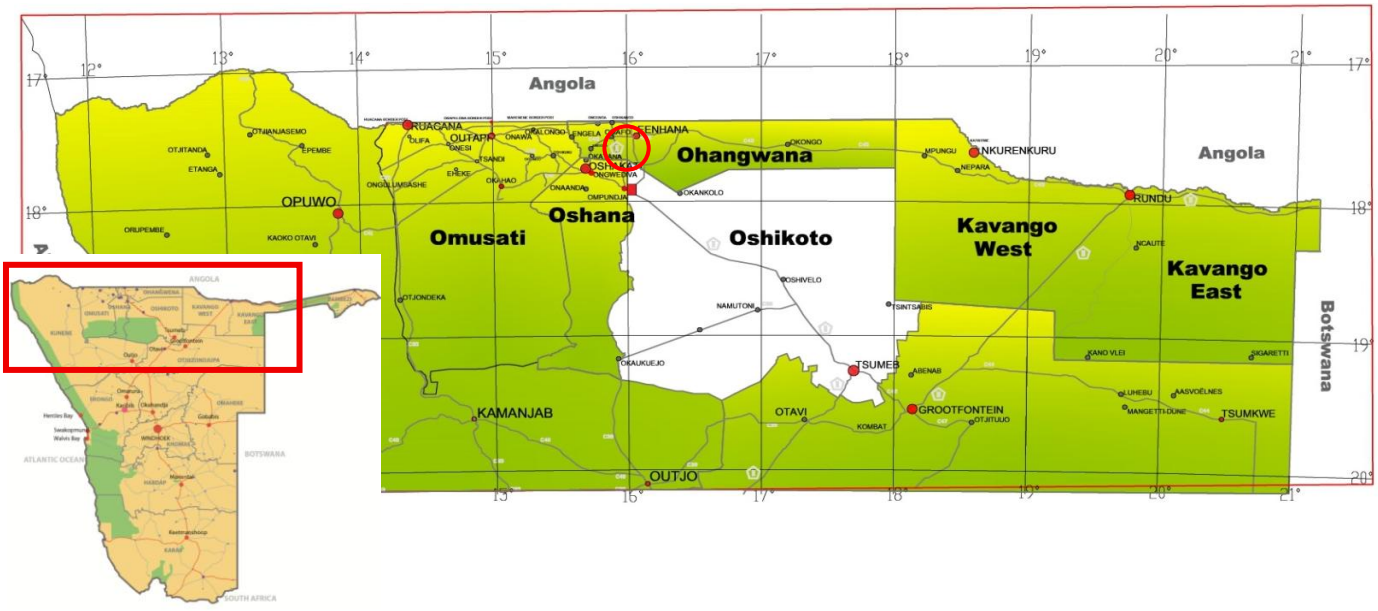
The project aims to address challenges related to poverty and advance development within Oniipa, capitalising on its strategic geographical advantage. Through targeted initiatives, it aims to improve living conditions and opportunities for the local population, with a primary focus on providing serviced land to meet the growing needs of Oniipa's population and contribute to broader development objectives in the Oshikoto Region.

To achieve these goals, the Oniipa Town Council, in partnership with DWN (the proponent), proposes establishing two new townships. This proposed development involves providing serviced land primarily for residential plots, creating roads, and installing essential services within these new townships.

1.2 PROJECT LOCATION

The project site is situated within Oniipa the newly proclaimed town of Oshikoto Region and a key growth centre. Oniipa's strategic importance as a constituency capital in the Oshikoto Region is underscored by its location along the B1 national road, facilitating vital transport links to major towns such as Oshakati and Ondangwa, which are crucial for regional development and socio-economic activities. The town's evolving infrastructure, including access to electricity, water, and road networks, bolsters its capacity to support and drive development initiatives within the region. Therefore, the provision of serviced land in Oniipa is essential to accommodate population growth and stimulate further economic development in the Oshikoto Region. The location of Oniipa within the region is shown in **Error! Reference source not found.**.

Figure 1: The Locality of Oniipa



Sharing the Boundaries with Ondangwa, Oniipa is located along a major transport route, the D3622 that leads to Oshigambo village and Eenhana to the north. To the south the D3622 intersects with B1 Road that leads to Ondangwa in the west and Omuthiya in the east.

1.3 PURPOSE OF THE REPORT

This Environmental Scoping Assessment (ESA) is conducted in compliance with the Environmental Management Act (EMA) No. 7 of 2007 and the 2012 Environmental Impact Assessment (EIA) Regulations. The proposed Oniipa Township Establishment Project in the Oshikoto Region includes activities classified as listed activities, which require an Environmental Clearance Certificate (ECC) before project implementation.

The activities within this scope fall under the following categories:

- **Activity 5(e) – Waste Management, Treatment, Handling, and Disposal Activities**
  Implication: The storage and use of hazardous substances (e.g., diesel, lubricants) will trigger this activity. Waste management protocols, including spill prevention and disposal measures, must be established.

- **Activity 9.1 – Hazardous Substance Treatment, Handling, and Storage**
  Implication: The storage, handling, and use of hazardous substances such as diesel and oils for construction must comply with the Hazardous Substances Ordinance, 1974.

- **Activity 9.4 – Hazardous Substance Treatment, Handling, and Storage**
  Implication: If on-site fuel storage exceeds 30 cubic metres, compliance with environmental and safety regulations is required.

- **Activity 10.1(a) – Infrastructure**
  Implication: The installation of bulk water and sewer infrastructure requires environmental clearance and assessment.

- **Activity 10.1(b) – Infrastructure**
  Implication: The construction of public roads as part of the project requires proper planning and clearance.

- **Activity 10.2(a) – Infrastructure**
  Implication: The planning and design of new road networks must comply with public road design regulations.

- **Activity 10.3 – Infrastructure**
  Implication: The installation of municipal services infrastructure (water supply, sewage, drainage systems) triggers the need for assessment and clearance.

To meet the requirements of the EMA and its 2012 EIA Regulations, Urban Dynamics Africa (Pty) Ltd. (UDA) was appointed as an independent environmental consultant to conduct this ESA, including a public consultation component. The documents generated through this process will be included in the ECC application, as specified by the EMA and EIA Regulations.

The findings of the Environmental Screening process have been consolidated into this Environmental Scoping Report. Together with the draft Environmental & Social Management Plan (ESMP), this report will form part of the Environmental Clearance Certificate (ECC) application submitted to the Environmental Commissioner at the Department of Environmental Affairs (DEA) within the Ministry of Environment, Forestry, and Tourism (MEFT).

2 PROJECT DESCRIPTION

DWN intends to subdivide the Remainder of Farm Oniipa Town and Townlands No. 1164 into Portions 26 and 27, facilitating the establishment of two new proposed townships.

These new townships will primarily focus on residential development while integrating essential services. The layout makes provision for mixed-use activities, strategically addressing the growing demand for housing, business and institutional plots within Oniipa and the broader region. The planned development aims to enhance urban expansion by providing structured, serviced land for residential, commercial, and institutional purposes.

2.1 OVERVIEW

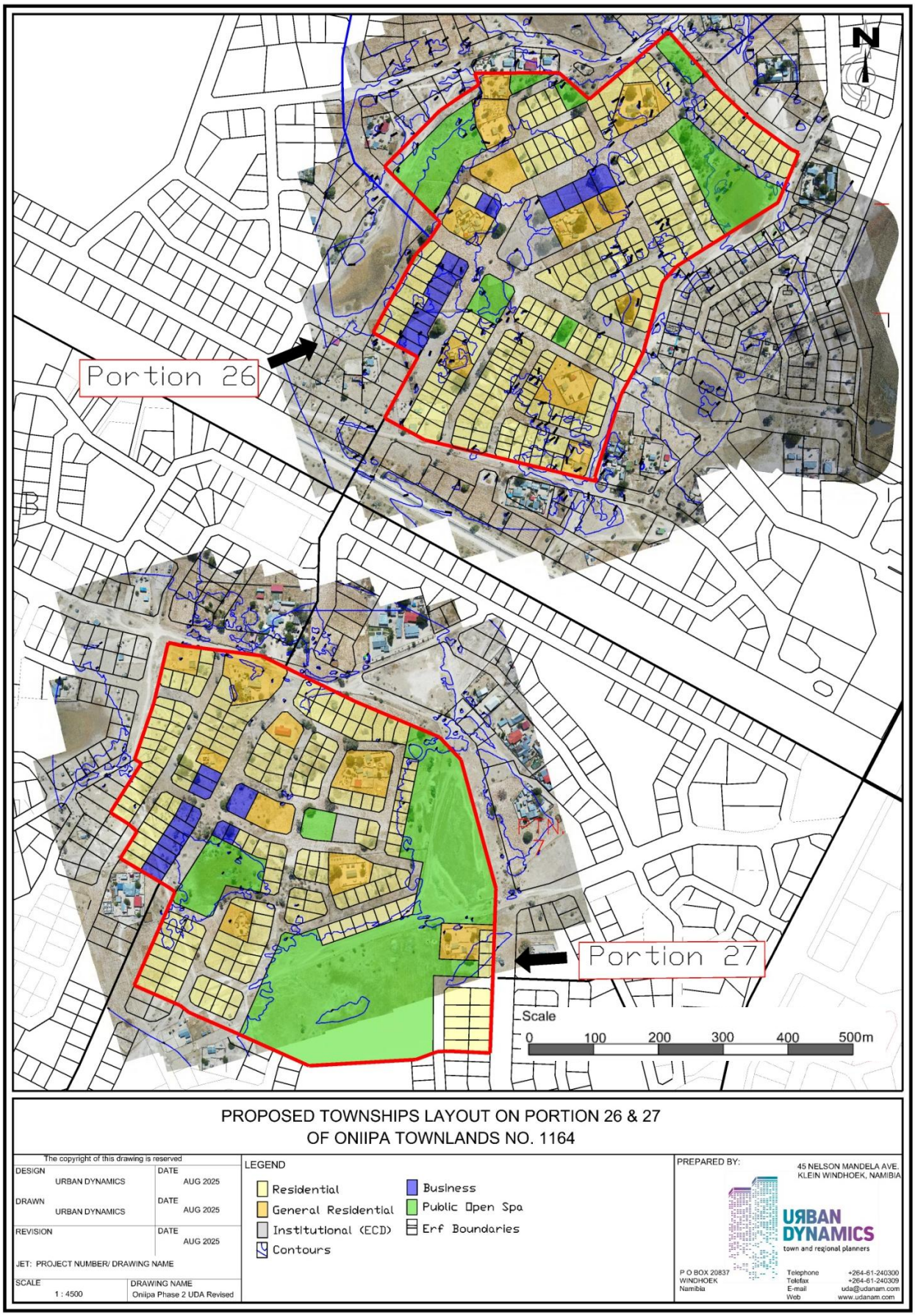
The proposed subdivision and development will alter the current zoning from "undetermined" to include residential, business, and institutional land uses, as well as public open spaces (POS). The townships will provide for 459 new erven, which will be available to purchase, therefore providing land tenure through title deeds; the institutional erf and streets will remain under the ownership of the town council. The layout will be supported by a hierarchical road network, water and power infrastructure, and an additional reservoir to ensure sustainable service provision; this will be managed by town council.

Table 1: Erf Sizes and Zonings

Portion 26				
ZONING	No. Erven	Tot Area	Ave	%
Total Area		**206198**		
Residential	219	80234	366	38.9
General Residential	12	27071	2256	13.1
Business	16	8786	549	4.3
Institutional	1	5112	5112	2.5
POS	7	26866	3838	13.0
	255	**148069**		71.8
Street		**58129**		28.2

Portion 27				
ZONING	No. Erven	Tot Area	Ave	%
Total Area		**228177**		
Residential	177	74656	422	32.7
General Residential	9	22689	2521	9.9
Business	14	6865	490	3.0
Institutional	1	1137	1137	0.5
POS	3	77413	25804	33.9
	204	182760		80.1
Street		45417		19.9

Figure 2: Proposed Layout on Oniipa Portion 26 & 27



2.2 TYPES OF CONSTRUCTION ACTIVITIES

The construction phase activities for the proposed development will proceed through various phases, each involving specific key activities aimed at facilitating the successful completion of the project. Below is a breakdown of these activities:

2.2.1 Site Preparation and Clearance

These phases involve preparing the site for construction. Key activities include:

- **Clearing of vegetation and debris** – Removal of trees and obstructions to prepare the area for development.
- **Excavation** – Earthworks to level the land and ensure that infrastructure, such as roads, is built to the correct elevation and gradient.
- **Material stockpiling** – Temporary storage of excavated material that can be reused during construction.
- **Environmental considerations** – Implementation of erosion control, dust suppression, and ecosystem protection measures. Special attention will be given to minimising environmental impacts.

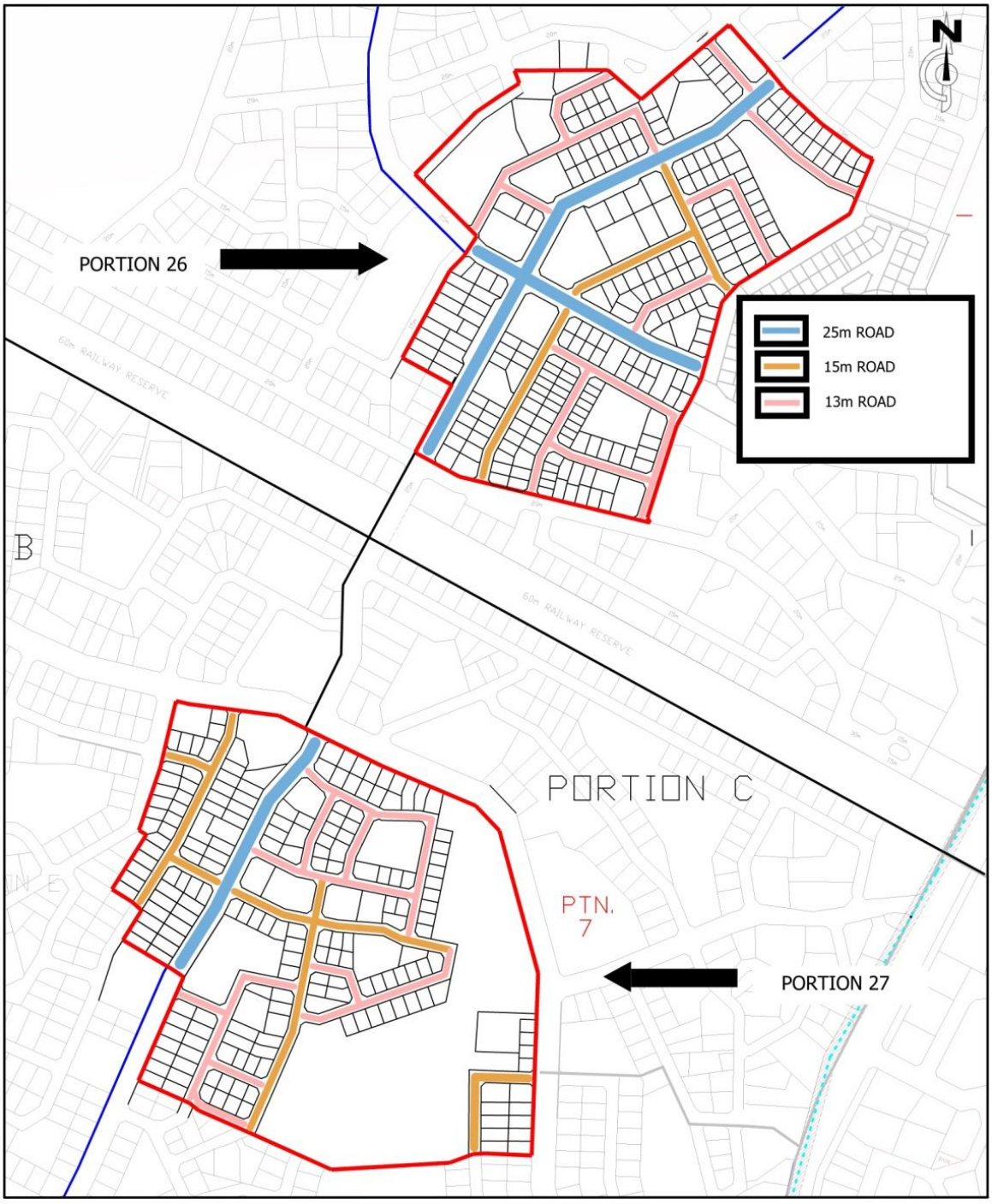
2.2.2 Road and Infrastructure Construction

This includes the development of essential infrastructure to support the site and surrounding areas. Key activities include:

- Road Construction:
    - **25m Distributor Roads** – Construction of arterial routes for high-capacity traffic flow**.**
    - **15m Access Roads** – Development of secondary roads linking distributor roads to residential and commercial areas.
    - **13m Local Roads** – Construction of neighbourhood-level roads for internal circulation.

The road network is illustrated in Figure 3**.**

Figure 3: Oniipa Portion 26 & 27 Road Network



- Water Supply Infrastructure: Installation of bulk water supply pipelines. Majority of the water supply infrastructure will be in the road reserve.

- Electricity Supply Infrastructure: Installation of an underground bulk electricity line and the construction of two substations to provide reliable power to the area. Similar to the water infrastructure, the electricity supply infrastructure will also run along the road reserve.

These construction activities are critical to the successful development of the project, ensuring access to infrastructure, essential services, and environmental safeguards.

3 ALTERNATIVES

The consideration of alternatives is a key requirement of the Environmental Management Act (EMA), No. 7 of 2007, and the Environmental Impact Assessment Regulations of 2012. The purpose of this section is to demonstrate that reasonable alternatives have been considered during the planning phase of the proposed development.

Alternatives were assessed taking into account technical feasibility, environmental considerations, land availability, and the development objectives of the Oniipa Town Council.

3.1 NO-GO ALTERNATIVE

The no-go alternative assumes that the proposed township establishment and associated infrastructure development do not proceed.

Under this scenario, the current shortage of serviced erven within Oniipa would persist, potentially resulting in continued informal settlement growth, inadequate access to services, and unplanned land use. The no-go alternative would therefore not support local development objectives or address existing housing and infrastructure needs.

3.2 LAYOUT AND DESIGN ALTERNATIVES

Various layout and design options were considered during the planning phase to minimise environmental disturbance and optimise land use efficiency. The preferred layout was selected based on its ability to:

- Reduce unnecessary vegetation clearance;
- Retain protected trees within public open spaces and road reserves where feasible;
- Avoid flood-prone areas through appropriate land use allocation;
- Provide safe and efficient road alignments and service corridors.

3.3 SITE ALTERNATIVES

Alternative sites for township expansion were considered within the broader Oniipa townlands. Portions 26 and 27 were identified as the preferred site due to land availability, proximity to existing infrastructure, and alignment with local spatial planning frameworks.

3.4 PREFERRED ALTERNATIVE

The preferred alternative is the development of the proposed township on Portions 26 and 27, incorporating the optimised layout and infrastructure design described above. This alternative best balances development needs with environmental and social considerations.

3.5 MOTIVATION FOR THE PREFERRED ALTERNATIVE

The selected alternative supports orderly urban expansion, improves access to serviced land, and aligns with municipal development objectives. Environmental considerations were integrated into the planning process to minimise potential impacts and support sustainable development.

4 PROJECT STANDARDS

Section 4 provides a review of the 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 Oniipa Town Council, DWN, 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

Table 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

Table 2: Regulatory Framework

THEME	LEGISLATION	PROVISION	PROJECT IMPLICATIONS
	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.	stage, it is important to safeguard plant species listed under Annexure A of the Regulations. 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.

Table 2: Regulatory Framework

THEME	LEGISLATION	PROVISION	PROJECT IMPLICATIONS
	Water Resources Management Regulations of 2023 (GG 269)		
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, 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.

Table 2: Regulatory Framework

THEME	LEGISLATION	PROVISION	PROJECT IMPLICATIONS
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.
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.
	Oniipa Draft Zoning Scheme	The Oniipa Draft Zoning Scheme provides for various land use and activities allowed within the Oniipa Town Council's jurisdiction.	The development should adhere to the Oniipa Draft Zoning Scheme.

Table 2: Regulatory Framework

THEME	LEGISLATION	PROVISION	PROJECT IMPLICATIONS
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.
COMPENSATION	Communal Land Reform Act, 2002 (Act No. 5 of 2002)	Section 16(2) states that when customary land rights in any communal land area are acquired or withdrawn by the State for purposes such as development, just compensation must be paid to the persons concerned.	Assess to what extent the proposed act complies with the plan's provision to ensure the rights of individuals within communal land

4.3 INTERNATIONAL LENDER STANDARDS

The Proposed program's development is funded by official development assistance from the Government of the Federal Republic of Germany. Consequently, the program must adhere to the regulations set forth by the Federal Ministry for Economic Cooperation and Development and the Kreditanstalt für Wiederaufbau (KfW) Development Bank. KfW aligns with the principles outlined in the Environmental and Social Standards (ESS) of the World Bank Group. The following sections detail the pertinent international criteria and standards that must be followed throughout the Program.

4.3.1 KfW's Sustainability Guideline

All the Financial Cooperation measures financed by KfW must be subject to assessment and implementation in terms of KfW's Sustainability Guideline 2021, or its successor. The guideline describes the principles and procedures to assess the environmental, social and climate impacts during the preparation and implementation of FC measure financed by KfW.

The KfW Sustainability Guideline (2021) sets out that the relevant national law and legal requirements as well as the ESS of the World Bank Group are compulsory during the identification and assessment of environmental, social and climate risks and impacts. Additionally, the World Bank's General and sector-specific Environmental, Health and Safety (EHS) Guidelines and the core labour standards of the International Labour Organization (ILO) must be applied. During the assessment, the requirements of the Human Rights Guidelines of the BMZ must be taken into account.

4.3.2 World Bank Environmental and Social Framework

The World Bank's Environmental and Social Framework (ESF) is aimed at enabling the World Bank and Borrowers to manage environmental and social risks of projects and to improve development outcomes. The ESF offers broad and systematic coverage of environmental and social risks. The ESF sets out the World Bank Group's commitment to sustainable development, through a Vision for Sustainable Development, a Policy for Investment Project Financing, and a set of ESS.

KfW's Sustainability Guideline (2021) requires the application of the World Bank's ESS to their projects, but not the overall ESF.

4.3.3 World Bank Environmental and Social Standards (2018)

The World Bank's ESS consists of ten standards as summarised below. Application of the standards intends to: (a) support Borrowers in achieving good international practice relating to environmental and social sustainability; (b) assist Borrowers in fulfilling their national and international environmental and social obligations; (c) enhance non-discrimination, transparency, participation,

accountability, and governance; and (d) enhance the sustainable development outcomes of projects through ongoing stakeholder engagement.

KfW's Sustainability Guideline (2021) requires the application of the relevant ESS. The likely applicability of each standard to the DWN Programme is indicated. A review must be undertaken for each intervention to confirm (based on scope, locality, and site specifics) the applicability of the ESS.

5 ESIA APPROACH AND METHODOLOGY

The following section discusses the methodology used by DWN and UDA in assessing the site in terms of its strengths, weaknesses, opportunities, and threats and to then formulate a planning approach to prepare a layout that harnesses the strengths, accommodate the weaknesses, utilise the opportunities and avoid the threats identified. These also include the natural and social environment within which the project is set.

5.1 SITE INFORMATION AND TOPOGRAPHY

The site is classified under Category B+ following DWN's 2024 screening assessment, which identified environmental and social risks. In response, UDA conducted an ESA. As part of the assessment, UDA conducted a site visit in March 2025 to document existing structures, infrastructure, topography, and land uses, ensuring effective risk management through detailed evaluations and management plans. However, the site visit was limited as the site had restricted access due to the rain. Therefore, the site information is mainly based on the DWN risk assessment and a desktop study.

5.2 NATURAL AND SOCIAL RECEIVING ENVIRONMENT

The assessment of the natural receiving environment involved orthophoto analysis, site visits, literature surveys, and leveraging extensive regional experience.

Data sources included:

- The Atlas of Namibia (Atlas of Namibia Team, 2022),
- Education Management Information System (EMIS) (Ministry of Education, Arts and Culture, 2023)
- 2013, Population and Housing Census – Oshikoto Region (NSA, 2014),
- 2023, Preliminary Population and Housing Census – Oshikoto Region (NSA Wbebsite,2025),
- 2015/2016, Namibia Household Income and Expenditure Survey (NSA, 2015),
- World Bank Health Nutrition and Population Statistics Database (World Bank, 2019), and
- C1-Oniipa Site Assessment Report 23 (DFA, 2024).

5.3 PUBLIC CONSULTATION

Public consultation was conducted to ensure thorough engagement with all relevant stakeholders. Notices were published in two newspapers over consecutive weeks, as outlined in Appendix C. In March 2025, a community meeting was held at the initial project site, with representatives from UDA, the Oniipa Town Council, and DWN in attendance.

6 BASELINE ENVIRONMENTAL CONDITIONS AND SOCIAL CONDITIONS

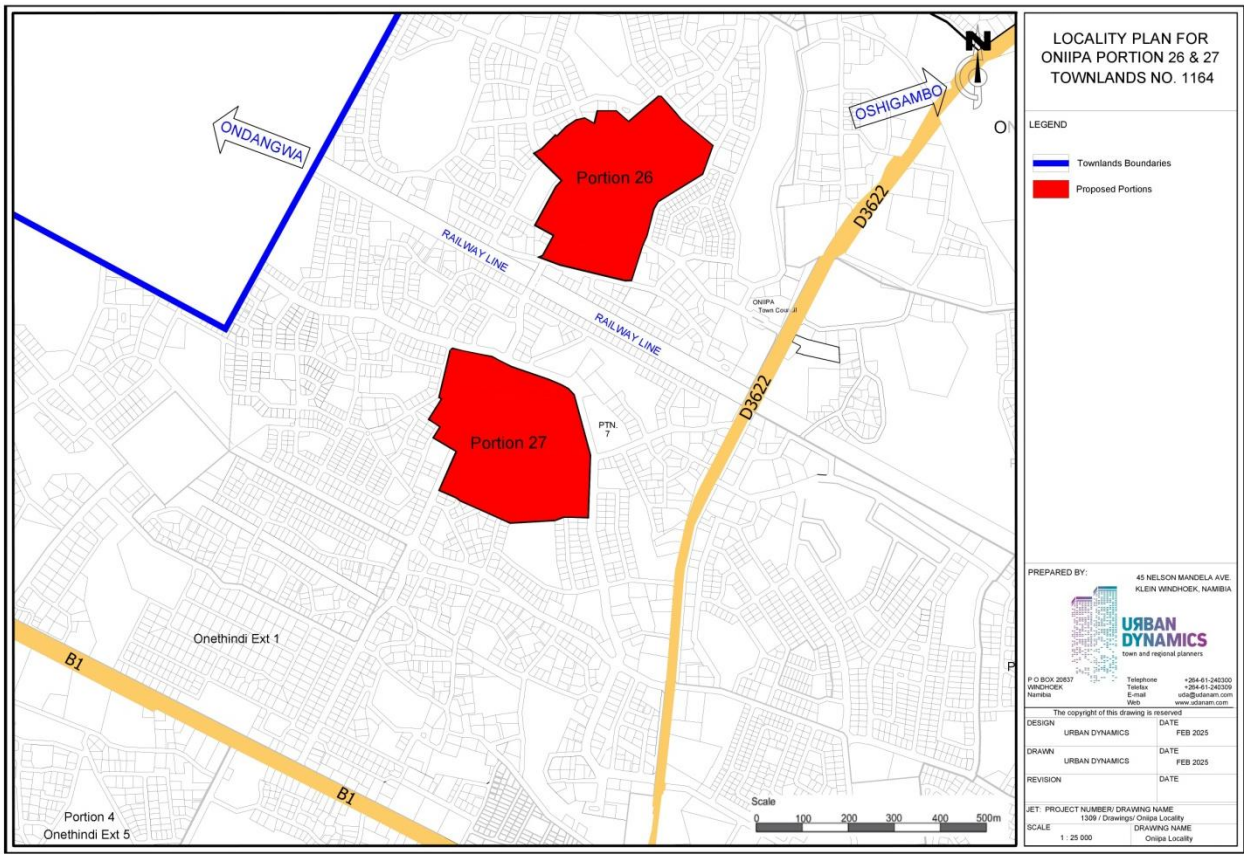
Section 6 describes the proposed project site's biological, physical, social-cultural, and land-use environment in relation to the surrounding urban areas.

6.1 DESCRIPTION OF THE PROJECT SITE

6.1.1 Locality

The proposed development is on proposed Portions 26 and 27, of the Remainder of Farm Oniipa Town and Townlands No. 1164. The project falls within the Oshikoto Region. The portion lays north-west of the B1 main road, which connects Ondangwa and Omuthiya, and is situated near the D3622 road between Onethindi and Oshigambo. Portion 26 is located at -17.5458 S, 16.0136 E and Portion 27 is located at -17.5511 S, 16.0136 E as indicated in Figure 4. A locality plan is attached as Appendix "B".

Figure 4: Locality of the Project Area



6.1.2 Ownership, Size, Shape and Land Use Activities

Oniipa Town Council is the owner of the new subdivided Portions 26 & 27, of the Remainder of the Farm Oniipa Town and Townlands No 1164, which are classified as a Greenfield development. Additionally, several individuals still hold registered land rights within the area.

Table 3 provides detailed information on the sizes and zoning of each portion. According to the current draft zoning scheme, the area is zoned as "Undetermined". The total area of these portions is approximately 229 015 square metres in extent. Figure 4 show the shape of the portions.

Table 3: Portions Sizes

PORTIONS 157 AND 158		
PORTIONS	**Total Area (Sqm)**	**Zoning**
Portion 26	206 198	Undetermined
Portion 27	228 177	Undetermined

Current land use activates on the sites as of March 2025, the site was used for mahangu fields and accommodates 11 and 8 homesteads respectively. The site area had been altered, with large trees removed to expand fields.

6.1.3 Surrounding Activities

The surrounding activities comprise of newly planned residential townships and mahangu fields. There are several homesteads in the area as well as a private school, Northcote Private School Oniipa, situated on the across the D3622. Portion 26 & 27 sites are also divided by 60m railway reserve additionally; various sand spoor roads traversed the area, facilitating movement.

Figure 5: Utility Services

Sourced from Google Earth, 2025

6.2 ACCESS AND UTILITY SERVICES

Existing access and utility services within Oniipa and the site are as follows:

6.2.1 Road Access

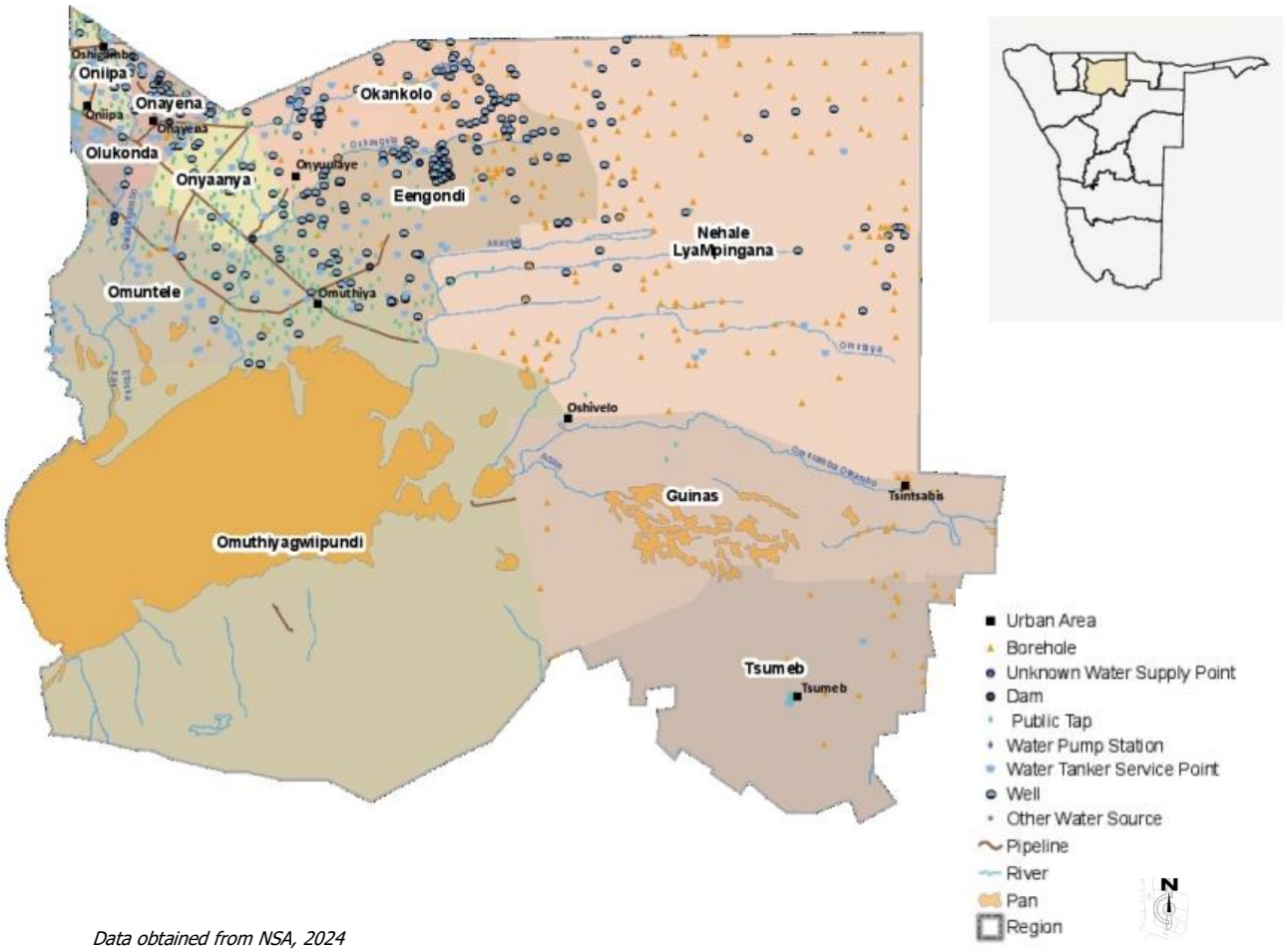
Access to the site is provided via informal roads, connecting to the main access road. The Northern portion gains access from the main road, through the Oniipa phase 1 township. The southern portion gains access through the surrounding townships which are in the process of being formalised.

6.2.2 Water Connection

Access to water connection to the site includes the following infrastructure: The town of Oniipa receives bulk water supply from NamWater, with a water-reticulated network that ensures efficient distribution to formal residents and businesses.

The project will require connection to the municipal water supply to ensure a reliable and sustainable water provision for future residents.

Figure 6: Oshikoto Water Infrastructure

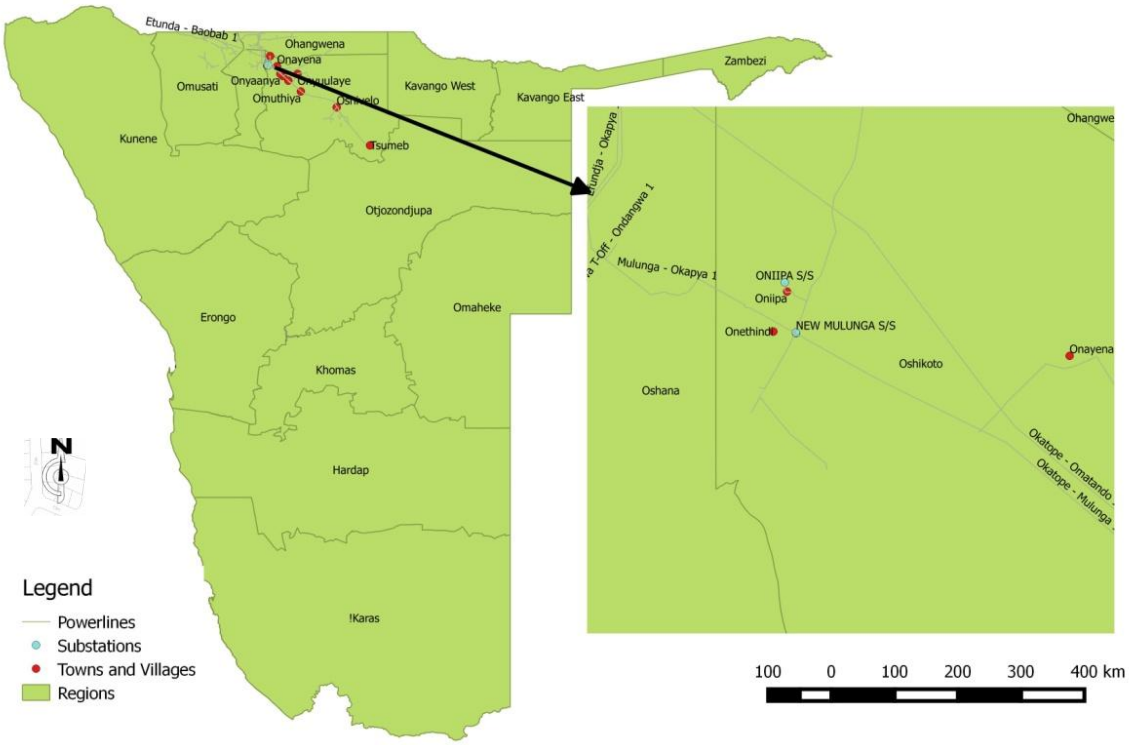


Data obtained from NSA, 2024

6.2.3 Electrical Supply

Oniipa receives its electricity supply through a reticulated network that is interconnected with both the nearby NORED network and NamPower. NamPower supplies electricity to NORED, which then distributes it to the town. This electrical infrastructure effectively serves residential and commercial areas.

Figure 7: Oniipa Electrical Supply



Data retrieved from NamPower website, 2025

6.2.4 Sewerage

A sewerage reticulation network and pump station serve the formal areas of Oniipa, while informal settlement areas primarily rely on septic tanks and pit latrines. Portion 27 will be serviced with sewer infrastructure.

6.2.5 Communication

The town accesses various services, including television, radio, newspaper, telephone, and cell phone networks.

Table 4: Description of Site key Sensitivities

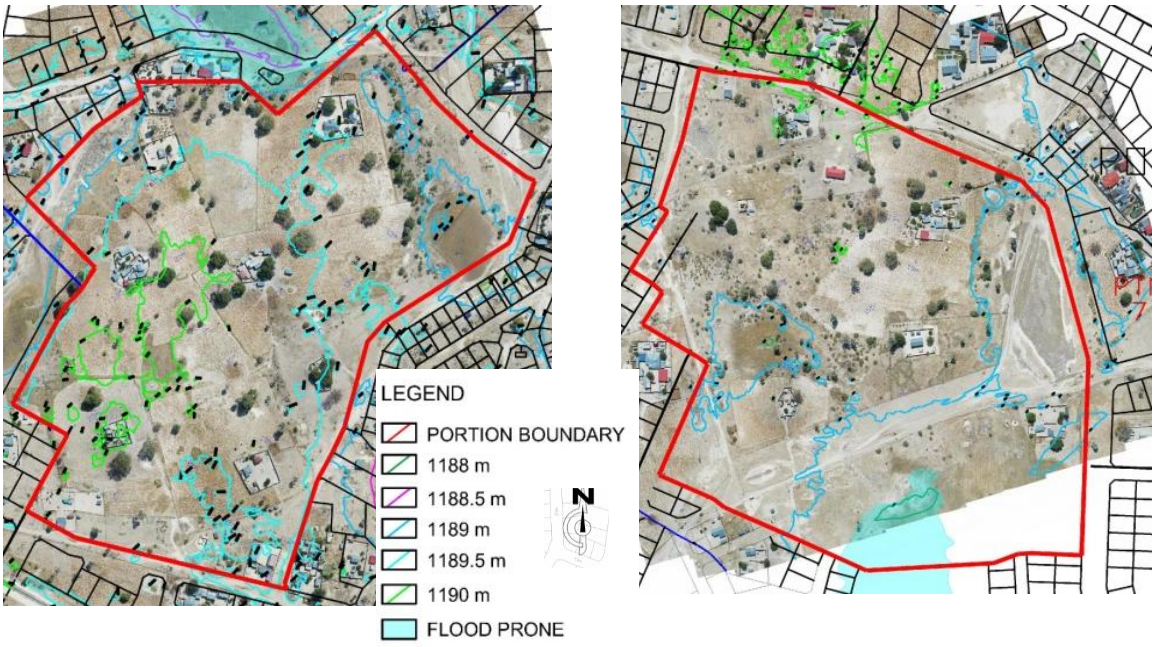
FEATURE	DESCRIPTION	SENSITIVITY	POTENTIAL IMPACT
TRAFFIC:	Construction activity increase will result in higher traffic volume.	Lack of formal traffic assessment.	Traffic congestion is expected during the construction phase on the D3622, necessitating proper planning and management.
LACK OF SEWER CONNECTION:	The town's sewer network serves formal areas, while informal settlements rely on septic tanks and pit latrines	Potential reliance on septic tanks or pit latrines in new developments.	Risk of groundwater contamination from improper wastewater management if septic tanks or pit latrines are used. Planning should ensure proper connection to municipal sewerage to maintain

6.3 BIOPHYSICAL ENVIRONMENT

Within the biological environment segment, this report provides a detailed exploration of the project area's climatic conditions, flooding and topography, soil composition, and vegetation characteristics.

6.4 FLOODING AND TOPOGRAPHY

Figure 8: Site Elevation



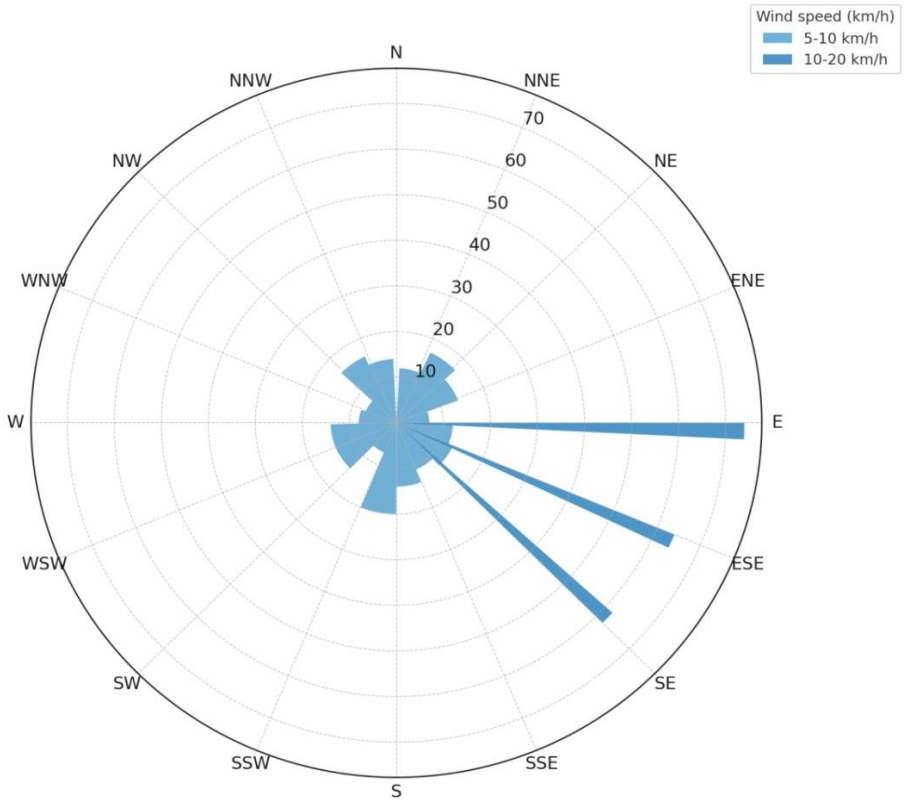
Oniipa, situated in the Oshikoto Region, lies at an elevation of approximately 1,124 meters above mean sea level, as provided in the flood baseline report from Om'Kumoh Consulting Engineers. Oniipa is located on generally flat terrain with a gentle and stable gradient. Surface water in Central northern Namibia, including Oniipa Town, is seasonal and variable, with local rainfall causing temporary flooding of Oshanas and depressions that retain water throughout the rainy season. The town area lacks a clearly defined watershed between the Cuvelai and Oshigambo systems, resulting in an absence of a natural drainage system (Om'Kumoh Consulting Engineers). The study further indicates flood prone are below 1,121m.

6.5 CLIMATIC CONDITIONS

The Oshikoto Region, experiences a semi-arid to tropical climate characterised by distinct wet and dry seasons. Average annual temperatures in Oniipa range from lows of around 14°C during the winter months of June and July to highs nearing 33°C in October. The region receives the majority of its rainfall between November and March, with annual precipitation averaging approximately 500 to 600 mm. Humidity levels peak during the rainy season, reaching up to 75-80% in the summer months, and fall to as low as 25-30% during the dry winter months. Wind patterns in the region show seasonal variation as well; during the dry season, particularly between June and August, winds generally blow from the east and southeast at average

speeds of about 12-15 km/h. In contrast, wind speeds tend to decrease during the wet season to around 8-10km/h, shown in Figure 9, with more variable directions due to the influence of local thunderstorm activity.

Figure 9: Wind Speed and Direction at Oniipa



6.5.1 Soil Conditions

The soil in the Oshikoto Region, are predominantly sandy Arenosols, which cover much of eastern and north-eastern Namibia. They have large pore spaces that allow rapid water infiltration and good aeration but hold low fertility and high permeability make the soils vulnerable to wind erosion and nutrient depletion, especially under poor land management and overgrazing.

Additionally, these sandy soil tend to be slightly acidic and prone to degradation through erosion processes. Sustainable land management practices are essential to maintain soil productivity and prevent ecosystem degradation (Namibia Atlas, 2022). The soil structure is shown in Figure 10.

Figure 10: Soil Condition

6.5.2 Vegetation Conditions

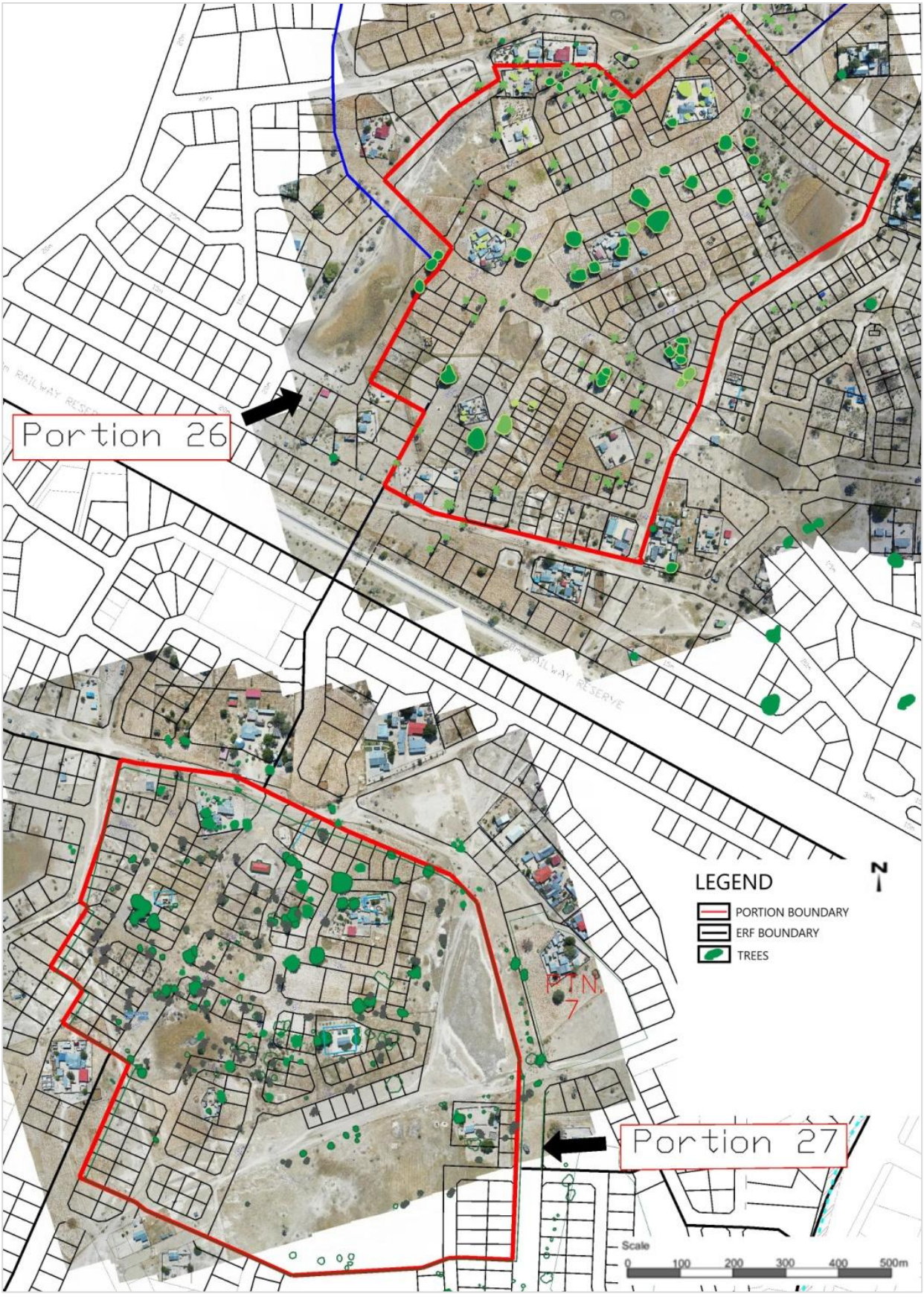
Namibia's vegetation is divided into five distinct biomes and 28 vegetation types, as detailed in the *Namibia Atlas* (2022). The town of Oniipa is located within the Acacia Tree-and-shrub Savanna biome, specifically falling under the Cuvelai Drainage vegetation zone, classified as vegetation type 14.

The vegetation at the development site, as illustrated in Figure 11, shows signs of human influence, with the presence of large trees and shrubs. Land clearing and construction activities have contributed to a decrease in green cover, with scattered trees and shrubs, dominating the landscape. Figure 12 shows the distribution of vegetation on Portion 26 & 27.

Figure 11: On Site Vegetation

To protect the biodiversity and ecological value of the site, it is recommended that a tree survey be conducted to identify and catalogue protected species. During planning and construction, it is essential to preserve large trees in key areas like erven, public spaces, and road reserves. In cases where the removal of protected trees is unavoidable, obtaining the necessary permits will ensure compliance with environmental regulations and promote responsible site management.

Figure 12: Distribution of Vegetation



6.5.3 Habitats on Site

The project site experienced habitat alteration, leading to ecological degradation. Consequently, the site can no longer be regarded as pristine, and its ecosystem no longer functions fully at its natural level. It is more appropriately categorised as an impacted ecosystem rather than a natural environment.

6.5.4 Status of Protected Area

The site does not hold any protected status. However, licences should be obtained to remove any protected trees.

6.6 KEY SENSITIVITIES:

The following key sensitivities were identified at the project site, which require careful consideration during planning and implementation to mitigate potential adverse environmental and social impacts.

Table 5: Biophysical Environmental Key Sensitivities

FEATURE	DESCRIPTION	SENSITIVITY	POTENTIAL IMPACT
PROTECTED TREES:	The site includes several protected tree species.	Removal of trees through construction activates.	Removal of protected trees, damage to vegetation, loss of fruit and nut trees, loss of trees that are vital for community food sources.
SOIL:	The soil type in the project area possesses a loose structure and is vulnerable to wind erosion.	Construction activities.	Increase in dust.
		Sandy porous soil structure.	Contamination of ground water.
NOISE:	Increased construction activity will lead to elevated noise levels.	Proximity of residences and businesses to construction sites.	Potential disruption due to increased noise.

6.7 SOCIAL CULTURAL ENVIRONMENT

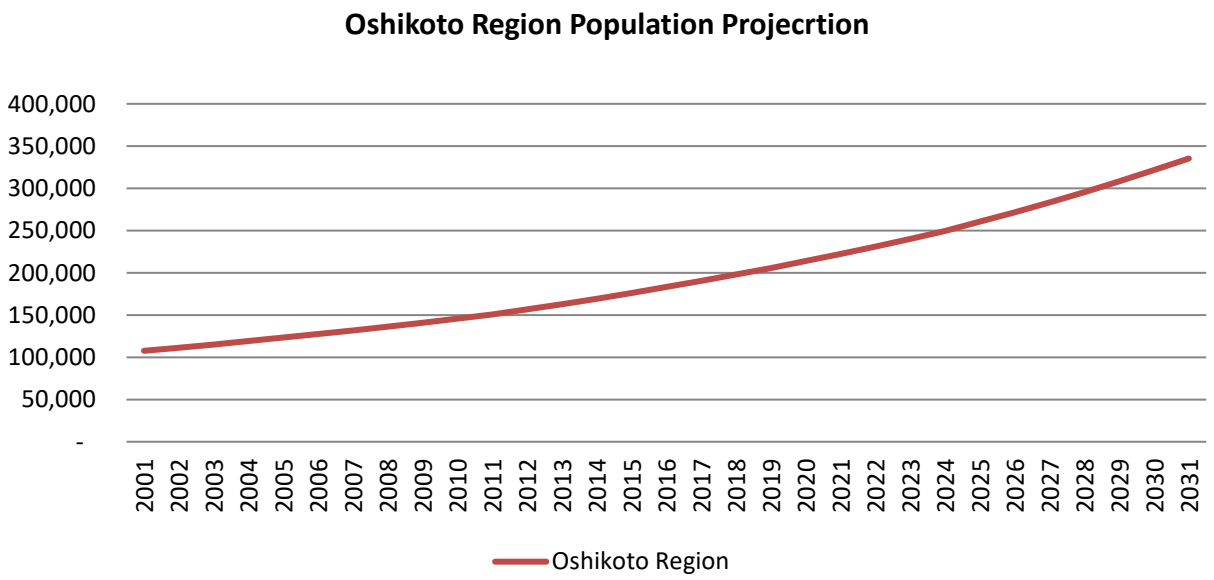
This section serves as an overview of the socio-economic conditions in the area earmarked for the proposed project. It delves into population characteristics and trends, educational profiles, health issues, and income patterns at the region and the constituency levels. Additionally, where available, it explores the social environment within the Oniipa Constituency. The objective is to establish a context for assessing any potential impacts that may be identified.

6.7.1 Demographic Profile

Namibia's population was recorded at 3 022 041 in 2023, according to the 2023 Population and Housing Census. The population grew at an average annual rate of 2.6% between 1991 and 2011, increasing from 1 409 920 in 1991 to 2 113 077 in 2011. Between 2011 and 2023, the annual growth rate rose to 3%, reflecting continued population increase during this period (NSA, 2024).

The population of the Oshikoto Region was reported as 257 302 in 2023. The population grew at a rate of 1.23% between 2001 and 2011 (from 161 007 to 181 973) and at 2.85% between 2011 and 2023 (from 181 973 to 257 302). With a steady increasing fertility rate, this indicates increasing population growth is as a result of fertility and migration. Figure 13 shows a population projection graph spanning from 1991 to 2031 for the region.

Figure 13: Oshikoto Region Population Projection 1991 to 2031

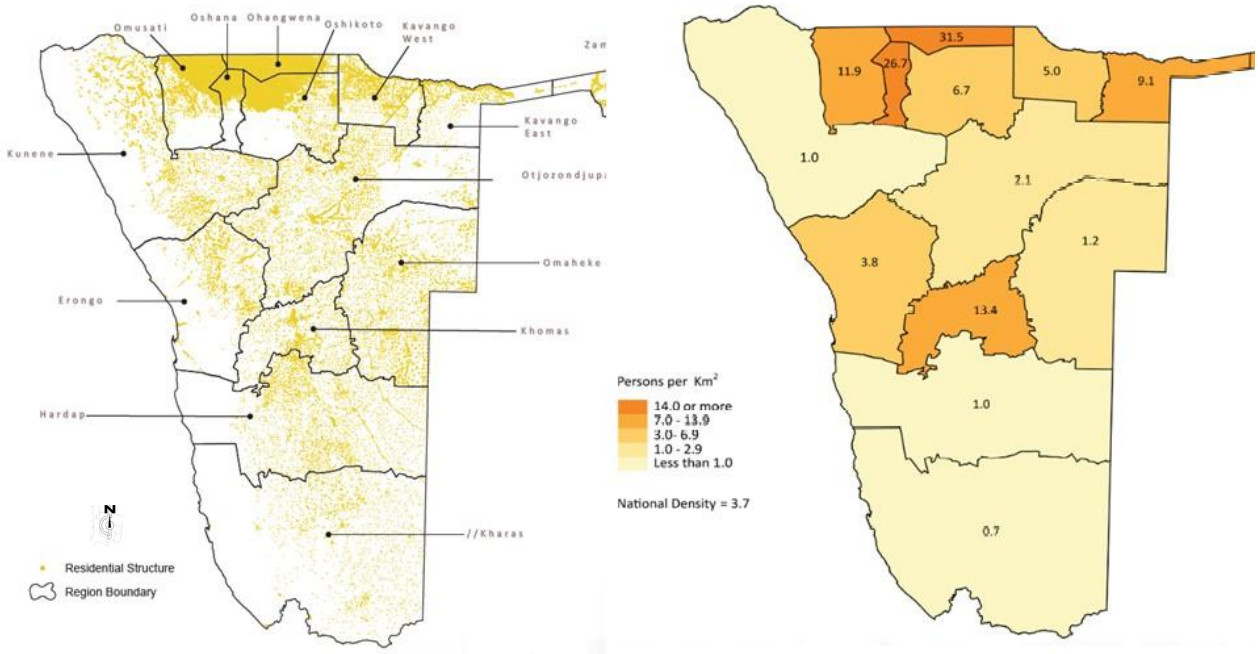


Data obtained from NSA 2001-2023

Urbanisation has been noteworthy trend over the past two decades, contributed to by more job opportunities in the region. In 2001, only 9% of the Oshikoto Region's population resided in urban areas, by 2011, this figure has risen to 13% (NSA, 2012).

Figure 14 provides an indication of the population density and distribution in Namibia and its regions. The mean population density in the Oshikoto Region is 6.7 persons per km^2. The distribution of residential structures in all the northern regions clearly shows how there are abundant residential structures along the northern regions with residential structures virtually compacted in the northern towns.

Figure 14: Population Density



Sourced from NSA, 2012

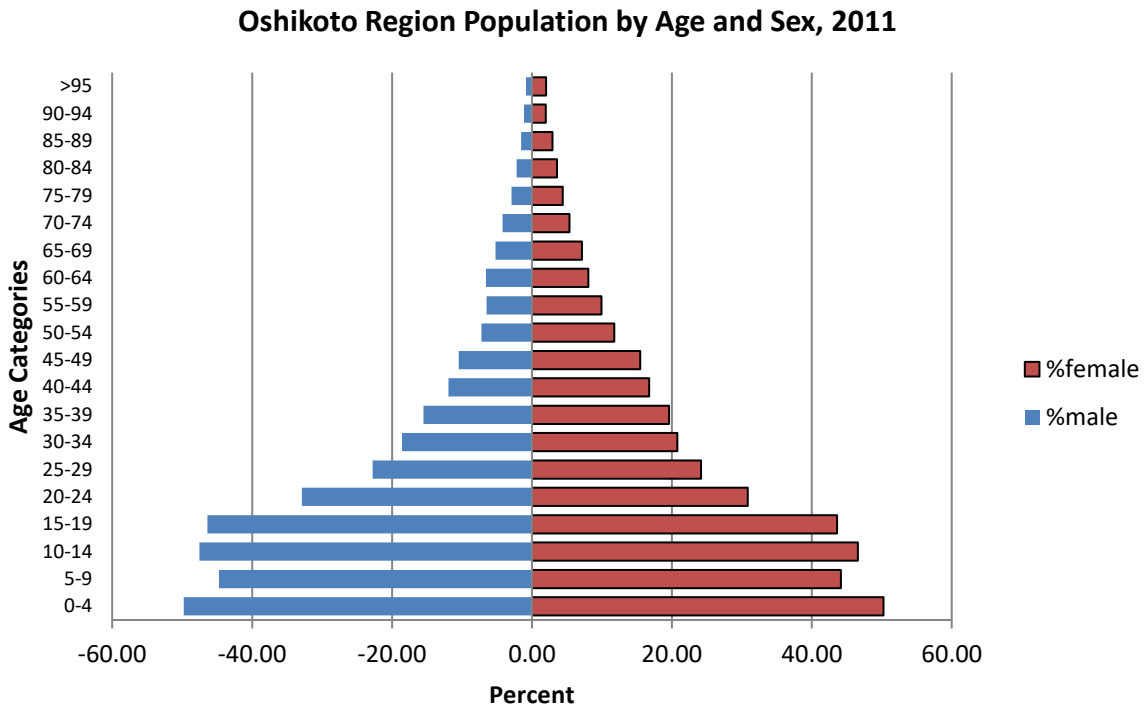
The age and sex distribution of the region, as depicted in Table 6 and Figure 15, shows that the population share of the under-15 year age group increased slightly from 27% in 2001 to 28% in 2011 (NSA,2012), and maintained the 28% in 2023 (NSA, 2024). The Region's working age group (15 to 64 years) showed an increase from 47% in 2001 to 52% in 2023, which in places a demand on more housing within the region.

Table 6: The National and Regional Population Age Distribution, 2023

Indicator	Namiba			Oshikoto Region		
	2001	2011	2023	2001	2011	2023
Under 5 years (%)	13	14	14	14	14	14
5-14 years (%)	26	23	23	29	26	25
15-64 years (%)	52	57	56	47	52	52
60+ years (%)	7	7	7	8	9	8

Data obtained from NSA, 2012 & 2024

Figure 15: Oshikoto Population Age and Sex distribution



Data Obtained from NSA, 2011

6.7.2 Livelihood Profile

Within the Oshikoto Region 33 358 people are employed with an Employment Population Ratio (EPR) of 21%. This comprises of 18 785 employed males with an EPR of 25.2% and 14 573 employed females with an EPR of 18.7%. Reflecting a slightly higher employment rate among males, in comparison to females for the Oshikoto Region.

The region is faced with a 38.4% unemployment rate, further displaying a 36.2% among males and 41.1% among females in the Oshikoto Region. The higher unemployment rate among females, is an indication that more opportunities should be made available for females.

In 1991, Oshikoto Region had 21 426 households, the households in the region grew steadily and the NSA report states the in 2023 there were 60 643 households. The 60 643 households is made up of different types of housing, for Oshikoto Region it shows that majority of the households have traditional dwellings with recorded at 48.6%, followed by formal housing with 25.9% and informal dwellings with 15.6%.

Addressing the region's needs, there is a clear imperative to enhance housing options, particularly affordable ones, and foster job creation, with a specific focus on empowering to enter the workforce. Initiatives aimed at bridging gender disparities in employment and providing accessible housing can contribute significantly to the overall development and well-being of the Oshikoto Region.

6.7.3 Educational Profile

According to NSA 2023 data there are 9 925 out of 44 727 children between the age 0-5 years enrolled for Early Childhood Development, which is 22.2%. The literacy rate for the Oshikoto population between the ages 15 to 34 is 89.6%. The data reflects a school enrolment rate within the Oshikoto region for population aged 6 to 24 years at 77.5%.

The EMIS Education Statistics report a total of 226 schools in the Oshikoto Region, comprising 112 primary schools, 95 combined schools, and 19 secondary schools. Private schools in the region employ 294 teachers, while public schools have 2 997 teachers. Within public schools, 1 786 teachers serve primary schools, with a learner teacher ratio of 29.3, and 997 teachers serve secondary schools, with a learner-teacher ratio of 20.5. In private schools, 182 teachers are assigned to primary education, maintaining a learner-teacher ratio of 22.7 and 70 teachers serve secondary education, with a learner-teacher ratio 14.5.

6.7.4 Health Profile

According to Ministry of Health and Social Services, the Oshikoto Regional Health Directorate comprises of 1 Hospital, 3 Health Centers and 22 Primary Health Care Clinics.

Additionally, in 2018 the region's healthcare system provided 3.5 beds per 1,000 people for public hospitals and 0.1 beds per 1000 people for private hospitals, compared to the national average of three beds per 1,000 people (World Bank, 2019).

In 2011, a 10.3% mortality rate was recorded from the Oshikoto Region. The 2023, census data reports 8.9% mortality within the 12 months preceding the census, from the Oshikoto Region, higher amongst males (55.7%) compared to females (44.3%).

The observed patterns suggest an overall improvement in life expectancy in both Oshikoto region and nationally. Understanding regional variations and national trends are crucial for shaping effective public health planning and interventions.

6.7.5 Cultural Resources

The site does not include any graves or other artefacts or items of historical significance.

6.8 KEY SENSITIVITIES

Table 7: Social Cultural Environmental Key Sensitivities

FEATURE	DESCRIPTION	SENSITIVITY	POTENTIAL IMPACT
Population Growth:	The Oshikoto Region and Oniipa Constituency have witnessed population growth in the last years.	Lack of serviced erven within Oniipa	The project aims to formalise land occupation, ensuring tenure security, access to capital, active participation in the economy, and wealth creation during the operational phase.
Economic Activities:	Economic activities are predominantly cantered around wages and salaries.	Lack of economic activity diversification.	During development, the construction company will contribute to the formal economy, focusing on local employment, tax contributions, and economic stimulation.
Job Creation:	The region faces a high unemployment rate.	Job creation during construction and future economic activities.	The projects will focusing on local employment creating job during construction and future economic activities.

7 STAKEHOLDER ENGAGEMENT

Public consultation is a vital aspect of the Environmental Social Assessment (ESA) process, enabling Interested and Affected Parties (I&APs) to express their perspectives and concerns about the project. This practice ensures compliance with the Environmental Management Act (EMA) and its Environmental Impact Assessment (EIA) Regulations. It fosters collaboration and assists the Environmental Assessment Practitioner (EAP) in thoroughly assessing potential impacts, the necessity for further investigations, and potential mitigation measures.

According to the Environmental Management Act (Act No. 7 of 2007) of Namibia, the environmental practitioner is responsible for overseeing the evaluation of social and environmental impacts, finalising the application process, and facilitating public engagement with I&APs. To meet these obligations, the EIA process involves establishing an I&AP database, maintaining an issue and response register, and disseminating all draft and final documents to registered stakeholders.

7.1 METHODS

The methods used during the public consultation to communication with I&APs are as follows:

7.1.1 Newspaper Notices

Newspaper notices were placed in two separate newspapers simultaneously for two successive weeks. They were published in, The Namibian and The New Era, with publication dates of 7 and 14 March 2025.

The notices provided a brief explanation of the proposed activity and its location. They also invited members of the public to attend the meeting and register as I&APs. Notices, which were placed, are attached as Appendix C.1.

7.1.2 Background Information Document (BID)

A BID was prepared and distributed. This document contains descriptive information about the proposed township activities.

7.1.3 Site Notice

A notice was put up at the project site to inform the local community and passersby about the proposed development. This notice makes the public aware of the project and the ongoing public consultation process.

Figure 16: Site Notice

7.1.4 Town Council Notice Board

Notices regarding the intended development and the scheduled public meeting were posted on the Town Councils Notice board.

7.1.5 Public Meeting

Representatives from Urban Dynamics, the Oniipa Town Council, and DWN held a community meeting on 20 March 2025 at 16:00 at the project site. The meeting was conducted in English and Oshiwambo, providing an opportunity for I&APs and the general public to engage directly, ask questions, and express their concerns or opinions regarding the proposed development (see Appendix C.3).

Figure 17: Public Consultation

7.2 SUMMARY OF KEY ISSUES RAISED

Table 8: Key Community Issues Rose

SUMMARY OF KEY ISSUES RAISED DURING THE FIRST MEETING	
THEME	**ISSUE**
Project Timeline	Community members indicated that the project should be fast tracked as they are in urgent need for houses and improve their livelihoods.

8 IMPACT ASSESSMENT

The impact assessment process for the proposed township establishment on Portions 26 and 27 identified both positive and negative potential impacts during the planning, construction, and operational phases of the project. The assessment considered the nature and scale of the proposed activities, the sensitivity of the receiving environment, and the interaction between project activities and environmental and social receptors.

Throughout the planning process, the project team continuously reviewed the identified impacts and refined the project layout and design to optimise positive outcomes and minimise adverse effects. Where potential negative impacts were identified, appropriate mitigation measures were incorporated into project planning and are detailed in the Environmental and Social Management Plan (ESMP).

8.1 POSITIVE IMPACTS

8.1.1 Local Economic Growth

The construction phase will generate employment opportunities for local communities, including both skilled and unskilled labour. This will contribute to the local economy through income generation and increased demand for locally supplied goods and services.

In the long term, the establishment of a formal township will create sustained economic opportunities through the development of housing, infrastructure, and related commercial and institutional services.

8.1.2 Infrastructure Development

The construction of infrastructure (e.g., roads, electricity, water, and waste management systems) will enhance local living conditions and provide long-term benefits for the community.

Improved infrastructure will benefit both future residents and the broader Oniipa community by improving access to essential services and supporting orderly urban development.

8.1.3 Community Health and Wellbeing

The provision of properly planned and maintained infrastructure will reduce health risks associated with poor road conditions, inadequate water supply, and ineffective waste management.

Health awareness initiatives and access to basic medical services during construction will contribute to improved health outcomes for workers and surrounding communities.

8.1.4 Environmental Management and Rehabilitation

The project will implement environmental management measures aimed at minimising environmental disturbance and protecting biodiversity. Vegetation clearing will be controlled, and protected tree species will be retained where feasible.

Rehabilitation of disturbed areas following construction will assist in restoring environmental stability and reducing long-term environmental degradation.

8.1.5 Increased Awareness of Environmental and Health Issues

The project will increase awareness among workers and local communities about environmental management and health risks, particularly in relation to disease prevention (e.g., HIV, TB), waste management, and sustainable development practices.

8.2 NEGATIVE IMPACTS

The potential negative impacts identified are primarily associated with construction activities and are expected to be temporary, localised, and largely reversible, provided appropriate mitigation measures are implemented.

8.2.1 Environmental Impacts

Construction-related environmental impacts may include dust generation, noise and vibration, waste production, vegetation clearance, and potential pollution from effluents. These impacts will be managed through mitigation measures such as dust suppression, noise control, proper waste management, and responsible vegetation clearing.

Longer-term environmental considerations, including biodiversity protection and site rehabilitation, will be addressed through compliance with applicable legislation and implementation of the ESMP.

8.2.2 Health and Safety Impacts

Construction activities and the influx of workers may introduce health and safety risks to both workers and local communities. These risks include occupational accidents, exposure to dust and noise, and the potential spread of communicable diseases.

These risks will be mitigated through the implementation of a comprehensive Health and Safety Plan, including provision of personal protective equipment (PPE), emergency response procedures, health education, and access to medical services.

8.2.3 Impact Significance and Risk Screening (Pre-Mitigation)

At scoping stage, the potential environmental and social impacts associated with the proposed township establishment were screened to identify impacts that may present elevated risks prior to the application of mitigation measures. This screening was informed by the DWN Environmental and Social Risk Scan and Site Assessment and considered the extent, duration, reversibility, sensitivity of receptors, and likelihood of occurrence.

Based on the environmental and social risk screening undertaken for the project, the proposed development aligns with a Category B-type project, characterised by site-specific impacts that are largely temporary, reversible, and capable of being effectively mitigated through standard management measures. This categorisation is used for screening and assessment purposes only and does not replace or pre-empt any determination by the competent authority.

Based on this screening, the following impacts were identified as moderate risk prior to mitigation and were therefore flagged for focused management:

- Dust generation from earthworks and vehicle movement
- Noise and vibration associated with construction machinery
- Removal of vegetation, including protected tree species
- Increased construction traffic on local roads
- Occupational health and safety risks to construction workers
- Potential public health risks, including the spread of communicable diseases such as HIV and TB

None of the identified impacts were considered irreversible, regionally significant, or of critical concern at scoping level. The mitigation measures outlined in Section 8.3 were developed to address these flagged risks and reduce their significance to acceptable levels.

8.3 KEY CONSIDERATIONS AND MITIGATION MEASURES

Mitigation measures will be implemented during the construction phase and incorporated into the ESMP.

8.3.1 Pollution Prevention

Effluents and waste generated during construction will be managed to prevent contamination of soil and water resources. Waste segregation and appropriate disposal methods will be applied in accordance with environmental regulations.

8.3.2 Dust and Emissions Control

Dust suppression measures, including regular watering of construction areas and access roads, will be implemented. Construction equipment will be maintained to minimise emissions, and activities will be limited to appropriate working hours.

8.3.3 Noise and Vibration Control

Construction activities will be restricted to daytime hours. Where feasible, quieter equipment will be used, and noise control measures will be applied to minimise disturbance to surrounding communities.

8.3.4 Waste Management

A Construction Waste Management Plan will be implemented to ensure that waste is sorted, stored, and disposed of responsibly. Recyclable materials will be diverted where possible, and hazardous waste will be handled in accordance with legal requirements.

8.3.5 Vegetation and Biodiversity Protection

Vegetation clearing will be limited to the minimum area required. Protected and indigenous tree species will be retained where feasible, and disturbed areas will be rehabilitated following construction.

8.3.6 Health and Safety Protocols

A Health and Safety Plan will guide occupational health and safety practices, including PPE use, first-aid provision, health education, and emergency response measures.

8.3.7 Traffic Management

Temporary traffic management measures will be implemented to minimise disruption to local roads and ensure the safety of road users during construction.

8.3.8 Water Usage

Water use during construction will be monitored and managed efficiently, with water-saving practices encouraged where possible.

8.3.9 Community Health

Measures will be implemented to prevent negative health impacts associated with the construction workforce, including hygiene standards, health awareness programmes, and community outreach initiatives.

8.4 SUMMARY OF POTENTIAL IMPACTS AND RESIDUAL SIGNIFICANCE

Table 9 summarises the key potential construction-phase impacts after the implementation of the mitigation measures described above and presents the resulting residual impacts.

Table 9: Summary of Potential Impacts and Residual Significance After Mitigation

Hazard / Risk	Receptor Type	Phase	Extent	Duration	Reversibility	Likelihood	Residual Impact After Mitigation
Pollution from effluents	Water bodies, ecosystems	Construction	Site	Temporary	Reversible	Likely	**Low**
Air emissions and dust	Workers, communities	Construction	Site	Temporary	Reversible	Likely	**Low**
Noise and vibration	Workers, communities	Construction	Site	Temporary	Reversible	Likely	**Low**
Waste generation	Soil and water	Construction	Site	Temporary	Reversible	Likely	**Low**
Vegetation clearance	Flora and fauna	Construction	Site	Temporary	Reversible	Likely	**Low**
Health and safety hazards	Workers, community	Construction	Site	Temporary	Reversible	Likely	**Low**
Traffic increase	Local roads	Construction	Site	Temporary	Reversible	Likely	**Medium**
Water use	Water resources	Construction	Site	Temporary	Reversible	Likely	**Low**
Infectious disease spread	Workers, community	Construction	Site	Temporary	Reversible	Likely	**Medium**

8.5 CONCLUSION

The impact assessment indicates that the proposed township establishment will result in significant socio-economic and infrastructure benefits. The identified negative impacts are expected to be temporary, localised, and manageable.

With the implementation of the proposed mitigation measures and the Environmental and Social Management Plan (ESMP), no significant residual environmental or social impacts are anticipated. The project is therefore considered environmentally acceptable at scoping level.

9 APPLICATION FOR ENVIRONMENTAL CLEARANCE

This Environmental Scoping Assessment (ESA) was undertaken in accordance with the Environmental Management Act (EMA), No. 7 of 2007, and the Environmental Impact Assessment (EIA) Regulations of 2012. The purpose of the assessment was to identify potential environmental and social impacts associated with the proposed township establishment and the construction of roads and bulk infrastructure on Portions 26 and 27 of the Remainder of Farm Oniipa Town and Townlands No. 1164.

The assessment has demonstrated that the proposed development will generate significant positive socio-economic benefits, including the provision of serviced erven, improved access to infrastructure and services, employment creation, and support for orderly urban growth within Oniipa. These benefits are aligned with local, regional, and national development objectives.

Potential negative environmental and social impacts identified during the scoping process are primarily associated with construction activities. These impacts include dust generation, noise and vibration, vegetation clearance, increased traffic, waste generation, water use, and occupational and public health and safety risks. The assessment has shown that these impacts are temporary, localised, and largely reversible in nature.

Through the application of appropriate mitigation measures, as detailed in Section 8 of this report and the accompanying ESMP, the significance of identified impacts can be reduced to acceptable levels. No impacts of a nature or scale that would require further specialist assessment or a full Environmental Impact Assessment (ESIA) have been identified at scoping level.

Based on the findings of this Environmental Scoping Assessment, it is concluded that:

- No significant long-term adverse environmental or social impacts are anticipated, provided that the mitigation measures outlined in the ESMP are implemented;
- The proposed activities comply with the principles of environmental management set out in Section 3 of the EMA;

- The project is environmentally acceptable at scoping level.

It is therefore recommended that the proposed township establishment and associated infrastructure development on Portions 26 and 27 of the Remainder of Farm Oniipa Town and Townlands No. 1164 be authorised to proceed without the requirement for further environmental assessment, in accordance with Sections 33 and 34 of the Environmental Management Act.

The completed application form for an Environmental Clearance Certificate, as required under Section 32 of the Environmental Management Act, is attached as Annexure 1 to this Scoping Report.