URBAN DYNAMICS
town and regional planners

Date: February 2026
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ENVIRONMENTAL SCOPING ASSESSMENT REPORT

FOR TOWNSHIP ESTABLISHMENT ON PORTION NO. 96, OF THE REMAINDER OF FARM ONDANGWA TOWN AND TOWNLANDS NO. 882 IN THE OSHANA REGION

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EXECUTIVE SUMMARY

This Environmental Scoping Assessment was undertaken in support of an application for an Environmental Clearance Certificate (ECC) for the proposed township establishment and construction of associated bulk infrastructure within the Ondangwa townlands.

The proposed development aims to provide formal serviced residential erven through a structured land tender and allocation process, as well as business and mixed-use erven to support local economic development. The layout makes provision for essential municipal infrastructure, including roads, water supply, sanitation, electricity, and stormwater management, and includes designated sites for schools, community facilities, and public open space. The development is intended to support orderly urban expansion and improve access to formal services within an urbanising environment.

The scoping assessment considered the nature and scale of the proposed activities, baseline environmental and social conditions, and issues raised during stakeholder engagement. Potential environmental and social impacts were identified primarily during the construction phase and include land disturbance, dust generation, noise, increased traffic movement, short-term health and safety risks, and limited in-migration of construction workers. These impacts are localised, temporary, and typical of township establishment and bulk infrastructure projects, and can be effectively managed through the implementation of an Environmental Management Plan (EMP).

The operational phase of the development is expected to result in significant long-term positive impacts. These include improved access to municipal infrastructure and services, support for local economic activity through the provision of business erven, enhanced social infrastructure through the allocation of land for schools and public open space, improved road safety and stormwater management, and a potential strengthening of the municipal revenue base through property rates, service charges, and increased economic activity.

No fatal environmental or social flaws were identified during the scoping process. The proposed development is therefore considered environmentally and socially acceptable, subject to environmental authorisation and the effective implementation of the approved EMP. It is recommended that the project be considered for the issuance of an Environmental Clearance Certificate in terms of the Environmental Management Act, 2007 (Act No. 7 of 2007), and the Environmental Impact Assessment Regulations, 2012.

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ACRONYMS AND ABBREVIATIONS

Acronym	Description
BID	Background Information Document
C46	Main access road linking Ondangwa to surrounding areas
DEA	Department of Environmental Affairs
DEM	Digital Elevation Model
DWN	Development Workshop Namibia
EA	Environmental Assessment
ECC	Environmental Clearance Certificate
ECO	Environmental Control Officer
EIA	Environmental Impact Assessment
EIA Regulations	Environmental Impact Assessment Regulations, 2012
EMP	Environmental Management Plan
EAP	Environmental Assessment Practitioner
ER	Engineer's Representative
ESA	Environmental Scoping Assessment
ESIA	Environmental and Social Impact Assessment
ESS	Environmental and Social Standards (World Bank)
I&APs	Interested and Affected Parties
KfW	Kreditanstalt für Wiederaufbau (German Development Bank)
KP	Knight Piésold Consulting (Pty) Ltd
MEFT	Ministry of Environment, Forestry and Tourism
MURD	Ministry of Urban and Rural Development
NamPower	Namibia Power Corporation
NamWater	Namibia Water Corporation
NSA	Namibia Statistics Agency
NORED	Northern Regional Electricity Distributor
POS	Public Open Space
RI	Return Interval
UDA	Urban Dynamics Africa (Pty) Ltd
WB	World Bank

1 INTRODUCTION

Development Workshop Namibia (DWN), in partnership with the Ondangwa Town Council, appointed Urban Dynamics Africa (UDA) to obtain Environmental Clearance for the construction of public roads and infrastructure through township establishment on Portion 69 of the Remainder of Farm Ondangwa Town and Townlands No. 882 (to be known as Omakango).

The relevant documentation is included in support of the 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 to advance development within Ondangwa, capitalising on its strategic geographical advantage and role as a regional centre. Through targeted initiatives, the project seeks to improve living conditions and opportunities for the local population, with a primary focus on providing serviced land to meet the growing needs of Ondangwa's population and to contribute to broader development objectives in the Oshana Region.

To achieve these goals, the Ondangwa Town Council, in partnership with DWN (the proponent), proposes the establishment of a new township named "Omakango." The proposed development involves the provision of serviced land, primarily for residential plots, the construction of roads, and the installation of essential services within the new township. Currently, Ondangwa faces a shortage of serviced land to accommodate its increasing population, particularly among ultra-low-income earners.

1.2 PROJECT LOCATION

The project site is situated within Ondangwa, located in Namibia's Oshana Region. The town's location is also significant in terms of regional connectivity. Ondangwa lies on the principal north–south transport axis linking Windhoek, Namibia's capital, to the northern border with Angola. This corridor is a critical trade and transport route, facilitating the movement of goods and people between Namibia's interior and neighbouring Angola. The corridor enhances cross-border trade opportunities, strengthens regional integration, and positions Ondangwa as a vital logistics and service node for both national and international transport flows.

Ondangwa is located approximately 30 km east of Oshakati and Ongwediva and 76 km southwest of Eenhana. The location of Ondangwa is shown in Figure 1.

Figure 1: The Locality of Ondangwa within the Region

Source: *NSA, 2011* / Gondwana Collection 2015

1.3 PURPOSE OF THE REPORT

The requirement for an Environmental Assessment (EA) arises from the provisions laid out in the 2012 Environmental Impact Assessment (EIA) Regulations of the Environmental Management Act (EMA) No. 7 of 2007. The proposed development falls under a category of listed activities that are subject to specific regulations and necessitate an Environmental Clearance Certificate (ECC) before any further actions can be taken. The activities within this scope are categorised under the following sections:

- **Activity 10.1 (a) Infrastructure:** This includes the construction of oil, water, gas, petrochemical, and other bulk supply pipelines (The proposed development includes the installation of bulk services).

- **Activity 10.1 (b) Infrastructure:** This relates to the construction of public roads (The proposed project includes the construction of roads).

- **Activity 10.2 (a) Infrastructure:** This category deals with the route determination of roads and the design of associated physical infrastructure, especially when the development concerns public roads (The proposed project involves the route determination of roads).

- **Activity 8.4 Canals:** This relates to the construction of canals for the diversion of the normal flow of water. (The proposed project involves the construction of berms).

- **Activity 8.8 and 8.9 Activities:** Development of activities within flood zones and watercourses. (The proposed project includes erven proposed in flood prone areas)

- **Activity 8.10 Reclamation:** Reclamation of land from below the high water mark in in-land water. (The proposed project involves the filling of areas below the 1:20 year flood line)

- **Activity 8.11 Alteration:** Alteration of natural wetland systems. (The proposed project involves the infilling of areas lower than the 1:20 year flood line)

To meet the requirements of the EMA and its 2012 EIA Regulations, the Ondangwa Town Council has appointed Urban Dynamics Africa (Pty) Ltd (UDA) as an independent Environmental Consultant to conduct an Environmental and Social Impact Assessment (ESIA), which includes a public consultation component. The documents generated through this process will be included in an application for an ECC, as specified by the EMA and its EIA Regulations.

The outcomes of the ESIA process have been compiled into this Environmental Scoping Assessment Report, which, alongside the draft Environmental Management Plan (EMP), will be submitted as part of the ECC application to the Environmental Commissioner at the Department of Environmental Affairs (DEA) within the Ministry of Environment, Forestry, and Tourism (MEFT).

Heidri Bindemann-Nel, a qualified Environmental Assessment Practitioner (EAP), led the execution of this ESIA process under the supervision of Allison Anderson, a Town and Regional Planner. This process was also supported by Salmi Neshila, DWN Technical Manager (Infrastructure, Environment, and Social Impact). For more details on the consultants involved, their CVs are provided in Annexure 2.

2 PROJECT DESCRIPTION

The project intends to establish a new township on Portion 96 of the Remainder of Farm Ondangwa Town and Townlands No. 882 (to be known as Omakango Proper). Omakango Proper will be a mixed-use neighbourhood, meeting the rising demand for housing and business plots within Ondangwa and the Oshana Region.

2.1 OVERVIEW

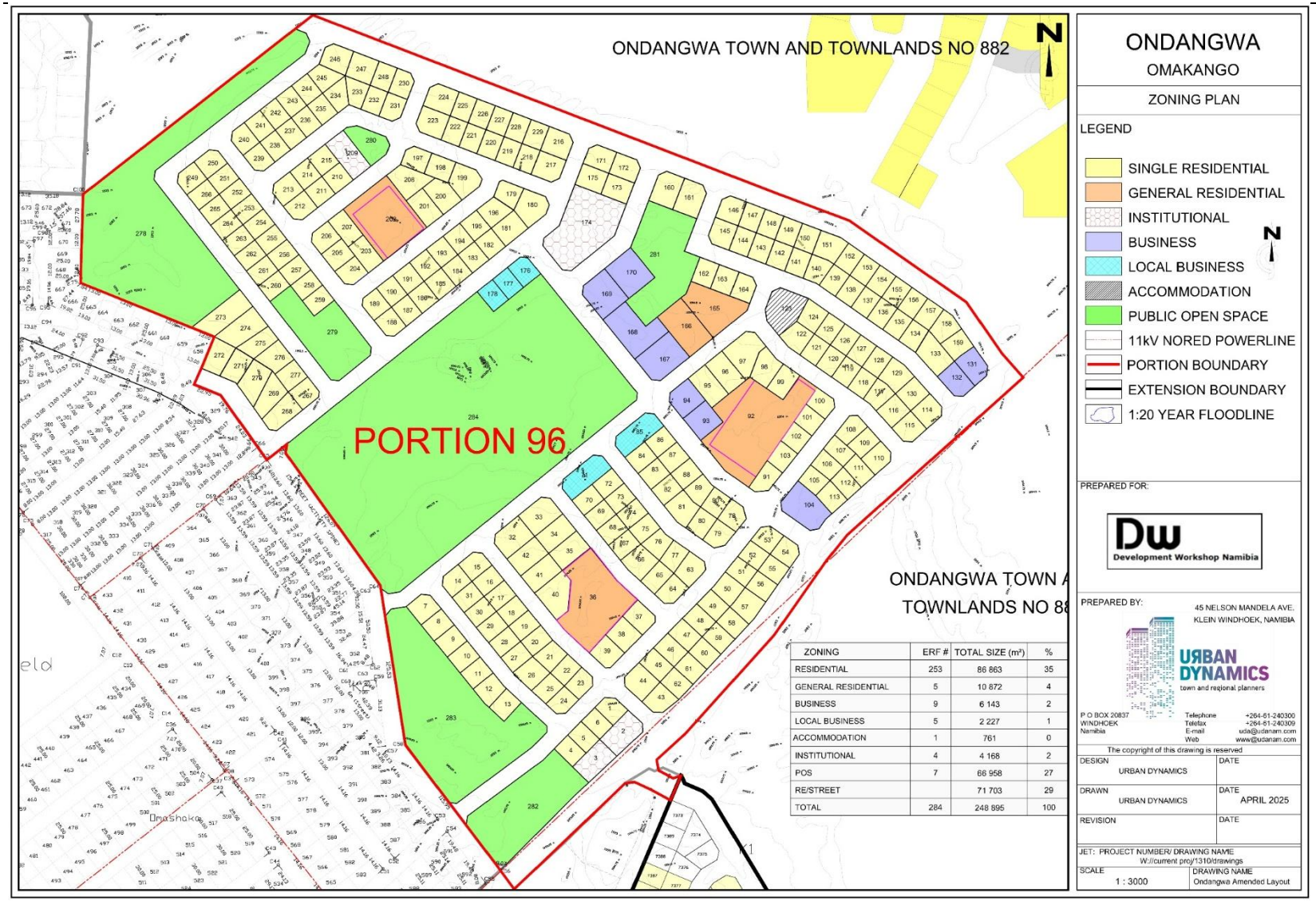
The proposed Omakango Proper will make provision for 284 erven**.** The erven will be reserved for various land uses, predominantly zoned Residential**.** The layout will alter the current zoning of Portion 96 from Undetermined to Residential, Business, and Institutional land uses, as well as Public Open Space**.**

The site currently accommodates three (3) homesteads, and most of the land uses proposed within the new township layout are based on the current actual use of the land. Figure 2.

Table 1 summarises the detailed land-use allocation of Omakango Proper, while the shape and location of erven are illustrated in Figure 2.

Table 1: Erf Sizes and Zonings

OMAKANGO PROPER			
Zonings	# erven	m²	%
Residential	253	86 863	35%
General Residential	5	10 872	4%
Business	9	6 143	2%
Local Business	5	2 227	1%
Accommodation	1	761	0
Institutional	4	4 168	2%
Public Open Space	7	66 158	27%
Street		71 703	29%
TOTAL	**284**	**248 895**	**100%**



ZONING	ERF #	TOTAL SIZE (m²)	%
RESIDENTIAL	253	86 863	35
GENERAL RESIDENTIAL	5	10 872	4
BUSINESS	9	6 143	2
LOCAL BUSINESS	5	2 227	1
ACCOMMODATION	1	761	0
INSTITUTIONAL	4	4 168	2
POS	7	66 958	27
RE/STREET		71 703	29
TOTAL	284	248 895	100

Figure 2: The Proposed Ondangwa Layout

2.2 TYPES OF CONSTRUCTION ACTIVITIES

The construction phase activities for the proposed development will proceed through various phases, each involving specific activities aimed at facilitating the successful completion of the project. A summary of these activities is provided below.

2.2.1 Site Preparation and Clearance

This phase involves preparing the site for construction. Key activities include:

- **Clearing of vegetation and debris** – Removal of trees and other obstructions to prepare the area for development.
- **Excavation** – Earthworks to level the land and ensure that infrastructure, such as roads, is constructed to the required elevation and gradient.
- **Material stockpiling** – Temporary storage of excavated material that may be reused during construction.

2.2.2 Road and Infrastructure Construction

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

Road Construction:

- **25 m distributor roads –** Construction of arterial routes to accommodate higher-capacity traffic flow.
- **15 m access roads –** Development of secondary roads linking distributor roads to residential and commercial areas.
- **13 m local roads –** Construction of neighbourhood-level roads for internal circulation.

Water Supply Infrastructure:

- **Ground steel reservoir** – Construction of a 50 m³ ground steel reservoir for water storage.
- **Elevated tank** – Installation of a 250 m³ elevated tank to improve water distribution.
- **Bulk water supply** – Establishment of a 1 km bulk water supply pipeline from the borehole area.

- **Additional bulk water supply** – Construction of a 2.5 km bulk water supply pipeline from the borehole to the Ndama area.

Electricity Supply Infrastructure:

- **Underground electricity bulk line –** Installation of a 1 km underground electricity bulk line, including two substations to ensure a reliable power supply.

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

3 ALTERNATIVES

This section outlines the reasonable alternatives considered at scoping level, including site and layout considerations, as well as the No-Go alternative, in order to inform decision-making and identify opportunities to avoid or minimise potential impacts.

3.1 OVERVIEW

In accordance with the Environmental Management Act, 2007, and the Environmental Impact Assessment Regulations, 2012, reasonable alternatives must be considered at scoping level to inform decision-making.

For the proposed Omakango Proper township establishment, alternatives were considered at a strategic and planning level, focusing on site selection, layout configuration, and the No-Go alternative.

3.2 SITE ALTERNATIVE

The Ondangwa Town Council, in partnership with Development Workshop Namibia (DWN), identified Portion 96 of the Remainder of Farm Ondangwa Town and Townlands No. 882 as the preferred site for township establishment.

At scoping level, alternative sites within Ondangwa were limited due to existing urban development, infrastructure constraints, and the need to locate the project within proximity to existing and planned municipal services. No alternative site was identified that would meet the project objectives while presenting clearly fewer environmental or social constraints.

3.3 LAYOUT ALTERNATIVE AND DESIGN AMENDMENTS

During the scoping process, layout alternatives and amendments were considered to avoid and minimise potential environmental and social impacts identified at planning level.

Key layout amendments included:

- Avoidance of the most flood-prone and low-lying oshana areas through the allocation of Public Open Space;
- Retention of culturally significant trees within open space areas following community consultation; and
- Adjustment of road alignments and erf positioning to respond to existing access routes and service constraints.

These amendments were made at planning level to reduce potential impacts prior to construction. Detailed engineering design and mitigation measures will be addressed during subsequent project phases and managed through the Environmental Management Plan (EMP).

3.4 NO-GO ALTERNATIVE

The No-Go alternative assumes that the proposed township establishment and associated bulk infrastructure development does not proceed.

Under this scenario, the land would likely remain subject to ongoing informal settlement expansion, limited access to services, and unplanned land use. While the No-Go alternative would avoid construction-related impacts, it is likely to result in greater long-term environmental and social challenges associated with unmanaged development and continued housing shortages.

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 Ondangwa Town Council, the 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 (LI) commits the state to endorse sustainable development by preserving ecosystems, essential ecological processes, and biological diversity in Namibia. It underscores the sustainable utilization 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 Environmental Impact Assessments (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 Environmental Management Act (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 environmental clearance certificate (ECC) is issued by the Office of the Environmental Commissioner in the Ministry of Environment, Forestry, and Tourism (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).

A summary of listed activities and their potential applicability to the proposed interventions is presented in Table 2.

Table 2: Listed Activities

Listed Activity	Applicable to this project
Section 8. Water resource Developments	
8.4 Construction of canals and channels including the diversion of the normal flow of water in a riverbed and water transfer schemes between water catchments and impoundments. *8.8 Construction and other activities in watercourses within flood lines.* *8.9 Construction and other activities within a catchment area* *8.10 Reclamation of land from below or above the high-water mark of the sea or associated inland waters.* *8.11 Alteration of natural wetland systems*	The development possibly requires any activity within the flood lines of a watercourse and catchment area, construction of canals and channels, reclamation of land from below the high-water mark and alteration of natural wetland systems.
Section 10. Infrastructure	
10.1 The construction of- *(a) Oil, water, gas and petrochemical and other bulk supply pipelines;* *(b) Public roads;* *10.2 The route determination of roads and design of associated physical infrastructure where -* *(a) It is a public road*	The development requires public roads and the construction of service infrastructure.

4.2 REGULATORY FRAMEWORK

Table 3: 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 100 m 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 3: 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 3: Regulatory Framework

THEME	LEGISLATION	PROVISION	PROJECT IMPLICATIONS
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 3: 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.
	Ondangwa Amended Town Planning Scheme	The Ondangwa Town Planning Scheme provides for various land use and activities allowed within the Ondangwa Town Council's jurisdiction.	The development should adhere to the Ondangwa Town Planning Scheme.

Table 3: 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 receive 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 is funded through official development assistance from the Government of the Federal Republic of Germany. As a result, the programme is required to comply with the KfW Sustainability Guideline (2021) and relevant international environmental and social standards.

KfW requires compliance with applicable national legislation as well as the World Bank Environmental and Social Standards (ESS). These standards guide the identification and management of environmental and social risks at scoping level and during subsequent project phases. The World Bank Environmental and Social Framework (ESF) is not applied in full; however, the relevant ESS are mandatory.

The applicability of each ESS is reviewed on an intervention-by-intervention basis, taking into account the scope, location, and site-specific characteristics of the proposed development.

5 ESA APPROACH AND METHODOLOGY

This section describes the approach and methodology applied by DWN and UDA to undertake the ESA for the proposed Omakango township development. The purpose of the scoping assessment is to identify key environmental and social sensitivities, potential risks, and issues associated with the proposed development, and to inform planning and decision-making at an early stage.

The assessment has been undertaken at a level of detail appropriate for scoping, focusing on baseline conditions, key sensitivities, and potential impacts. Detailed impact assessment, engineering design, and final mitigation measures will be addressed during subsequent project phases, where required.

5.1 SCOPING APPROACH

The Environmental Scoping Assessment was undertaken in accordance with the Environmental Management Act (Act No. 7 of 2007) and the Environmental Impact Assessment Regulations, 2012. The scoping approach included:

- Identification of listed activities relevant to the proposed development;
- Review of applicable national legislation, policies, and international lender standards;
- Identification and assessment of reasonable alternatives, including layout adjustments and the No-Go alternative; and
- Identification of key environmental and social sensitivities and potential risks.

The scoping process is intended to provide sufficient information to enable informed decision-making by the Environmental Commissioner and does not constitute a full Environmental and Social Impact Assessment.

5.2 SITE INFORMATION AND BASELINE DATA COLLECTION

Baseline information was collected using a combination of desktop review and field-based activities. This included:

- Site inspections and observations to document existing land uses, infrastructure, access routes, topography, and surrounding activities;
- Review of existing environmental, planning, and infrastructure studies relevant to the project area;
- Analysis of orthophotos, satellite imagery, and available spatial data; and
- Review of regional and municipal datasets applicable to Ondangwa and the Oshana Region.

A site visit was undertaken in March 2025 to confirm on-the-ground conditions and support the identification of environmental and social sensitivities.

5.3 SPECIALIST INPUTS AND INFORMATION SOURCES

The scoping assessment was informed by a range of existing studies, specialist inputs, and secondary data sources. These sources were used at a screening and risk identification level appropriate for scoping and include:

- The C1 – Ondangwa Site Assessment Report (March 2025), prepared under the DWN / GFA Environmental and Social Management Framework (ESMF), which includes an exclusion checklist, environmental and social risk scan, and preliminary project risk categorisation in accordance with KfW requirements.
- A Hydrological and Hydrodynamic Assessment undertaken by Knight Piésold Consulting (Pty) Ltd specifically for the proposed development, which was used to identify flood-related risks and sensitivities associated with the project site under pre-development conditions;
- Amended Council Application and Planning Motivation, prepared by Urban Dynamics Africa (Pty(Ltd– used to understand planning context, land use intent, layout rationale, and alignment with municipal planning frameworks.
- Orthophotos and satellite imagery, including historical flood imagery, used to assess land use patterns and flood extents;
- Topographical and cadastral information, including surveyed boundaries and contour data prepared by Strydom Associates Land Surveyors.
- Published literature and datasets, including the Atlas of Namibia (Mendelsohn et al., 2002; Atlas of Namibia Team, 2022);
- Climate and meteorological data obtained from publicly available sources, including Meteoblue and published regional climate information for northern Namibia;
- Site inspections and professional observations undertaken by Urban Dynamics Africa during site visits; and
- Information obtained through public consultation and engagement with stakeholders.

The findings from these sources informed the identification of baseline conditions, environmental sensitivities, and potential risks, without committing to final mitigation or design solutions.

5.4 IDENTIFICATION OF KEY SENSITIVITIES AND POTENTIAL RISKS

Key environmental and social sensitivities were identified through the review of baseline information, specialist inputs, and site observations. These sensitivities include, but are not limited to:

- Flood-prone and low-lying oshana areas;
- Protected and culturally significant tree species;
- Soil conditions susceptible to erosion, dust generation, and waterlogging;
- Existing settlements and land uses in close proximity to the project site; and
- Construction-related considerations such as traffic, noise, and public safety.

These sensitivities form the basis for identifying potential impacts and informing the development of appropriate management measures to be included in the Environmental Management Plan (EMP).

5.5 PUBLIC CONSULTATION

Public consultation was undertaken as part of the Environmental Scoping Assessment to ensure engagement with relevant stakeholders in accordance with the Environmental Impact Assessment Regulations, 2012. Notices were published in two newspapers over two consecutive weeks, as detailed in Appendix C.2.

In March 2025, a community meeting was held at the project site, attended by representatives from Urban Dynamics Africa, the Ondangwa Town Council, and Development Workshop Namibia. Full details of the stakeholder engagement process, including issues raised and responses, are presented in Section 7 of this report.

6 BASELINE ENVIRONMENTAL AND SOCIAL CONDITIONS

This section describes the existing biological, physical, socio-cultural, and land-use environment of the proposed project site in relation to the surrounding area. The baseline information provides the context against which potential environmental and social impacts are identified at scoping level, in accordance with the Environmental Management Act (2007) and the Environmental Impact Assessment Regulations (2012).

6.1 DESCRIPTION OF THE PROJECT SITE

6.1.1 Locality

The proposed development is located on Portion 96 of the Remainder of Ondangwa Town and Townlands No. 882**,** within the Oshana Region under Registration Division A. The portion is situated north of the C46 Road at approximately 17.902241° S and 15.995429° E. A locality plan is provided in Appendix B**.** Figure 3 shows the locality of Portion 96 within Ondangwa.

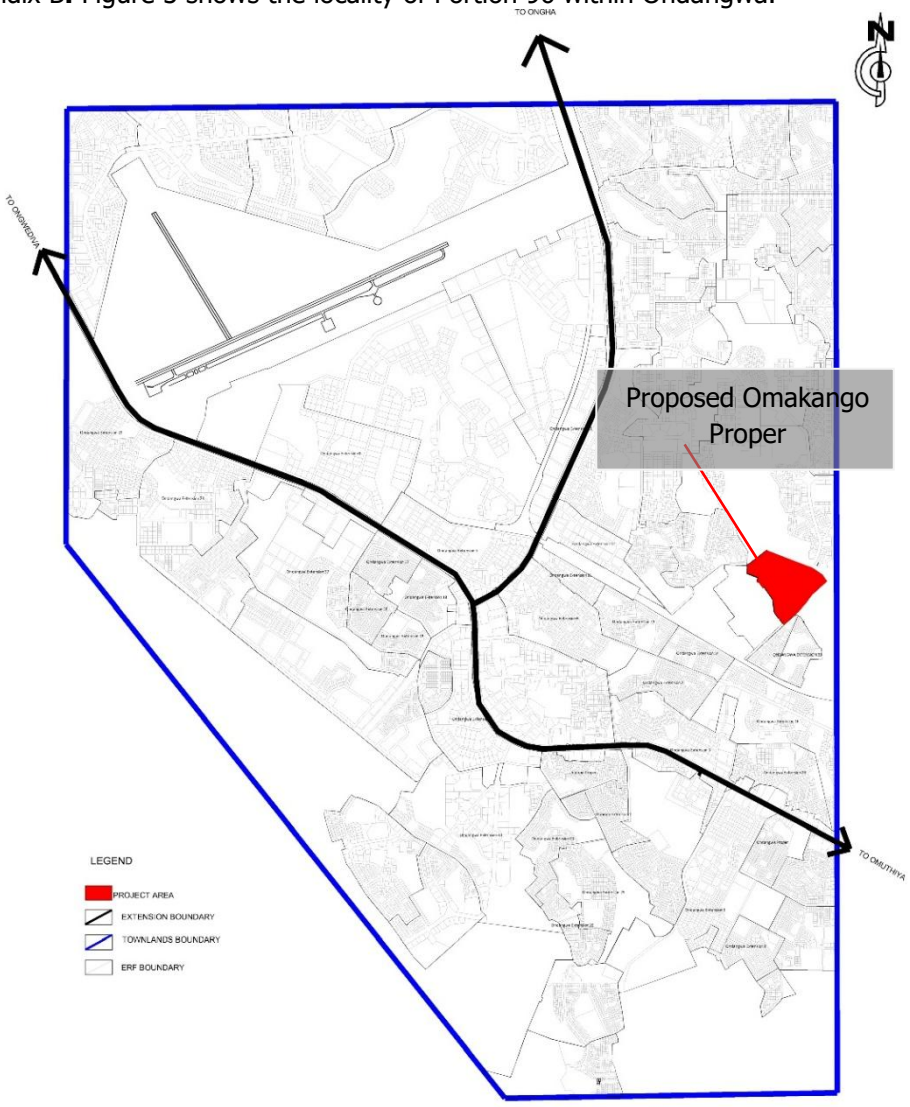


Figure 3: Locality of the Project Area within Ondangwa

6.1.2 Ownership, Size, Shape, and Land Use Activities

The Ondangwa Town Council is the registered owner of Portion 96. According to the Ondangwa Zoning Scheme, the project area is currently zoned "Undetermined." The total extent of the project site is approximately 24.8 ha. Figure 4 illustrates the site's shape and existing land-use activities.

Table 4 provides information on the portion's size and zoning. The project site currently includes several permanent residential structures, existing infrastructure, and track roads. These structures and infrastructure were originally developed as part of the Build Together Programme of Namibia.

Table 4: Portion Sizes

PORTION NO 96		
PORTION	**AREA (HA)**	**ZONING**
Portion 96	24.8	Undetermined

The site has been modified through the removal of large trees to expand mahangu fields and to obtain construction materials. A power line installed by NORED runs along the eastern boundary of Portion 96 to supply electricity to the Oshitayi settlement to the north. The portion currently accommodates three homesteads and associated mahangu fields. Several sand spoor roads traverse the area, facilitating movement. There is also the possibility of unconfirmed graves in the vicinity of Marula trees.

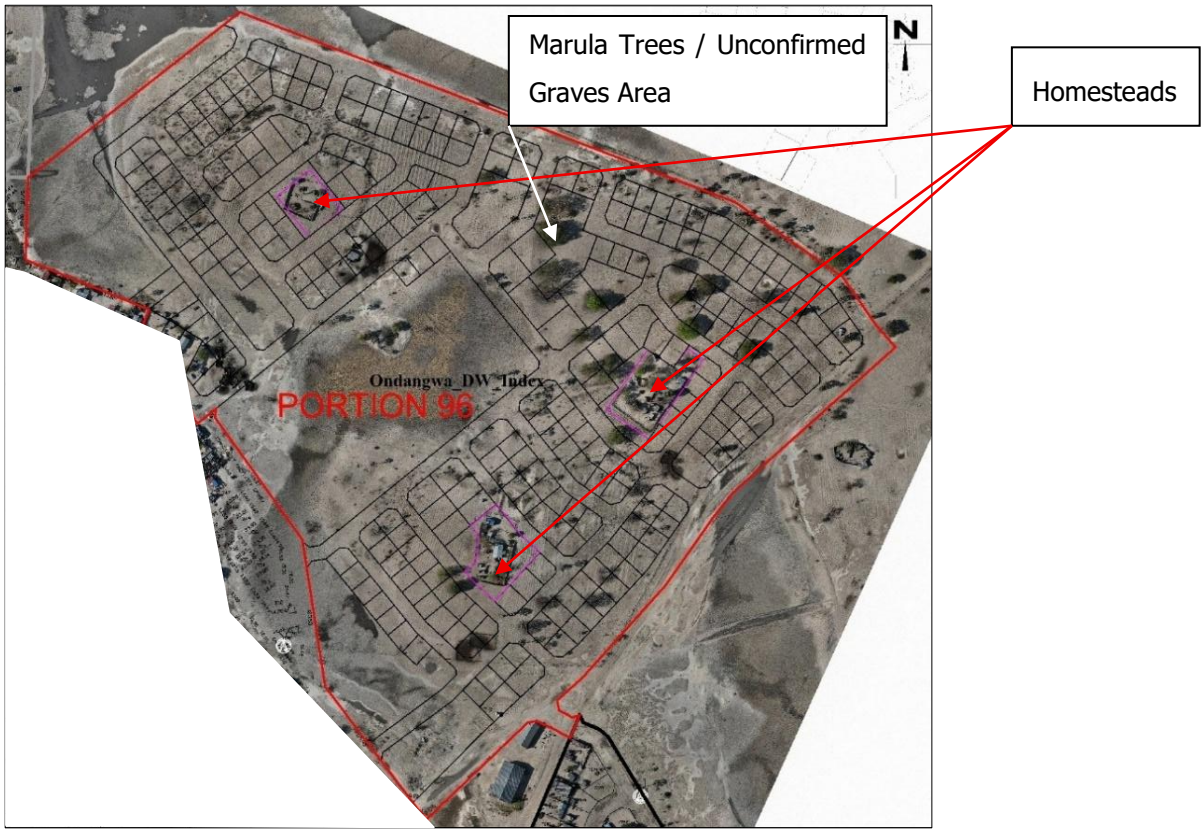


Figure 4: Current Land Use Activities

6.1.3 Surrounding Activities

The surrounding area comprises a mix of planned and informal land uses at different stages of development. To the north of the project site lies the Oshitayi area, which is not formally proclaimed or registered as a township, but is identified as a planned area within municipal planning frameworks. The area currently consists of dispersed homesteads and cultivated mahangu fields, with limited formal infrastructure in place.

To the south, the site is bordered by Ondangwa Extension 39, which is a planned and surveyed township area where residential erven have been established, and housing development has occurred.

To the west, surrounding land is predominantly informal in nature, characterised by informal structures.

To the east, the project site adjoins the Ondangwa town boundary, beyond which land is designated as State land and remains undeveloped, with no formal urban development or infrastructure in place.

6.2 ACCESS AND UTILITY SERVICES

6.2.1 Road Access

The site includes existing track roads and informal access routes and obtains access from the internal road network of Ondangwa Extension 39 to the south, as well as an access route leading to the Oshitayi planned area to the north**.**

6.2.2 Water Connection

NamWater supplies bulk water to the town of Ondangwa. The town's water-reticulated network ensures water distribution to formal residents and businesses, while informal areas have access to water through communal taps.

6.2.3 Electrical Supply

Ondangwa receives its electricity supply through its reticulated network, which is interconnected with both the nearby Nored network. NamPower supplies electricity to Nored, which, in turn, provides it to the town. This electrical infrastructure serves the town, by providing power for residential and commercial areas. The project site includes a substation.

6.2.4 Sewerage

A sewerage reticulation network and pump station serve the formal areas of Ondangwa, while informal settlement areas use septic tanks and pit latrines.

6.2.5 Communication

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

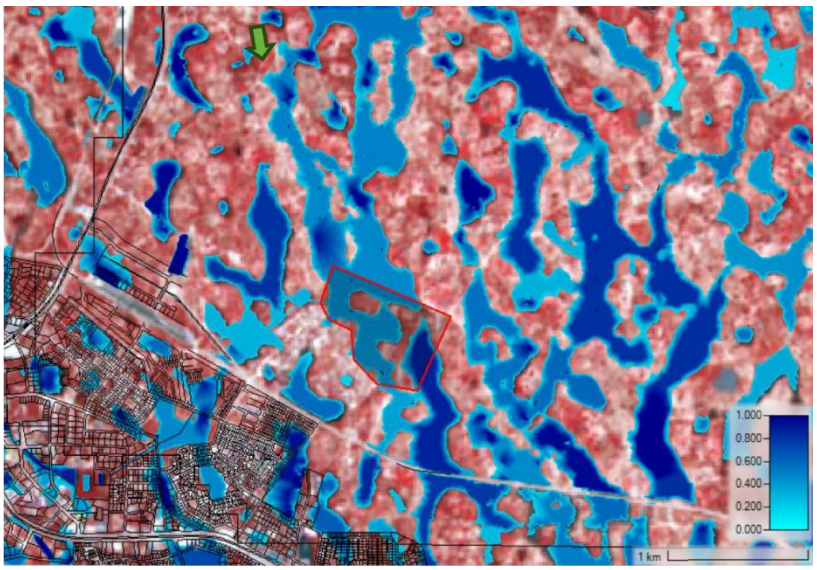
6.3 BIOPHYSICAL ENVIRONMENT

This section describes the hydrology and flooding regime, climatic conditions, soils, vegetation, and habitat characteristics of the project area based on specialist studies, published datasets, and site observations.

6.3.1 Hydrology and Hydrodynamics

Flood-related characteristics of the project site were assessed through a project-specific Hydrological and Hydrodynamic Assessment undertaken by Knight Piésold Consulting (Pty) Ltd, which informed the planning and layout design phase of the proposed development. The findings of the specialist study were used to identify flood-prone and low-lying areas within the site at an early stage of project planning.

The project area is generally flat and forms part of the broader Cuvelai floodplain system, which is characterised by interconnected oshana drainage features and seasonal surface water accumulation, as described in regional environmental literature. These characteristics influence surface water movement and result in periodic inundation of low-lying areas during the rainy season.



The indicative extent of flood-sensitive areas identified through the specialist assessment is illustrated in Figure 5 which presents the simulated 1:20-year return interval (RI) water depth for the proposed site. This figure is included for scoping and planning context purposes only and was used to inform layout decisions, including the allocation of land uses and the avoidance of the most flood-prone areas during the planning phase.

Figure 5: Simulated 1:20-Year Return Interval (RI) Water Depth for the Proposed Site
Source: *Knight Piésold Consulting, 2025*

During the site visit undertaken by UDA in March 2025, evidence of recent flooding was observed within portions of the project site, including standing water in low-lying areas. These observations are

consistent with the findings of the specialist assessment and historical flood behaviour recorded in the Ondangwa area.

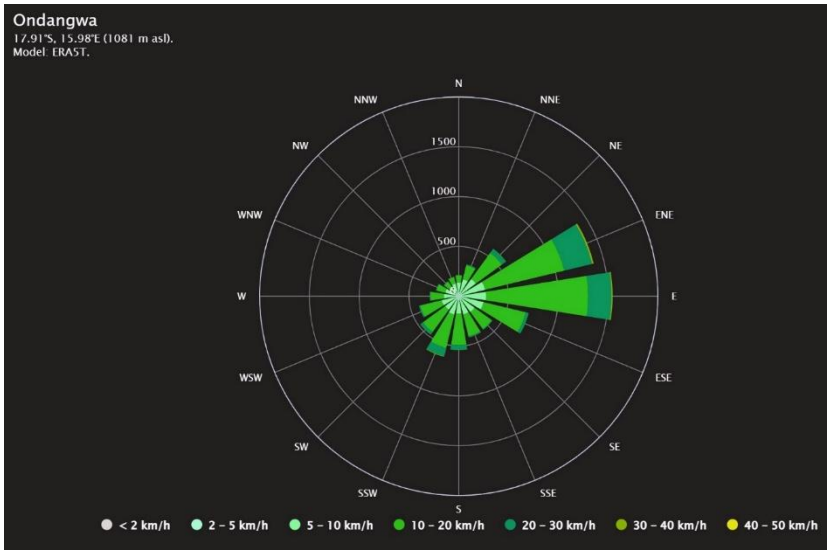
At scoping level, flooding is identified as a key biophysical environmental sensitivity that has already been considered during the planning and layout phase of the project. Any residual flood-related risks will be further addressed during detailed design and implementation and managed through the EMP.

6.3.2 Climatic Conditions

Namibia is one of the most arid countries in the world and is characterised by high daytime temperatures, short seasonal summer rainfall, high evaporation rates, and generally clear winter conditions. These climatic characteristics influence land use, settlement patterns, and infrastructure planning across the country (Atlas of Namibia, 2022).

The Oshana Region experiences hot conditions during the rainy season, with daytime temperatures typically ranging between 30°C and 38°C**.** The rainy season occurs mainly between November and April, during which rainfall events can be intense and localised. Average annual rainfall in the region ranges between approximately 400 mm and 550 mm (Climate Data, 2025; Nomadseason, 2025). In Ondangwa, daytime temperatures may reach 38–40°C, particularly during the late dry season months of October and November. Winter nights between June and August can be cooler, with temperatures occasionally dropping to 8–11°C (Nomadseason, 2025).

Wind conditions in the Ondangwa area are generally moderate. Prevailing winds occur predominantly from the east and east-northeast, with secondary contributions from the south and west. Typical wind speeds range between 5 km/h and 20 km/h, with occasional stronger gusts. These wind patterns are relevant at scoping level, particularly in relation to potential dust generation during construction activities.



The prevailing wind speed and direction for the Ondangwa area are illustrated in Figure 6, which presents a wind rose derived from long-term meteorological data and provides climatic context for the project site (Meteoblue, 2025).

Figure 6: Wind Speed and Direction at Ondangwa
Source: *Meteoblue, 2025*

6.3.3 Soil Conditions

The soils within the project area are predominantly Arenosols**,** which are widespread across northern Namibia and account for approximately 35.7% of the country's land area (Atlas of Namibia, 2022). Arenosols are characterised by deep, wind-blown sands with a loose, porous structure and low nutrient- and water-holding capacity. These characteristics increase the susceptibility of soils to wind erosion and dust generati**on** when disturbed.

In contrast, the low-lying oshana areas within the site contain clay-rich soils**,** which have poor drainage characteristics and are prone to waterlogging during periods of seasonal flooding. This combination of sandy upland soils and clayey low-lying areas has implications for construction activities, stormwater management, and flood mitigation at the planning and implementation stages.

The regional distribution of soil types, including the dominance of Arenosols in the project area, is illustrated in Figure 7. These soil conditions indicate that vehicle movement and construction activities may result in the temporary generation of airborne dust, which could lead to short-term visual disturbance and minor health nuisance effects if not properly managed.

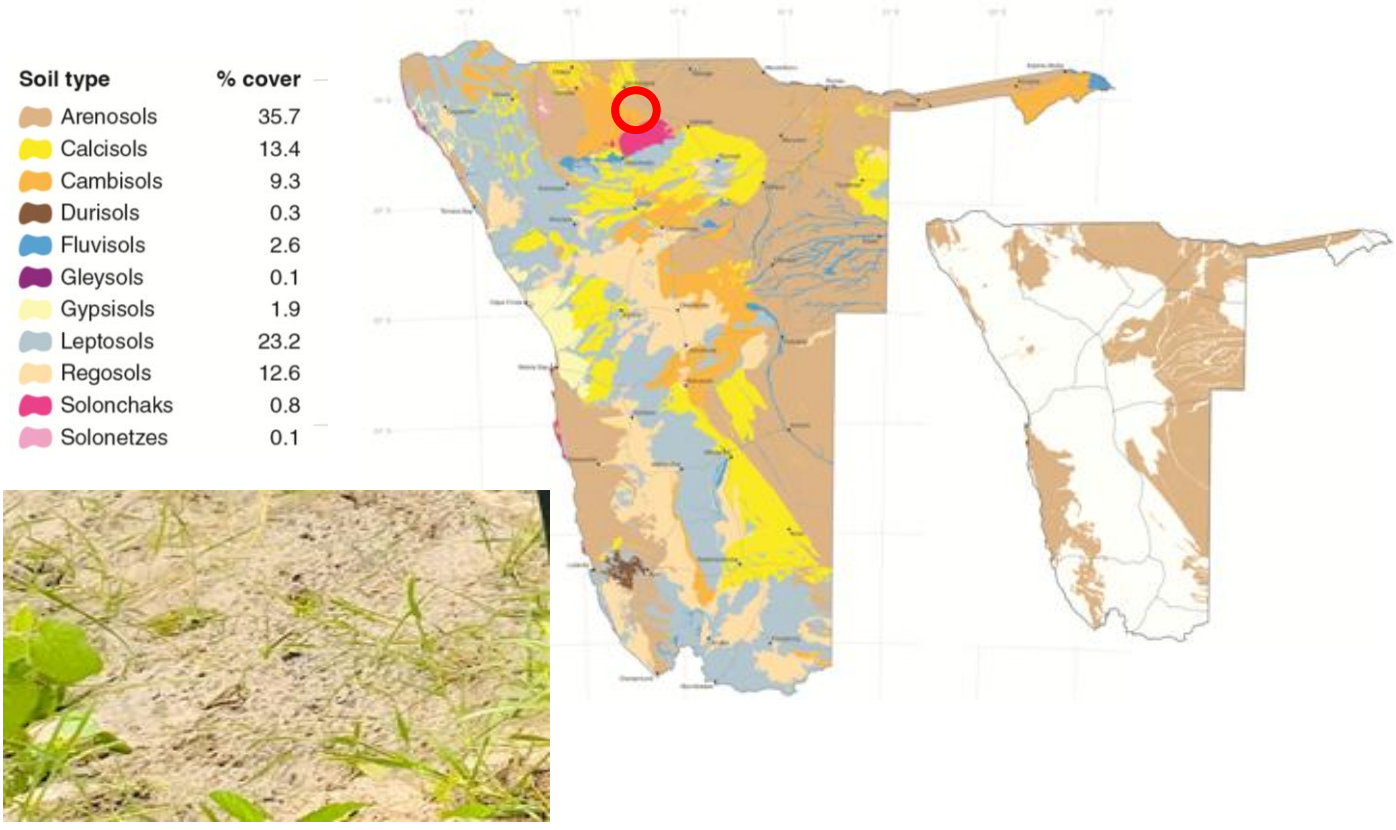


Figure 7: Namibia Soil Types and Coverage
Source *Namibia Atlas 2022*

6.3.4 Vegetation Conditions

The project site supports vegetation typical of the oshana floodplain environment within the Acacia Tree and Shrub Savanna biome, specifically the Cuvelai vegetation zone (vegetation type 14), as described in national vegetation mapping (Atlas of Namibia, 2022). Vegetation on site is dominated by seasonal grasses and scattered large indigenous trees occurring in low-lying and slightly elevated areas.

The broader distribution of biome types within Namibia, including the vegetation type occurring within the project area, is illustrated in Figure 8.

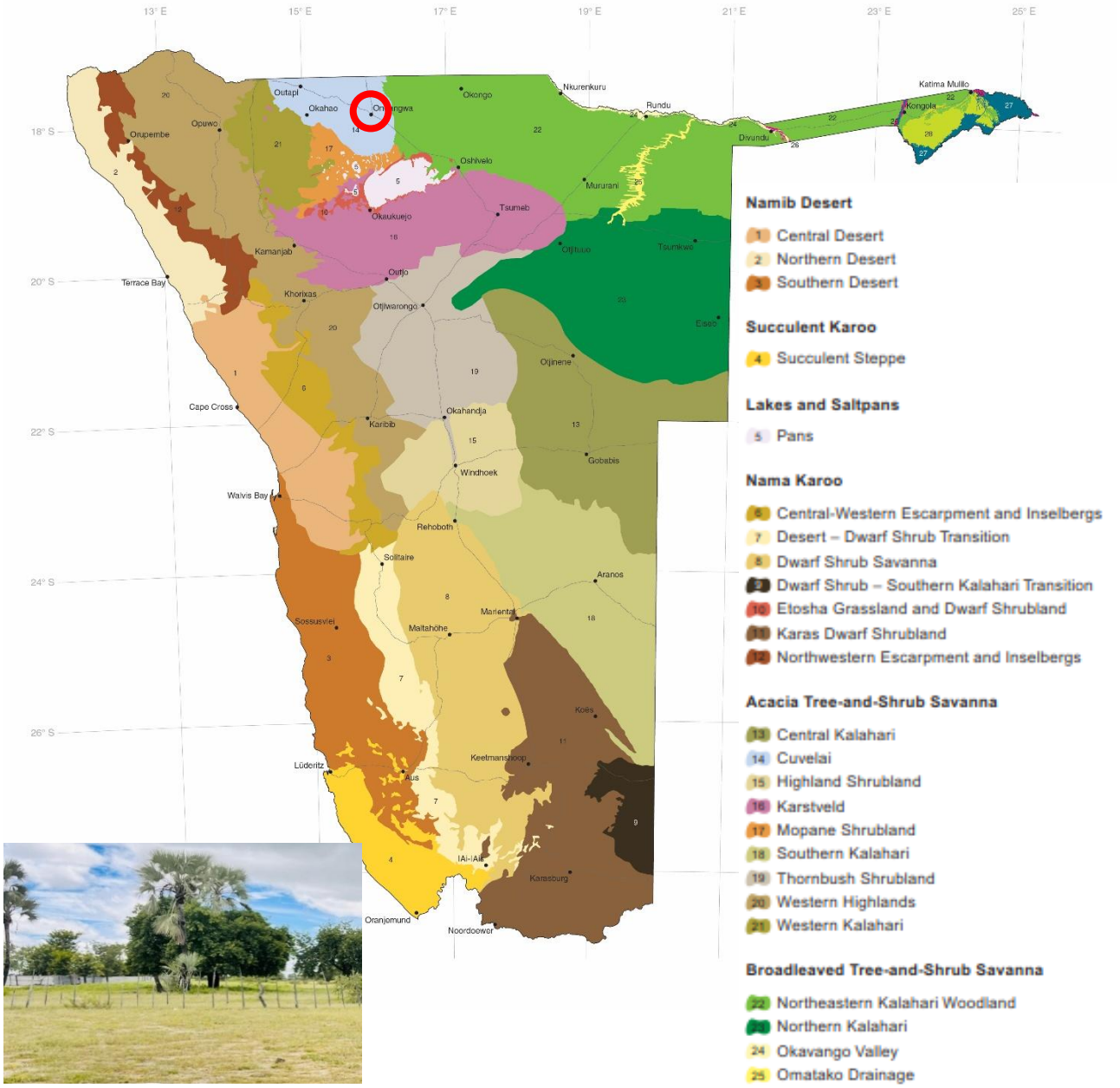


Figure 8: Types of Biomes
Source: *Atlas of Namibia, 2022*

Notable tree species observed or likely to occur on the site include Makalani palm (*Hyphaene petersiana*), as well as large broad-leaved floodplain and savanna species such as wild fig (*Ficus* spp.), Jackalberry (*Diospyros mespiliformis*), and Marula (*Sclerocarya birrea*). These species are characteristic of fertile, seasonally inundated landscapes and are commonly associated with oshana systems.

6.3.5 Habitats on Site

The project site has undergone significant historical modification as a result of agricultural activities, settlement development, and the installation of infrastructure. These activities have altered the natural vegetation structure and reduced the ecological integrity of the area.

As a result, the site is best described as a modified or impacted ecosystem, rather than a pristine natural environment. Habitat conditions are typical of peri-urban areas within the Cuvelai system that have been subject to long-term human use.

6.3.6 Status of Protected Area

The project site is not located within any formally proclaimed protected area and does not fall within a conservation zone. However, portions of the site form part of the oshana floodplain system, which is environmentally sensitive due to its role in natural drainage, seasonal water storage, and flood attenuation. While oshana areas are not legally protected, they require careful management to avoid disruption of natural hydrological processes.

In addition, several tree species occurring on or near the site are protected under applicable forestry legislation. The removal, pruning, or disturbance of any protected tree species will therefore require the necessary permits or licences from the relevant authorities prior to the commencement of construction activities.

6.4 KEY SENSITIVITIES:

This section summarises the key biophysical and social sensitivities identified within the project area at scoping level. These sensitivities provide context for the identification and assessment of potential impacts associated with the proposed development in subsequent sections of the report.

Table 5: Biophysical Environmental Key Sensitivities

Feature	Description	Sensitivity	Potential Impact
Protected Trees	The site contains protected and culturally significant indigenous tree species, including Makalani palm (*Hyphaene petersiana*), Marula (*Sclerocarya birrea*), Jackalberry (*Diospyros mespiliformis*), and wild fig (*Ficus* spp.).	Highly sensitive to clearing, damage, or root disturbance.	Construction activities may result in the loss or damage of protected trees, degradation of vegetation cover, loss of ecological and cultural value, and potential non-compliance with forestry and environmental legislation.
Soil Conditions	The site is dominated by sandy Arenosols with a loose, porous structure, while low-lying areas contain clay-rich soils with poor drainage characteristics.	Sandy soils are highly susceptible to wind erosion and dust generation; clay soils are sensitive to compaction and waterlogging.	Construction activities may result in increased dust levels, soil erosion, reduced soil stability, and localised drainage or waterlogging issues if not appropriately managed.
Low-lying Oshana Areas	Portions of the site consist of low-lying oshana areas that collect water during the rainy season and form part of the Cuvelai floodplain system.	Highly sensitive to infilling, obstruction of natural drainage paths, and alteration of hydrological flow regimes.	Earthworks and land-forming activities may increase flood risk, disrupt natural drainage, and lead to waterlogging of infrastructure and services if not appropriately managed.
Traffic and Access	Construction activities may increase vehicle movement along access routes linked to Ondangwa Extension 39 and surrounding areas.	Sensitive due to proximity to residential areas, informal access routes, and limited existing traffic control measures.	Temporary traffic congestion, increased road safety risks, and disruption to local access and mobility may occur during the construction phase.
Feature	**Description**	**Sensitivity**	**Potential Impact**

Noise	Construction machinery and vehicles may generate elevated noise levels during the construction phase.	Sensitive due to proximity of residential dwellings and informal settlement areas to the project site.	Temporary noise disturbance to nearby residents and businesses may occur during construction activities.
Potential Graves / Cultural Heritage	There is a possibility of unconfirmed graves within the project area, particularly in the vicinity of mature indigenous trees.	Highly sensitive to disturbance during earthworks and construction activities.	Earthworks may result in the disturbance or damage of graves, leading to cultural and social impacts and potential non-compliance with heritage legislation if not appropriately managed.

7 STAKEHOLDER ENGAGEMENT

Public consultation is a key component of the Environmental Assessment (EA) process, providing Interested and Affected Parties (I&APs) with an opportunity to express their views, concerns, and local knowledge related to the proposed project. The stakeholder engagement process was undertaken in accordance with the Environmental Management Act (EMA), 2007 (Act No. 7 of 2007) and the Environmental Impact Assessment (EIA) Regulations, 2012**.**

The consultation process supports informed decision-making by enabling the Environmental Assessment Practitioner (EAP) to identify potential environmental and social issues, determine whether additional investigations are required, and inform the development of appropriate mitigation measures.

In line with the EMA, the EAP is responsible for managing the public consultation process, including the establishment of an I&AP database, maintenance of an issues and response register, and the dissemination of relevant project information to registered stakeholders throughout the assessment process.

7.1 METHODS

The methods used during public consultation to communicate 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 6 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 Background Information Document (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.

7.1.4 Town Council Notice Board:

Notices regarding the intended development and the scheduled public meeting were posted on the notice board of the town councils.

7.1.5 Public Meeting

Representatives from Urban Dynamics, the Ondangwa Town Council, and DWN held a community meeting on 19 March 2025 at 10:00 at the project site. The meeting was conducted in English and Oshivambo, 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 9: Public Consultation



7.2 SUMMARY OF KEY ISSUES RAISED

Table 6: Key Community Issues Raised

SUMMARY OF KEY ISSUES RAISED DURING THE FIRST MEETING	
THEME	**ISSUE**
Possible Grave	An elder from the community indicated that there might be a grave in the area of the cluster of trees. This is the grave of the late King Aluvinu Gwiitope. He could however not locate the grave. The UDA representative indicated that this area will be kept as a Public Open Space.
Marula Trees	The elder from the community also identified a specific marula tree that has been used to produce juice for the King Aluvinu Gwiitope and indicated that is should not be cut down. The UDA representative indicated that, due to its close proximity of the possible grave this area will be public open space to preserve this area.
Land Allocation Prioritization	A community member emphasized the need to prioritize local residents for the allocation of proposed erven and sought clarification of the criteria for prioritization in the allocation process.
Infrastructure Needs	A request was made by a community member to designate erven for water tanks for easy access.

8 IMPACT ASSESSMENT

This section identifies the potential environmental and social impacts associated with the proposed township establishment and the construction of associated bulk infrastructure in Ondangwa. The assessment is undertaken at a scoping level, based on the project description (Section 2), baseline environmental conditions (Section 6), and stakeholder engagement outcomes (Section 7).

The purpose of this section is to identify potential impacts, determine their likely nature and significance, and establish whether further detailed assessment is required.

8.1 SUMMARY OF POTENTIAL ENVIRONMENTAL AND SOCIAL IMPACTS

Table 6 summarises the potential environmental and social impacts associated with the proposed development, identified at a scoping level. The assessment reflects the nature of the proposed activities, baseline conditions within the project area, and issues raised during stakeholder engagement. Impacts are described qualitatively to determine whether any are likely to be significant or require further detailed assessment.

Table 7: Scoping-Level Impact Identification and Assessment

Project Phase	Aspect	Potential Impact	Nature	Extent	Duration	Reversibility	Significance
Construction	Land use	Disturbance of land during site clearance, earthworks, and installation of bulk services	Negative	Site-specific	Short-term	Reversible	Low–Medium
Construction	Soils & dust	Disturbance of sandy soils and temporary dust generation affecting nearby receptors	Negative	Local	Short-term	Reversible	Low–Medium
Construction	Noise	Temporary increase in construction-related noise affecting nearby residential areas and social facilities	Negative	Local	Short-term	Reversible	Low
Construction	Traffic	Increased construction traffic affecting local access roads and pedestrian safety	Negative	Local	Short-term	Reversible	Medium
Construction	Health & safety	Occupational health and safety risks to workers and surrounding communities	Negative	Local	Short-term	Reversible	Medium
Construction	In-migration	Limited in-migration of workers from outside the local area, potentially increasing pressure on local services and community dynamics	Negative	Local	Short-term	Reversible	Low
Project Phase	Aspect	Potential Impact	Nature	Extent	Duration	Reversibility	Significance

Construction	Employment	Temporary employment and skills transfer opportunities for local labour	Positive	Local	Short-term	Reversible	Positive
Construction	Local economy	Increased demand for construction materials, goods, and services supporting local suppliers	Positive	Local	Short-term	Reversible	Positive
Operation	Land delivery	Provision of formal serviced erven through an organised land tender and allocation process	Positive	Local	Long-term	Not applicable	High Positive
Operation	Business erven	Provision of business and mixed-use erven enabling commercial activity, job creation, and long-term local economic growth	Positive	Local	Long-term	Not applicable	High Positive
Operation	Social infrastructure	Provision of land for schools and community facilities supporting long-term educational and social needs	Positive	Local	Long-term	Not applicable	High Positive
Operation	Public open space	Allocation of Public Open Space enhancing recreation, community interaction, and urban liveability	Positive	Local	Long-term	Not applicable	High Positive

Project Phase	Aspect	Potential Impact	Nature	Extent	Duration	Reversibility	Significance
Operation	Infrastructure integration	Integration with existing municipal bulk infrastructure networks, improving service efficiency and long-term infrastructure management	Positive	Local	Long-term	Not applicable	High Positive
Operation	Road infrastructure	Improved road access, traffic safety, and emergency service accessibility	Positive	Local	Long-term	Not applicable	High Positive
Operation	Stormwater management	Reduced flooding, erosion, and uncontrolled surface runoff through formal stormwater infrastructure	Positive	Local	Long-term	Not applicable	High Positive
Operation	Municipal revenue	Potential increase in the municipal revenue base through property rates, service charges, and business activity	Positive	Local	Long-term	Not applicable	High Positive
Operation	Municipal services	Increased demand on municipal services due to population growth	Negative	Local	Long-term	Partially reversible	Medium

8.2 NO-GO ALTERNATIVE

The No-Go alternative is discussed in detail in Section 2 of this report. In summary, the No-Go alternative would result in the proposed township establishment and associated bulk infrastructure development not proceeding, thereby limiting structured land delivery, infrastructure provision, and orderly urban expansion within the project area.

8.3 RESIDUAL IMPACTS

At the scoping stage, residual impacts cannot be conclusively determined, as detailed mitigation and management measures are addressed through the Environmental Management Plan (EMP). The impacts identified are largely localised, temporary, and reversible, and are typical of township establishment and bulk infrastructure development projects.

Residual impacts will therefore be managed through the effective implementation of the approved EMP following environmental authorisation.

8.4 SECTION CONCLUSION

The scoping-level assessment indicates that the proposed township establishment and associated bulk infrastructure development in Ondangwa may result in a range of environmental and social impacts, primarily during the construction phase. These impacts are considered manageable and largely reversible through standard mitigation measures.

The development is expected to generate significant long-term positive outcomes, including structured land delivery through a land tender process, provision of business erven, improved municipal infrastructure, enhanced road access and stormwater management, allocation of land for schools and public open space, and a potential strengthening of the municipal revenue base.

No impacts were identified at this stage that would preclude the proposed development from proceeding, subject to environmental authorisation and the effective implementation of the EMP.

9 ENVIRONMENTAL MANAGEMENT COMMITMENTS

This Environmental Scoping Assessment Report has identified potential environmental and social impacts associated with the proposed township establishment and related bulk infrastructure development. These impacts are expected to be localised, temporary, and manageable, provided that appropriate mitigation and management measures are implemented.

The project proponent commits to the preparation and implementation of a separate Environmental EMP. The EMP will provide detailed mitigation, monitoring, and reporting measures to manage the potential impacts identified during the scoping assessment.

The EMP will address, at a minimum:

- Dust and air quality management;
- Noise management;
- Waste management;
- Traffic and access management;
- Protection of vegetation and protected tree species;
- Management of flood-prone and low-lying areas;
- Heritage and chance-find procedures for graves or archaeological material;
- Occupational health and safety and community health considerations.

The EMP will form part of the conditions of the Environmental Clearance Certificate and will be binding on all contractors and sub-contractors involved in the project.

10 CONCLUSION AND RECOMMENDATION

This Environmental Scoping Assessment Report has assessed the proposed township establishment and associated bulk infrastructure development at scoping level. The assessment considered the existing environmental and social conditions of the site, stakeholder input, and the nature of the proposed activities.

No fatal environmental or social flaws were identified during the scoping process. Key sensitivities, including flood-prone areas, protected vegetation, and culturally sensitive features, were identified and considered during the planning and layout design phase of the project.

Potential impacts are expected to be manageable and largely reversible, provided that appropriate mitigation and management measures are implemented through the separate Environmental Management Plan.

It is therefore recommended that the proposed development be authorised, subject to the issuance of an Environmental Clearance Certificate and compliance with the conditions set out therein.