

Environmental Scoping Report (ESR) For:

The Permanent Closure of Portion 1 of Erf No. 4284 Outapi Extension 14, as "Public Open Space" and the Subsequent Rezoning of Portion 1 of Erf No. 4284, Outapi, Extension 14, from "Public Open Space" to "Business" with a bulk of 3.0, Omusati Region, Namibia.

Proponents:

Nored Electricity (Pty) Ltd

P O Box 639,

Ondangwa

Namibia

Consultants:

Harmonic Town Planning Consultants CC

Address: Office 76B, Pasteur Street Windhoek

P O Box 3216, Windhoek

Contact Person: Mr Harold Kisting

Cell: +264 81 127 5879

Tel: +264 61 238 460

Email: hkisting001@gmail.com



[JANUARY 2026]

Page 1 of 34



Table of Contents

List of Figures	4
List of Tables	4
List of Acronyms.....	5
1. Chapter One: Background Information	6
1.1. Introduction	6
1.2. Project Location and Description	6
1.2.1. Proposed Development	7
1.2.2. Infrastructures and Services	8
1.3. Need and Desirability	9
1.4. Objectives of this Study.....	11
1.5. Terms of Reference.....	12
2. Chapter Two: Policy, Legal and Administrative Framework	13
2.1. Introduction	13
3. Chapter Three: Receiving Environment	18
3.1. Climate.....	18
3.1.1. Rainfall and Precipitation	18
3.1.2. Evaporation	18
3.1.3. Temperatures.....	18
3.2. Topography.....	18
3.3. Geology, Soils and Geohydrology	19
3.3.1. Geology & Soils.....	19
3.3.2. Geohydrology	19
3.3.3. Hydrogeology (Groundwater)	20
3.4. Terrestrial Ecology: Fauna and Flora	21
3.4.1. Fauna and Flora.....	21
3.5. Socio-Economic Conditions	21
3.5.1. Social Demography.....	21
3.5.2. Economic Activities	22
3.5.3. Housing	22
4. Chapter Four: Public Consultation.....	22
4.1.1. Public consultation activities	23



5. Chapter Five: Environmental and Socio-Economic Impacts	25
5.1. Overview	25
5.2. Key Potential Positive and Negative Impacts and Issues	25
5.3. Impact Assessment Methodology	26
5.4 Impact Assessment	31
6. Chapter Six: Conclusion	32
6.1. Conclusion	32
6.2. Assumptions and Conclusions.....	32
7. References	33



List of Figures

Figure 1, Location of Erf 4284 Outapi Ext. 14.	7
Figure 2, Current Zoning Erf 4284 Outapi Ext.14, and the surrounding erven.	9
Figure 3, Depicts the site area (Portion 1 a portion of Erf 4284).	10
Figure 4, Depicts that a building/property is located on Erf 4284.	10
Figure 5: A - Site Notice placed at; Outapi Town Council.....	24
Figure 6: B - Site Notice placed on Erf 4284 Outapi - Extension 14.....	24

List of Tables

Table 1: The Proposed Project Site Coordinates	7
Table 2: Legislation Applicable to the Proposed Development	13
Table 3: Details on the modes employed for public notifications of the EIA study....	23
Table 4: Date of Advertisement.....	25
Table 5: Positive and Negative Impacts and Issues.....	25
Table 6: Impact Screening Criteria	26
Table 7: Impact Rating Criteria.....	27
Table 8: Environmental Impact Assessment Matrix.....	31



List of Acronyms

BID:	Background Information Document
DEA:	Directorate of Environmental Affairs
EA:	Environmental Assessment
EAP:	Environmental Assessment Practitioner
EM:	Environmental Management
ECC:	Environmental Clearance Certificate
ECO:	Environmental Control Officer
EIA:	Environmental Impact Assessment
EMA:	Environmental Management Act
EMP:	Environmental Management Plan
GG:	Government Gazette
GN:	Government Notice
I&APS:	Interested and Affected Parties
IMP:	Impact Management Plan
MEFT:	Ministry of Environment, Forestry and Tourism
ToR:	Terms of Reference



1. Chapter One: Background Information

1.1. Introduction

Harmonic Town Planning Consultants was appointed by the proponent, **Nored Electricity (Pty) Ltd**, to conduct an Environmental Impact Assessment (EIA) for the subdivision Erf 4284, Extension 14 into Portion 1 and a Remainder; Permanent closure of Portion 1 (a portion of Erf 4284) as “Public Open Space”; rezoning of Portion 1 of Erf 4284, Extension 14 from “Public Open Space” to “Business” with a bulk of 3.0; also for the development of an Environmental Management Plan (EMP) for the proposed project and to apply for an Environmental Clearance Certificate (ECC).

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

The above development project has triggered the application for an ECC as per the following listed activities/(s):

LAND USE AND DEVELOPMENT ACTIVITIES

5.1 (d) *the rezoning of land from; zoned open space to any other land use.*

1.2. Projection Location and Description

Erf 4284 is situated in Extension 14, Outapi, along the 35-meter wide C46 Road, which runs from Oshakati to Ruacana. The Erf is surrounded by “Public Open Space” and “Single Residential” land uses. Erf 4284, Extension 14 measures \pm 55 807 hectares in extent and is zoned “Public Open Space” as per the Outapi Zoning Scheme. There is a permanent structure located on the western side of the erf.

The area is predominantly characterized by formal residential, and a few office and home business erven on the south-east, public open space and communal dwellings on the north-east. A special zoned erf is located on the west which is used for the Olufuko Festival. The erf is also within close proximity to the newly established Outapi Extension 16 and 17 on the south. This rezoning of Portion 1 to “Business” with a bulk of 3.0 will not change the nature of the neighbourhood, as residential erven remain the majority, and the proposed office use will fit into the existing residential use.



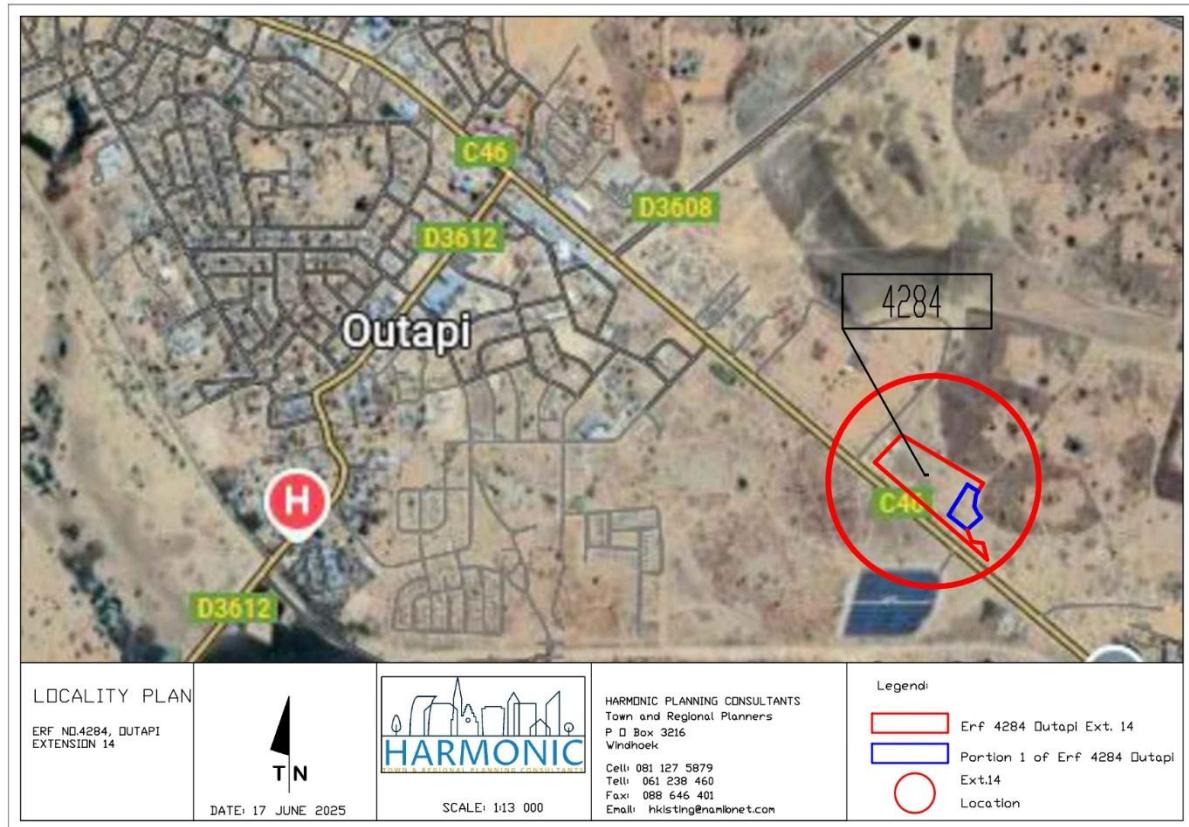


Figure 1, Location of Erf 4284 Outapi Ext. 14.

Table 1: The Proposed Project Site Coordinates

Co-ordinates: Decimal Degrees
-17.51501
15.00396

1.2.1. Proposed Development

The proponent wishes to subdivide the erf into Portion 1 and Remainder of Erf 4284, to permanently close Portion 1 (A Portion of Erf 4284) of Erf 4284 and rezone to "Business" with a bulk of 3.0. The client intends to rezone Portion 1 to erect an office. According to the Outapi Zoning Scheme, primary uses under the "Business" zoning category include office operations. This rezoning aligns with the scheme's provisions, ensuring the intended use is compliant and appropriate for the proposed development.

According to Outapi Zoning Scheme, business erven are designated for primary uses including Business Buildings, Drive-in Cafés, Hotel Pension, Driving School, Backpackers Hotel, Residential Buildings, Block of Flats, Bottle Store, Bed and Breakfast, Guest House, Self-Catering Accommodation Establishment, Shop, Restaurant, Shopping Centre, Hotel, Office, Funeral Parlour and Chapel, Convention Centre. In line with their long-term vision, the



future owners aim to develop a more mixed-use facility, which would be more sustainable under business zoning.

Construction of the building improvements and any other works are envisaged for the proposed office. For their short-term goal, the office space will be utilised as an administration office to serve the residents. Therefore, the office space will avail employment opportunities to the community and will bring vital services closer to the residents of Outapi.

Subdividing Erf 4284 into Portion 1 and Remainder and rezoning Portion 1 from "Public Open Space" to "Business" stems from a strategic vision of the client to maximize the utilisation of the land and enhance the town's economy. The client aims to transform underutilized public space into a vibrant commercial hub that can stimulate the local economy, attract investment, and provide job opportunities for residents. This change will complement the surrounding residential and mixed-use areas, fostering a balanced and integrated urban environment. Moreover, the proposed business area will be strategically situated to leverage existing infrastructure, minimizing the need for additional public expenditure and ensuring accessibility. This initiative aligns with the town's development goals, promoting economic growth while safeguarding community interests and environmental sustainability. The economic benefits of increased property values and enhanced municipal revenue can be reinvested into further public services, thereby creating a positive feedback loop that benefits all stakeholders.

The proposed development ensures that the Remainder of Erf 4284 remains a public open space, preserving its recreational value for the community and maintaining green spaces within the urban setting. Currently the erf is used for grazing in raining season by the community. Through careful planning and community consultation, this project is designed to meet the present and future needs of the town, ensuring a sustainable and prosperous development.

1.2.2. Infrastructures and Services

Portion 1 (A Portion of Erf 4284) will be connected to the existing bulk. The erf is situated in an already planned township and is connected to the town's bulk services, comprising of potable water, sewer, and solid waste management. Portion 1 of Erf 4284 Ext. 14 will be connected to the existing bulk reticulation services in accordance to the Outapi Town Council standards.



1.3. Need and Desirability

Subdividing Erf 4284 into Portion 1 and Remainder and rezoning Portion 1 from "Public Open Space" to "Business" stems from a strategic vision of the client to maximize the utilisation of the land and enhance the town's economy. The client aims to transform underutilized public space into a vibrant commercial hub that can stimulate the local economy, attract investment, and provide job opportunities for residents. This change will complement the surrounding residential and mixed-use areas, fostering a balanced and integrated urban environment. Moreover, the proposed business area is strategically situated to leverage existing infrastructure, minimizing the need for additional public expenditure and ensuring accessibility. This initiative aligns with the town's development goals, promoting economic growth while safeguarding community interests and environmental sustainability. The economic benefits of increased property values and enhanced municipal revenue can be reinvested into further public services, thereby creating a positive feedback loop that benefits all stakeholders.

The proposed development ensures that the Remainder of Erf 4284 remains a public open space, preserving its recreational value for the community and maintaining green spaces within the urban setting. Through careful planning and community consultation, this project is designed to meet the present and future needs of the town, ensuring a sustainable and prosperous development.

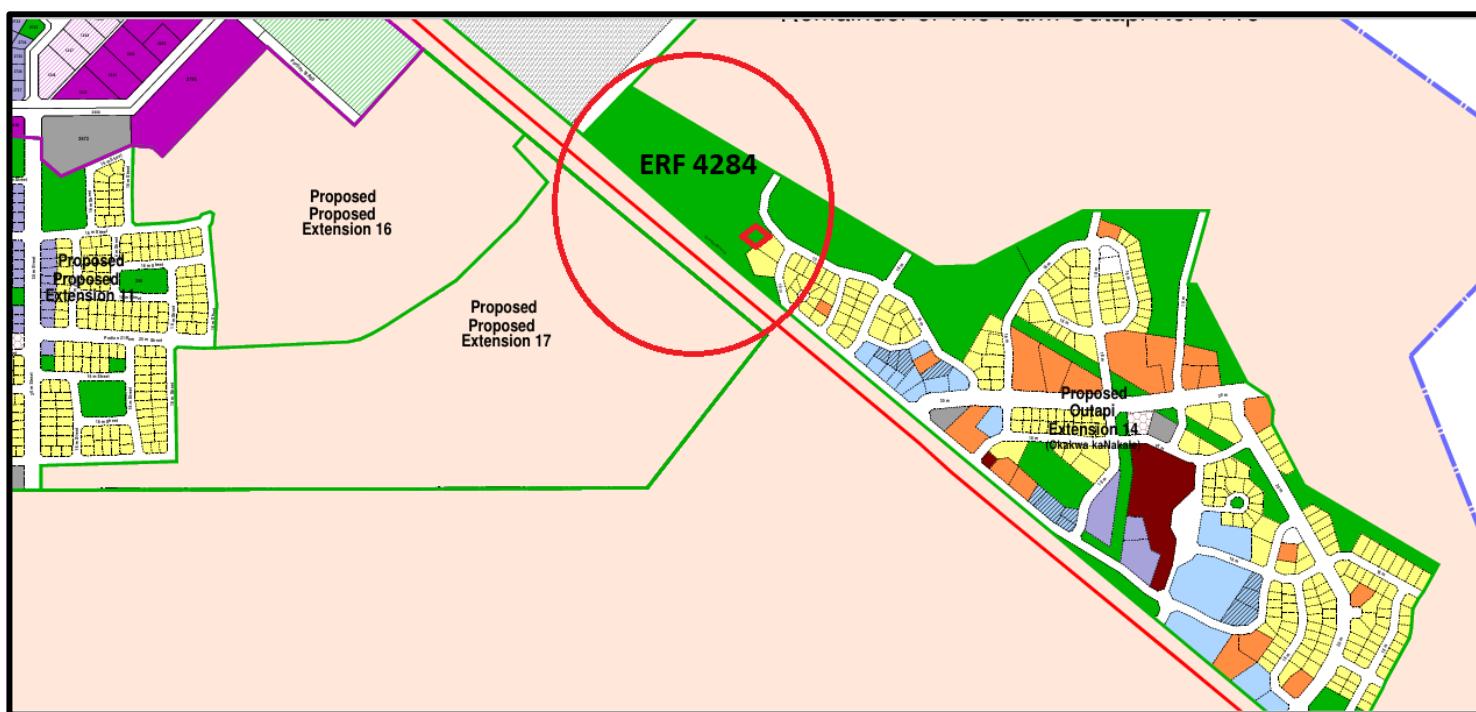


Figure 2, Current Zoning Erf 4284 Outapi Ext.14, and the surrounding erven.



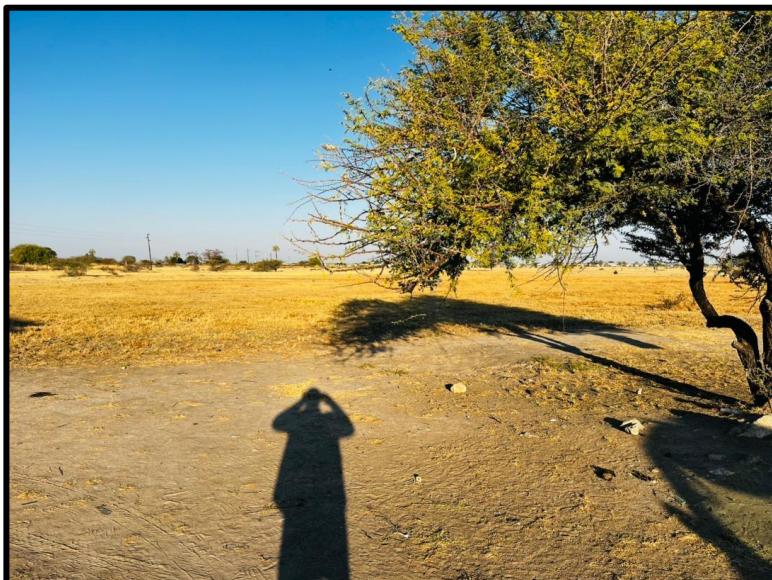


Figure 3, Depicts the site area (Portion 1 a portion of Erf 4284).

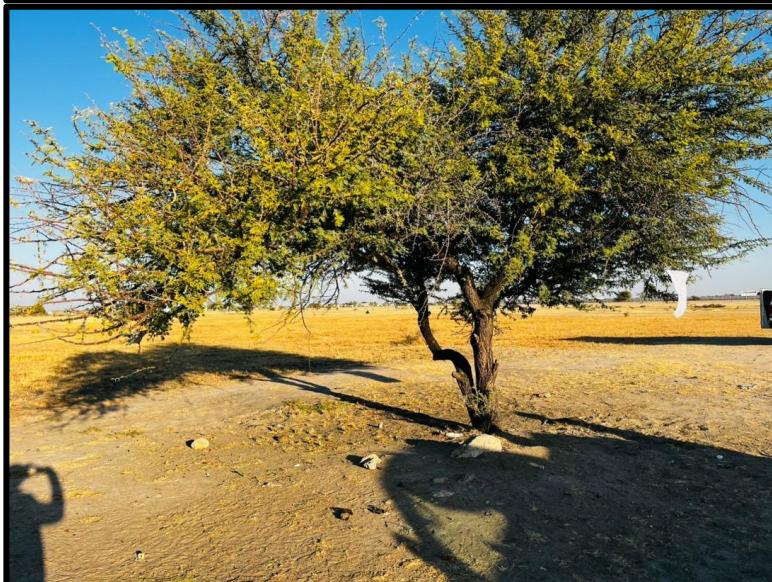


Figure 4, Depicts that a building/property is located on Erf 4284.

Below are key points that underscore its desirability:

- Strategic Location for Economic Growth

The Portion is strategically located in close proximity to the National C46 Road, making it highly accessible and visible to both residents and visitors. This ensures maximum exposure and foot traffic, which are critical for the success of any business venture. The increased accessibility will attract a diverse customer base, fostering a dynamic and bustling marketplace.



- Job Creation and Income Generation

The proposed development will create much-needed jobs for the local community. Temporary employment through the construction of the office building and in the operational phase, permanent jobs will be created for those managing and maintaining the facility. This influx of jobs will provide stable income sources for many households, contributing to poverty alleviation and improved living standards.

- Equitable Use of Land and Improved Service Delivery

The rezoning of Portion 1 (A Portion of Erf 4284), Outapi extension 14, from “Public Open Space” to “Business” will enable a more equitable use of the available land. The rezoning will maximize the potential of the Erf. Additionally, the increased economic activity and revenue generated by the business will enable the Council to improve service delivery, benefiting the broader community.

- Support for a Diverse and Mixed-Use Neighborhood

This proposed development will bring vibrancy to the neighbourhood and ensure that we move away from monofunctional neighbourhoods. In addition, the presence of a business erf within the neighbourhood will mean shorter travel distances to access commercial facilities.

- The Remainder Erf 4284 (Public open Space)

The Remainder Erf will still retain its initial and intended use which is for a recreational purpose, promoting a sustainable urban growth in the town. The northern part of the erf is reserve for a 25-meter power line servitude.

1.4. Objectives of this Study

This Environmental Impact Assessment is being undertaken in compliance with the Environmental Management Act No.7 of 2007 and the EIA Regulations (GN 30 in GG 4878 of 6 February 2012). It is a prerequisite by the law to have an Environmental Impact Assessment carried out before the implementation of the prescribed projects as elaborated in the EIA Regulations (GN 30 in GG 4878 of 6 February 2012). The main objectives of this study are to:

- identify and provide mitigation measures of the expected impacts of the proposed project to protect the environment;



- brief the Project Proponent on the legal and policy framework governing the proposed activity;
- identify the possible changes in the biodiversity index that might be because of the project implementation in the area;
- reflect on the various public concerns which will help the National Environmental Action Planners, economists, and concerned stakeholders to make decisions; and
- develop preventive and precautionary measures for the expected physical and biological environmental negative impacts associated with the proposed project activities.

1.5. Terms of Reference

To be able to implement the project, an Environmental Impact Assessment and Environmental Clearance is required. For this environmental impact exercise, Harmonic Town Planning Consultants CC followed the terms of reference as stipulated under the Environmental Management Act.

The aim of the environmental impact assessment is:

- To comply with Namibia's Environmental Management Act (2007) and its regulations (2012). To ascertain existing environmental conditions on the site to determine its environmental sensitivity;
- To inform I&AP's and relevant authorities of the details of the proposed activities and to provide them with an opportunity to raise issues and concerns;
- To assess the significance of issues and concerns raised;
- To compile a report detailing all identified issues and possible impacts, stipulating the way forward and identifying specialist investigations required; and
- To outline management guidelines in an Environmental Management Plan (EMP) to minimize and/or mitigate potentially negative impacts.
- A conclusion and recommendations for the project Proponent on an advisory note.

The tasks that were undertaken for the Environmental Impact Assessment included the evaluation of the following: climate, water (hydrology), vegetation, geology, soils, and social.



2. Chapter Two: Policy, Legal and Administrative Framework

2.1. Introduction

This EIA is identifying and reviewing the administrative, policy, and legislative situation concerning the proposed activity, to inform the proponent about the requirements to be fulfilled in undertaking the rezoning. The section is a presentation of the legislative framework within which the proposed development-related activities will be established and operated. The focus is on compliance with the legislation during the planning, construction, and operational phases. All relevant legislation, policies, and international statutes pertaining to the project are highlighted in Table 1. Below as specified in the Environmental Management Act, 2007 (Act No.7 of 2007) and the regulations for Environmental Impact Assessment as set out in the Schedule of Government Notice No. 30 (2012).

Legal provisions that have relevance to various aspects of these developments are listed in Table 1 below.

Table 2: Legislation Applicable to the Proposed Development

Legislation/Policies	Relevant Provisions	Project Implication
The Constitution of the Republic of Namibia (1990)	<p>The articles 91I and 95(i) commit the state to actively promote and sustain the environmental welfare of the nation by formulating and institutionalizing policies to accomplish the sustainable objectives which include:</p> <ul style="list-style-type: none">○ Guarding against overutilization of biological natural resources,○ Limiting over-exploitation of non-renewable resources,○ Ensuring ecosystem functionality,○ Maintain biological diversity.	Through the implementation of the environmental management plan, the proposed development will be in conformant to the constitution in terms of environmental management and sustainability.
Environmental Management Act No. 7 of 2007 (EMA)	<p>The purpose of this Act is to promote the sustainable management of the environment and the use of natural resources by establishing principles for decision-making on matters affecting the environment;</p> <p>to provide for a process of assessment and control of projects that may have significant effects on</p>	The development should be informed by the EMA.



	<p>the environment; and to provide for incidental matters.</p> <p>The Act gives legislative effect to the Environmental Impact Assessment Policy. Moreover, the act also provides the procedure for adequate public participation during the environmental assessment process for the interested and affected parties to voice and register their opinions and concerns about the proposed project.</p>	
Environmental Assessment Policy of Namibia (1995)	<p>The Policy seeks to ensure that the environmental consequences of development projects and policies are considered, understood, and incorporated into the planning process and that the term ENVIRONMENT is broadly interpreted to include biophysical, social, economic, cultural, historical, and political components</p>	<p>This EIA considers this term of Environment.</p>
EIA Regulations Government Notice 28, 29, and 30 of EMA (2012)	<p>Government Notice 29 Identifies and lists certain activities that cannot be undertaken without an environmental clearance certificate. Government Notice 30 provides the regulations governing the environmental assessment (EA) process.</p>	<p>The following listed activity is triggered by the proposed development: Activity 5.1 Land Use and Development Activities (d) use for nature conservation or zoned open space to any other land use:</p>
Draft Procedures and Guidelines for conducting EIAs and compiling EMPs (2008)	<p>Part 1, Stage 8 of the guidelines states that if a proposal is likely to affect people, certain guidelines should be considered by the proponent in the scoping process.</p>	<p>The EA process should incorporate the aspects outlined in the guidelines.</p>
Water Act No. 54 of 1956	<p>Section 23(1) deals with the prohibition of pollution of underground and surface water bodies.</p>	<p>The pollution of water resources should be avoided during the construction and operation of the development.</p>
Water Resources Management Act No. 11 of 2013	<p>Part 12 deals with the control and protection of groundwater Part 13 deals with water pollution control</p>	<p>The pollution of water resources should be avoided during the construction and operation of the development. Should water need to be abstracted, a water abstraction permit will be required from the Ministry</p>



		of Water, Agriculture, and Forestry.
Town and Regional Planners Act, 1996 (Act No. 9 of 1996)	<p>This Act establishes the Namibian Council for Town and Regional Planners, defines the functions, and powers of the Council, and provides for the registration of town and regional planners and the supervision over their conduct.</p> <p>The Minister may, on recommendation of the Council prescribe the kinds of work of a town and regional planning nature which shall be reserved for town and regional planners. The Act also defines improper conduct and defines disciplinary powers of the Council. Furthermore, the Act provides for the establishment of national, regional, and urban structure plans, and the development of zoning schemes. It also deals with a variety of related land use control issues such as A registered Town Planner has been appointed for this project. The subdivision and consolidation of land and the establishment and extension of urban areas.</p>	A registered Town Planner has been appointed for this project.
Urban and Regional Planning Act No. 5 of 2018	<p>To consolidate the laws relating to urban and regional planning;</p> <p>to provide for a legal framework for spatial planning in Namibia;</p> <p>to provide for principles and standards of spatial planning; to establish the urban and regional planning board;</p> <p>to decentralise certain matters relating to spatial planning;</p> <p>to provide for the preparation, approval, and review of the national spatial development framework, regional structure plans, and urban structure plans;</p> <p>to provide for the preparation, approval, review, and amendment of zoning schemes;</p> <p>to provide for the establishment of townships;</p> <p>to provide for the alteration of boundaries of approved townships,</p> <p>to provide for the disestablishment of approved townships; to provide for</p>	The proposed development must adhere to the provisions regarding the rezoning of land.



	the change of name of approved townships; to provide for the subdivision and consolidation of land; to provide for the alteration, suspension, and deletion of conditions relating to land; and to provide for incidental matters.	
Land Survey Act 33 of 1993	To regulate the survey of land; and to provide for matters incidental thereto.	Surveying procedures must be applied accordingly.
Local Authorities Act (No. 23 of 1992)	The Local Authorities Act prescribes the manner in which a town or municipality should be managed by the Town or Municipal Council.	The Proponent should ensure that the rezoning and related activities are in compliance with the relevant requirements the local authority by-laws.
Labour Act No.11 of 2007	Chapter 2 details the fundamental rights and protections. Chapter 3 deals with the basic conditions of employment.	Given the employment opportunities presented by the development, compliance with the labour law is essential.
Soil Conservation Act 76 of 1969	Act to consolidate and amend the law relating to the combating and prevention of soil erosion, the conservation, improvement, and manner of use of the soil and vegetation, and the protection of the water sources	The proposed activity should ensure that soil erosion and soil pollution are avoided during construction and operation. Hence soil protection measures will be employed and preservation of trees as much as possible.
Nature Conservation Ordinance 1996	To consolidate and amend the laws relating to the conservation of nature; the establishment of game Parks and nature reserves; the control of problem animals; and to provide for matters incidental thereto.	The proposed project implementation is not located in any known or demarcated conservation area, national park or unique environments. The project site was selected with this ordinance in mind to ensure that Namibian nature is conserved.
Forest Act No. 12 of 2001	The Act gives provision for the protection of various plant species through the Ministry of Agriculture, Water and Forestry (MAWF), Directorate of Forestry.	<ul style="list-style-type: none"> - The Proponent will also have to ensure that there is no indiscriminate cutting down of trees. -The proposed site is sparsely vegetated with white thorn tree species, which are not threatened or protected. -The Outapi Town is home to some protected species and notably the



		Baobab trees (<i>Adansonia digitata</i>). These destruction or removal of these must be avoided.
Wetland Policy, 2004	The policy provides a platform for the conservation and wise use of wetlands, thus promoting inter-generational equity regarding wetland resource utilization. Furthermore, it facilitates the Nation's efforts to meet its commitments as a signatory to the International Convention on Wetlands (Ramsar) and other Multinational Environmental Agreements (MEA's).	In compliance to this policy the development will ensure a standard environmental planning such that it does not affect any wetlands within its locale through recognition of wetlands to promote the conservation and wise utilization of wetlands resources.
Public Health Act No. 36 of 1919	Under this act, in section 119: "No person shall cause a nuisance or shall suffer to exist on any land or premises owned or occupied by him or of which he is in charge any nuisance or other condition liable to be injurious or dangerous to health."	The project Proponent will ensure that all legal requirements of the project in relation to protection of the health of their employees and surrounding residents is protected. -Personal protective equipment shall be provided for employees in construction. -The development shall follow requirements and specification in relation to water supply and sewerage handling so as not to threaten public health of future residents on these land portions.
Public and Environmental Health Act No. 1 of 2015	The Act serves to protect the public from nuisance and states that no person shall cause a nuisance or shall suffer to exist on any land or premises owned or occupied by him or of which he is in charge any nuisance or other condition liable to be injurious or dangerous to health.	The Proponent and their contractors should ensure that the project infrastructure, vehicles, equipment, and machinery are designed and operated in a way that is safe, or not injurious or dangerous to public health and that the noise which could be considered a nuisance remain at acceptable levels. The Proponent should ensure that the public as well as the environmental



		health is preserved and remain uncompromised.
--	--	---

3. Chapter Three: Receiving Environment

3.1. Climate

The climatic conditions of Outapi are classified as semi-arid. The brief climatic conditions of the Outapi are as follows, according to Matrix Consulting Services (2020).

3.1.1. *Rainfall and Precipitation*

The average rainfall in the area is between 350 and 400 mm per year. The variation in rainfall is averaged to be between 40-50% per year. The high summer rains are experienced in February. The storms events occur between October and April, and they are irregular, unpredictable, with a high intensity and highly localised.

3.1.2. *Evaporation*

The average evaporation is between 2,800-3,200 mm per year.

3.1.3. *Temperatures*

The project area's highest temperatures are measured in December with an average daily maximum of 31°C and minimum of 17.3°C. The coldest temperatures are measured in July with an average daily maximum of 20.4°C and a minimum of 6.4°C (Matrix Consulting Services, 2020).

3.2. Topography

The topography of Omusati Region is generally flat with an altitude ranging from 800 to 1,200m above sea level (Mendelson et al., 2002). The landscape of the project area falls under the Cuvelai System. Outapi and most towns (areas) in northern Namibia are situated in the Cuvelai Basin where most of the land surface is very flat, dipping from 1,150 m above sea level in the northeast to 1,080 m above sea level in the Etosha Pan to the south. All the basin surface drainage, therefore, flows slowly in the direction of the Etosha Pan (Lohe et al., 2021).



3.3. Geology, Soils and Geohydrology

3.3.1. Geology & Soils

The geology of Outapi is characterized by the unconsolidated to semi-consolidated sands, calcrete and gravel sediments of the Quaternary and Tertiary age of the Kalahari Group. According to Environam Consultants (2019), much of the areas in the northern part of Namibia, including Omusati Region fall within the Cuvelai landscape, lies on silt, clay, limestone, and sandstone sediments. The area is distinguished by a myriad of drainage channels locally known as oshanas. These oshanas are often filled with water during heavy rainy seasons and cut into the underlying sediments.

The dominant soil types in the Omusati Region are Cambic Arenosols and some areas Eutric Cambisols as per Dominant Soil Map by Mendelson et al., (2002). The soil types in the Omusati region vary considerably, for the most part the soil consists of volatile sand mixed with a small percentage of silt and clay (Arenosols), in the north-east there are also soils deriving from oshana deposits and in the south the soils are mainly clayey (Luvisols), deposits (Cambisols) or rocky outcrops. The soils in this area are categorized as sands and loams, where wind and water has repeatedly reworked the soil to create a mixture of deposits, they are generally saline, hence the dominance of mopane vegetation which can grow on these soils. However, some areas of sands and loams that are not as saline and provide good soils for crop growth in the area (Environam Consultants, 2019).

The project site area and surroundings are covered by the Kalahari sand comprising of sand, clay and loamy soils. In most parts of the project Portions, the soils are highly influenced by the active land use.

3.3.2. Geohydrology

During the rainy season, wet marshes (oshanas) appear that dry up at the end of the rainy season, i.e., the oshanas do not hold water throughout the year or longer periods. The site is located away from the oshanas, and no water body are within or around the project site. There are no rivers observed within proximity of the project Portions or Outapi Town. However, the Town's surface water system is dominated by oshanas.



3.3.3. Hydrogeology (Groundwater)

The project area (Outapi) and the Omusati Region at large falls under the Cuvelai -Etosha Basin (CEB), which is defined as the Namibian part of the Cuvelai river catchment. The hydrogeology of the CEB comprises of (in addition to Omusati) the Oshana, Ohangwena, Oshikoto Regions and parts of the Kunene Region (Lohe et al., 2021). Groundwater flow is mostly through primary porosity in the Kalahari cover, but flow along secondary structures known as fractures, faults (Matrix Consulting Services, 2019). The flow can also be influenced by the presence of other geological structures underlying formations such as contact rock unit zones.

The groundwater in and around the project site is hosted in the porous Kalahari sediments. The sediments are in some areas of Basin underlain by bedrocks of limestone, sandstone, conglomerate, mudstone, and silt stone as the characteristics of CEB aquifers and lithology presented in Lohe et al (2021).

Based on the information obtained from the National Groundwater Database (GROWAS II) and map created for this project, there are some boreholes sparsely distributed in Outapi. In and near Erf 1499, Outapi Extension 5 and Portion 12 Outapi there are five boreholes, whereas towards the eastern side of Portion of Greenfield there are also five boreholes.

The groundwater flow in the project area can be expected to flow in a south-eastern direction towards the Etosha Pan. According to Christelis and Struckmeier (2011), the groundwater flow towards Etosha Pan is due to the structure of the Basin and its deepest point, i.e., the base level of the groundwater flow system. However, in terms of local drainage patterns, these may vary due to local groundwater abstraction in the area.

According to Christelis et al. (2018), the average piezometric level of the Cuvelai Basin is 30 m below ground level, and the aquifer is mostly confined, but in some parts is unconfined. The typical borehole depth is 100 to 250 m, and the mean annual recharge is 35 million cubic meters (m^3).

Due to the poor quality of the groundwater in most areas of the CEB, Outapi like other areas in the Basin is supplied with potable water by NamWater from the Ruacana-Oshakati Canal.



3.4. Terrestrial Ecology: Fauna and Flora

3.4.1. *Fauna and Flora*

Outapi area has been growing and expanding into the peri-urban environments, this results in the movement of wild animals away from the urban area. The proposed project area has already experienced human encroachment and disturbances. The good rainfalls in the Omusati Region result in a rich biodiversity, especially regarding the flora and about more than 500 different plant species are found within the Region. The common trees and shrubs include the *Hyphaena petersiana*, *Sclerocarya birrea*, *Ficus sycamores* and a variety of other trees are characteristic of this zonea.

Portion 1 (A Portion of Erf 4284), although pristine, has a few scattered Mopane trees.

The local occurring fauna that are expected or known to occur at the project location include domestic animals such as cattle, goats, donkeys and sheep. Small animals such as ground burrowing animals, reptiles, frogs, snails, millipedes and local bird's species are also expected within proximity of the project locations with little human movements and interferences. This is due to the fact that the area is an open space and not fully developed.

The development will have minimal impacts on flora species. No protected species will be removed for the construction and operational phases of the project. Should any trees be removed, it will be done in a properly managed, planned, and responsible manner to avoid the destruction of unnecessary ground cover or protected species.

3.5. Socio-Economic Conditions

3.5.1. *Social Demography*

The Outapi Town is found within the Omusati Region, which according to the 2023 National Housing and Population Census had a population of 316,671 (169,466 females and 147,265 males). The population of Outapi Constituency for both rural and urban was recorded at 53,594, with the urban area (Outapi Town) amounting to 13,664 (Namibia Statistics Agency (NSA), 2014). The population density was recorded at 11.9 people per square kilometres (km^2).



3.5.2. Economic Activities

Outapi is the capital town of the Omusati Region and most of the region's economic activities are taking place in the Town. According to Matrix Consulting Services (2020), the livelihoods of Outapi Town and surrounding areas rely on subsistence farming, comprising cattle farming as well as crop production (mahangu, maize, beans, sorghum, etc). Subsistence farming, wages & salaries as well as pension are the main sources of income with 22%, 25% and 31% of households in the Region, respectively.

The Omusati Region has some tourist destinations such as the Omugulugombashe Monument about 20km southwest of Tsandi Village (about 30km southwest of Outapi), and the Ruacana Water Falls in Ruacana Town. On a local level, Outapi area is home to the Ombantu Baobab Tree Heritage Centre.

3.5.3. Housing

According to the NSA (2023), the housing conditions in Omusati Region were that 90% of households with safe water, 58% households without toilet facilities, 20% with electricity for lighting., and about 82% of the households used wood or charcoal for cooking.

4. Chapter Four: Public Consultation

Public Consultation forms an important component of the Environmental Assessment process. It is agitated that in the EIA Regulations (2012), Section 21 of the Regulations details steps to be taken during a given public consultation process and these have been used in guiding the EIA process.

The public consultation process has been guided by the requirements of Environmental Management Act (EMA) No. 7 of 2007 and the Urban and Regional Act 5 of 2018, the process has been conducted in terms of regulation 7(1) as well as in terms of the EMA Regulations of GN 30 of 6 February 2012.

The proposed development was advertised in two local newspapers for two consecutive weeks.



4.1.1. Public consultation activities

The following tasks have been undertaken during public consultation process which started on the 13th of June 2025.

Identification of Interested and Affected Parties (I&APs)

After the scoping process, the EIA team identified I&APs and key stakeholders of the proposed project. The public participation activities to be undertaken for this EIA process were incorporated into the overall approach of the EIA background information. Among key stakeholders identified were the Omusati Regional Council and Outapi Town Council, Nored Electricity distribution (Pty) Ltd (the Proponent). Other I&APs could register to the EIA team and a special database created capturing all their names and correspondence details.

Distribution of BID

A Background Information Document (BID) was distributed on request by I&A Parties, and it was distributed to key stakeholders identified during the scoping process. The BID provided a description summary of the proposed project, and the project Proponent and the whole procedure of the EIA to be followed.

Public Announcement.

A public announcement was done to make sure the public is aware of proposed FLTS. The EIA study was announced publicly through the following means presented in Table.

Table 3: Details on the modes employed for public notifications of the EIA study

Method / Mode	Area of Distribution	Language	Placement Date
New Era	Country Wide	English	13 & 20 June
Confidente	Country Wide	English	12 & 19 June 2022
Site notices	Outapi Town Council Notice Board	English	14 July 2022
	At the project site	English	



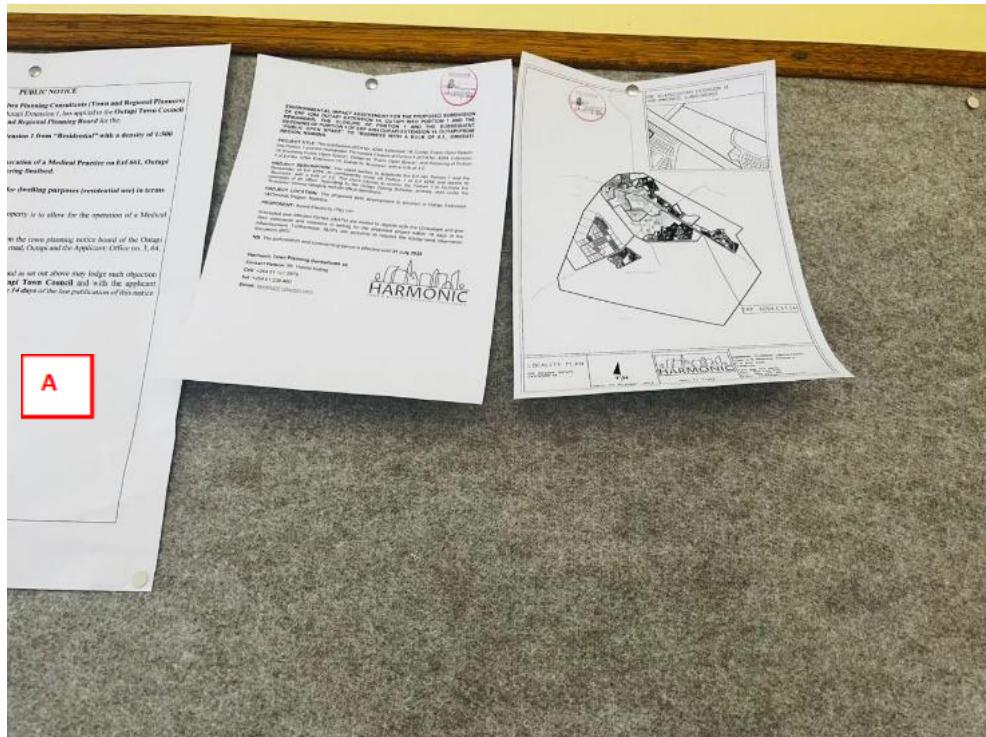


Figure 5: A - Site Notice placed at; Outapi Town Council

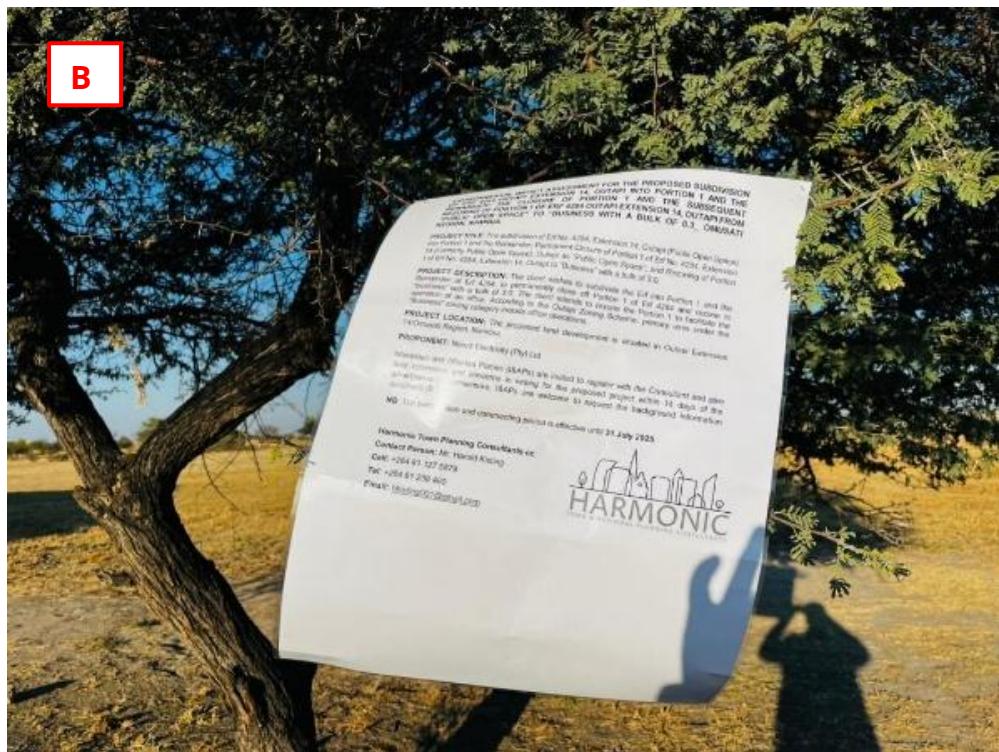


Figure 6: B - Site Notice placed on Erf 4284 Outapi - Extension 14



Table 4: Date of Advertisement

Newspaper	Date of Advertisement
New Era	13 June 2025
	20 November 2025
Confidénte	12 th – 18 th of June 2025
	19 th – 25 th of June 2025

Key stakeholders and public engagement consultation meetings were not held as there was no objection received either through the Outapi Town Council Office or Harmonic Town Planning Consultants.

5. Chapter Five: Environmental and Socio-Economic Impacts

5.1. Overview

The Project Proponent is committed to sustainability and environmental compliance by coming up with a corrective action plan for all the anticipated environmental impacts associated with the project. This is also in line with the Namibian Environmental Management legislation and International best practices on township establishment and associated activities.

The Proponent shall implement the attached Environmental Management Plan (EMP) in order to prevent, minimise and mitigate negative impacts. The EMP developed by Harmonic Consultants to address all the identified expected impacts, the plan will be monitored and updated on a continuous basis, with aim for continuous improvement to addressing impacts.

5.2. Key Potential Positive and Negative Impacts and Issues

The key characteristics/environmental impacts of the proposed projects are as follows

Table 5: Positive and Negative Impacts and Issues

Positive Impacts	Negative Impacts
The project will involve the construction of the office building and related infrastructure.	<ul style="list-style-type: none"> The natural environment will be disturbed for the construction of the office building which might result in: Vegetation removal (Deforestation), i.e., loss of Biodiversity (impact on protected floral species) Soil Erosion and Disturbance, Pollution (Solid waste, hazardous and wastewater),
The administrative office will create skilled and semi-skilled employment opportunities.	Increase in traffic as a result of clients visiting the administrative office.



This will provide income-generating prospects for residents, contributing to economic empowerment and poverty alleviation efforts within the community.	
The site's appearance may improve with the addition of new infrastructure, enhancing the overall visual appeal of the area.	The business will generate increased waste, requiring proper waste management practices.
The development will lead to more efficient land use, maximizing the area's potential.	

5.3. Impact Assessment Methodology

An impact assessment matrix was used to assess all possible impacts of the project on the environment. In line with NEMA No. 7 of 2007 and the Environmental Impacts Regulations (GN 30 in GG 4878 of 6 February 2012) with the direction on impacts analysis, the following impact assessment criteria were identified by the team and deemed suitable.

Table 6: Impact Screening Criteria

Aspect	Description
Nature	Focuses on the type of effect that the proposed project will have on environmental components. Addresses questions related to "what will be affected and how?"
Extent	Spatial extend of the project and anticipated spatial extend of impacts indicating whether the impact will be within a limited area (on-site where construction is to take place); local (limited to within 15km of the area); regional (limited to ~100km radius); national (extending beyond Namibia's borders).
Duration	This looks at the temporal issues pertaining to time frames e.g. whether the impact will be temporary (during construction only), short-term (1-5 years), medium-term (5-10 years), long-term (longer than 10 years but will cease after operation) or permanent.
Intensity	Establishes whether the magnitude of the impact is destructive or innocuous and whether it exceeds set standards, and is described as none (no impact); low (where natural/ social environmental functions and processes are negligibly affected); medium (where the environment continues to function but in a noticeably modified manner); or high (where environmental functions and processes are altered such that they temporarily or permanently cease and/or exceed legal standards/requirements)
Probability	Considers the likelihood of the impact occurring and is described as uncertain, improbable (low likelihood), probable (a distinct possibility), highly probable (most likely) or definite (impact will occur regardless of prevention measures).
Significance	Significance is given before and after mitigation. Low if the impact will not have an influence on the decision or require to be significantly accommodated in the project design, Medium if the impact could have an influence on the environment which will require modification of the project design or alternative mitigation (the route can be used, but with deviations or mitigation) High where it could have a "no-go" implication regardless of any possible mitigation (an alternative route should be used).

The application of the above criteria will be used to determine the significance of potential impacts using a combination of duration, extent, and intensity/magnitude, augmented by probability, cumulative effects, and confidence. Significance is described as follows:



Table 7: Impact Rating Criteria

Aspect	Description
Low	Where the impact will have a negligible influence on the environment and no modifications or mitigations are necessary for the given development description. This would be allocated to impacts of any severity/ magnitude, if at a local scale/ extent and of temporary duration/time.
Medium	Where the impact could have an influence on the environment, which will require modification of the development design and/or alternative mitigation. This would be allocated to impacts of moderate severity/magnitude, locally to regionally, and in the short term.
High	Where the impact could have a significant influence on the environment and, in the event of a negative impact the activity(ies) causing it, should not be permitted (i.e. there could be a 'no-go' implication for the development, regardless of any possible mitigation). This would be allocated to impacts of high magnitude, locally for longer than a month, and/or of high magnitude regionally and beyond.



Impact	Status/Nature	Extent	Duration	Intensity	Probability	Significance		Post Mitigation
						Before Mitigation	Mitigation Applied	
Servicing and Construction Phase								
Soil physical disturbance and construction activities.	<ul style="list-style-type: none"> - Erosion - Proliferation of tracks - Negative excavation methods such as blasting. 	Local	Short	Medium	Definite	High	<ul style="list-style-type: none"> - Restrict construction activities on defined areas. - Proper management of stockpiles. Excavated material must be covered in stockpiles until reuse and backfilling. - Restrict movement to defined areas. Use existing roads until access require limited new roads. - Use surface anchored foundations with very limited rock breaking. 	Low
Operational Phase								
Pollution from solid waste and sewerage	Negative effect on the environment when waste emanating from construction activities is not managed properly. Failure to manage waste	Local	Long term	Low	Low Probable	Low	<ul style="list-style-type: none"> - The Erf must be serviced and connected to the Council's Sewer reticulation system. - Ensure that all waste (stockpiles) from 	Low



	properly results in general pollution of the environment and this might have a detrimental impact on people's well-being and the quality of the environment.						construction activities must be stored and contained in designated containers and transported to Outapi Waste Disposal Site for proper disposal. <ul style="list-style-type: none"> - Regular collection of solid waste by the Town Council (either directly or through the appointed contractor) - Provisions of domestic solid waste collection bins. 	
Noise from construction vehicles and equipment	<ul style="list-style-type: none"> - Nuisance and disturbance. - Noise and vibrations will also have an impact on animals such as birds and reptiles. - Birds are known to abandon their nests if subjected to continuous noise. Noise to the nearby 	Low	Short	Medium	Definite	High	<ul style="list-style-type: none"> - All workers on site must be equipped with ear plugs to be used when the noise becomes unbearable. - Switch off machines that are not used. - All locals must be notified about the noise construction activities on time during excavations and ground preparation, servicing of the land and any constructions beyond. 	Low



	locals and to construction workers.						<ul style="list-style-type: none"> - All noisy construction activities must not be carried during night time, early morning and evenings, they must be done during daytime to ensure minimum disturbance of the nearby residents. 	
Physical destruction through construction activities.	<ul style="list-style-type: none"> - These activities may result in the removal and destruction of few trees species on site. 	Local	Long Term	High	Definite	High	<ul style="list-style-type: none"> - Limit activity footprint and limit movement to designated areas only. - Implement and monitor the Vegetation Management Plan if there is a significant destruction of the on-site and surrounding areas. - Protected trees must be marked (e.g. with hazard tape) and planning and pegging personnel must know that marked trees are out of bounds (to be left untouched for continued preservation). - No destruction or disturbance to the protected species such as Baobab trees 	



							found within the project sites.	
Employment opportunities during the construction phases of the development	<ul style="list-style-type: none"> - The general servicing and all construction activities create job opportunities both to the locals, regional and national, this will have a positive economic impact on surrounding 	Regional	Temporar y	Low	Highly probable	High	<ul style="list-style-type: none"> - The Project Manager should make it mandatory to contractors that all unskilled and semi-skilled work should be given to the locals. 	High
Community development	<ul style="list-style-type: none"> - Employment creation 	Regional	Long term	High	Definite	High	<ul style="list-style-type: none"> - Promote businesses local and employ locals 	High

Table 8: Environmental Impact Assessment Matrix

5.4 Impact Assessment

By subjecting each of the potential impacts to the matrix above, the consultants established the significance of each impact prior to identifying mitigation measures and then after mitigation measures have been implemented. Some of the mitigation measures are mentioned but detailed descriptions of management actions are contained in the accompanying EMP.



6. Chapter Six: Conclusion

6.1. Conclusion

The objective of the Scoping Report is to define the range of the impact assessment and determine the need to conduct any specialist study. It is believed that these objectives have been achieved and adequately documented in the Scoping Report. All possible environmental aspects have been adequately assessed and necessary control measures have been formulated to meet statutory requirements thus implementing this project will not have any appreciable negative impacts.

6.2. Assumptions and Conclusions

- The proposed rezoning will not compromise the environmental integrity of the surrounding environment;
- The functionality of the Public Open Space will not negatively affect the surrounding area.
- There are no objections or critical issues to the proposed activities; and
- The findings of the Scoping Assessment are considered sufficient, and no additional specialist study is required.

It is therefore recommended that the Environmental Commissioner consider the findings and recommendations of this Scoping process with mitigation measures as outlined herein and in the Environmental Management Plan; and subsequently consider issuing an Environmental Clearance Certificate to authorize the proposed rezoning of Portion 1 of Erf 4284, Outapi Extension 14, in the Omusati region, from “Public Open Space” to “Business” with a bulk of 0.3.



7. References

- Christelis, G and Struckmeier, W (eds). (2011). Groundwater in Namibia: An Explanation to the Hydrogeological Map. Windhoek: Department of Water Affairs.
- Christelis G, Dierkes K, Quinger M, Matengu B, Lohe C, Bittner A, Upton K, Ó Dochartaigh BÉ and Bellwood-Howard, I. (2018). Africa Groundwater Atlas: Hydrogeology of Namibia. British Geological Survey – General Summary and Groundwater Status (Quantity & Quality). Accessed [03 May 2022]. http://earthwise.bgs.ac.uk/index.php/Hydrogeology_of_Namibia.
- Constitution of the Republic of Namibia, 1990. National Legislative Bodies. Namibia, pp. 6 – 63. Environmental Management Act, 2007. Ministry of Environment, Forestry and Tourism. Windhoek. Namibia, pp. 4 - 32.
- Directorate of Environmental Affairs. (2002) Ministry of Environment and Tourism, Atlas of Namibia Project.
- Environam Consultants Trading (2019). Environmental Scoping Report for the proposed Construction of the Etaka Recreational Centre, Omusati Region. Windhoek. Ministry of Environment, Forestry and Tourism.
- Forestry Act, 2001. Office of the Prime Minister. Windhoek. Namibia, pp. 9 – 31. Mannheimer, C. & Curtis, B. 2009. Le Roux and Muller's Guide to the Trees & Shrubs of Namibia. Windhoek: Macmillan Education Namibia, pp. 249 – 439.
- Lohe, C., Amster, R. and Swartz, B. (2021). (editors). Groundwater in Namibia: An Explanation to the Hydrogeological Map. Windhoek: Ministry of Agriculture, Water and Land Reform.
- Matrix Consulting Services. (2020). Environmental Impact Assessment Report for the Proposed New Fuel Retail Facility at Outapi, Omusati Region. Windhoek. Ministry of Environment, Forestry and Tourism.
- Mendelson, J., Jarvis, A., Roberts, C., and Robertson, T. (2002). Atlas of Namibia: A Portrait of the Land and its People. Cape Town: David Philip Publishers.
- Ministry of Environment and Tourism. (1994) National Environmental Assessment Policy.
- Ministry of Environment and Tourism. (2002) National Environmental Management Bill.
- Namibia Statistics Agency (NSA). 2014. Omusati Regional Profile: 2011 Population and National Housing Census. Windhoek. Namibia Statistics Agency.
- Namibian Environmental Assessment Policy, 1995. Ministry of Environment, Forestry and Tourism. Windhoek. Namibia, pp. 3 – 7.
- Nature Conservation Ordinance, 1975. Windhoek. Namibia, pp. 4 – 47.



- Republic of Namibia, Ministry of Environment and Tourism. (1994) National Environmental Assessment Policy.
- Republic of Namibia, Ministry of Environment and Tourism. (2002) National Environmental Management Bill.
- Ruppel and Ruppel Schlichting (eds) (2011). Environmental Law and Policy in Namibia.
- Stubenrauch Planning Consultants. (2021). Environmental Assessment Scoping Report for Nakayale Densification Project: Consolidation, Rezoning and Subdivision of Erven 91 – 101 and Erven 104 – 107, Nakayale Proper and creation of streets, Outapi, Omusati Region. Windhoek. Ministry of Environment, Forestry and Tourism.
- Water Resource Management Act, 2004. Office of the Prime Minister. Windhoek. Namibia, pp. 6 – 67

