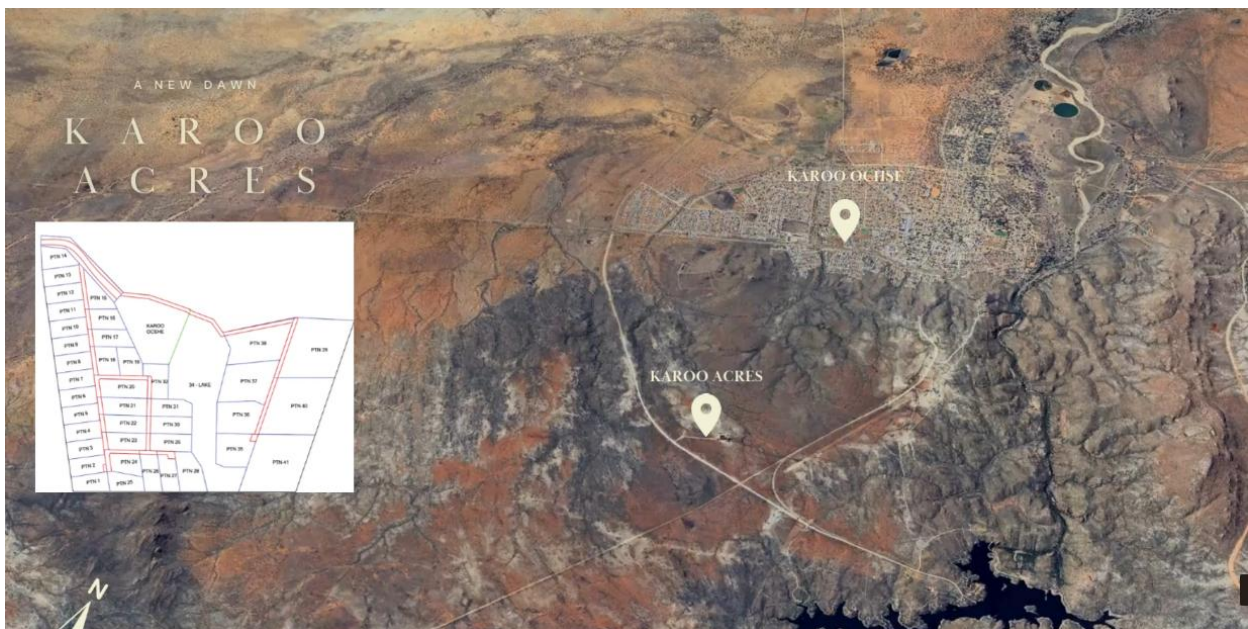


Environmental Scoping Report for:

The subdivision of Portion 34 of Rehoboth Town and Townlands No.302
into 42 Portions and the Remainder and creation of 15m wide roads.

Proponents:

The Karoo-Ochse (Central) (Pty)



October 2025



Document Sheet

Project Name	Environmental Scoping Report
Report Title	The subdivision of Portion 34 of Rehoboth Town and Townlands No.302 into 42 Portions and the Remainder
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Application Number	006461



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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

Chapter One: Background Information

1.1. Introduction

Karoo-Ochse (Central) Pty hereinafter referred to as the proponent intend to undertake the following activity:



The subdivision of Portion 34 of Rehoboth Town and Townlands No.302 into 42 Portions and the Remainder, and creation of 15m wide roads.

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

Harmonic Town Planning Consultants is appointed to undertake an Environmental Scoping Assessment (ESA), formulate an Environmental Management Plan (EMP), and apply for an Environmental Clearance Certificate (ECC) to the Ministry of Urban and Rural Development and the Directorate of Environmental Affairs (DEA) for the subdivision of Portion 34 of Rehoboth Town and Townlands No.302 into 42 Portions and the Remainder, and creation of roads. In this respect, this document forms part of the application to be made to the office of DEA for an Environmental Clearance Certificate for the proposed rezoning according to the guidelines and statutes of the Environmental Management Act No.7 of 2007 and the Environmental Impact Regulations (GN 30 in GG 4878 of 6 February 2012).

office for an Environmental Clearance Certificate for the proposed rezoning according to the guidelines and statutes of the Environmental Management Act No.7 of 2007 and the Environmental Impact Regulations (GN 30 in GG 4878 of 6 February 2012).

1.2. Main Objective

The main objective of this Environmental Scoping Assessment is to identify, evaluate, and assess the potential environmental impacts associated with the subdivision and development of Portion 34 of Rehoboth Town and Townlands No. 302 in the Hardap Region.

1.3. Specific Objectives

- Establish baseline environmental conditions of Portion 34 to enable accurate prediction of potential impacts and the design of effective mitigation measures.
- Assess the potential impacts of the proposed subdivision, infrastructure provision, and agricultural/residential activities on the biophysical and socio-economic environment.
- Ensure that all identified environmental and social impacts are adequately addressed through suitable management interventions.
- Facilitate a transparent and accountable decision-making process by engaging with key stakeholders, interested and affected parties, ensuring that their inputs and concerns are considered in the project planning and implementation.



- Ensure compliance with Namibia's Environmental Management Act (No. 7 of 2007), Environmental Impact Assessment Regulations (2012), and other applicable laws, policies, and guidelines.
- Propose feasible alternatives and mitigation measures where adverse environmental or social effects may occur.
- Develop a comprehensive Environmental Management Plan (EMP) to guide the implementation of the project in an environmentally sustainable manner.

1.4 Impact Assessment Methodology

In compliance with the Environmental Management Act (EMA) No. 7 of 2007 and its 2012 Regulations, this report considers the environmental, social, and economic aspects and concerns linked to the proposed project. The assessment process was carried out through the following key steps:

1.4.1 Field Observations

The team conducted a site visit between 28 March 2025 to obtain data and observed key features such as vegetation, the condition of the site, and the surrounding land uses. Photographs were taken, and all observations were documented accordingly.

1.4.2 Desktop Research

Desktop research was conducted to develop an environmental information database for the EIA. Sources consulted included books, articles, maps, internet resources, photographs, GIS datasets, previous EIA reports, and baseline studies of the area. Additionally, relevant national and international policies, laws, regulations, and guidelines on environmental management were reviewed.

1.4.3 Public Participation

Stakeholders and community members were invited through the office of the Rehoboth Town Planning Officer to participate in a public meeting and provide input on the proposed project.

1.5 Environmental Impact Assessment

An Environmental Impact Assessment (EIA) is a tool to identify and manage potential environmental impacts of a proposed development and to promote environmentally sustainable project design. The EIA aims to minimize negative effects and enhance positive outcomes through the application of best environmental practices and the precautionary principle.



1.6 Project description

1.6.1 Project Location

Portion 34 of Rehoboth Town and Townlands No. 302 is located in the Hardap Region of Namibia, northwest of Rehoboth and directly south of the Oanob Road, a gravel road that provides access to the site. The geographical coordinates of the site are approximately 23.299198°S latitude and 17.040333°E longitude. This location offers strategic accessibility while maintaining proximity to Rehoboth, making it suitable for the proposed development.

The total area of the site measures 199.6524 hectares. Portions 1 to 42 will vary in size from 1 to 10 hectares, while the Remainder will measure 115.9786 hectares.

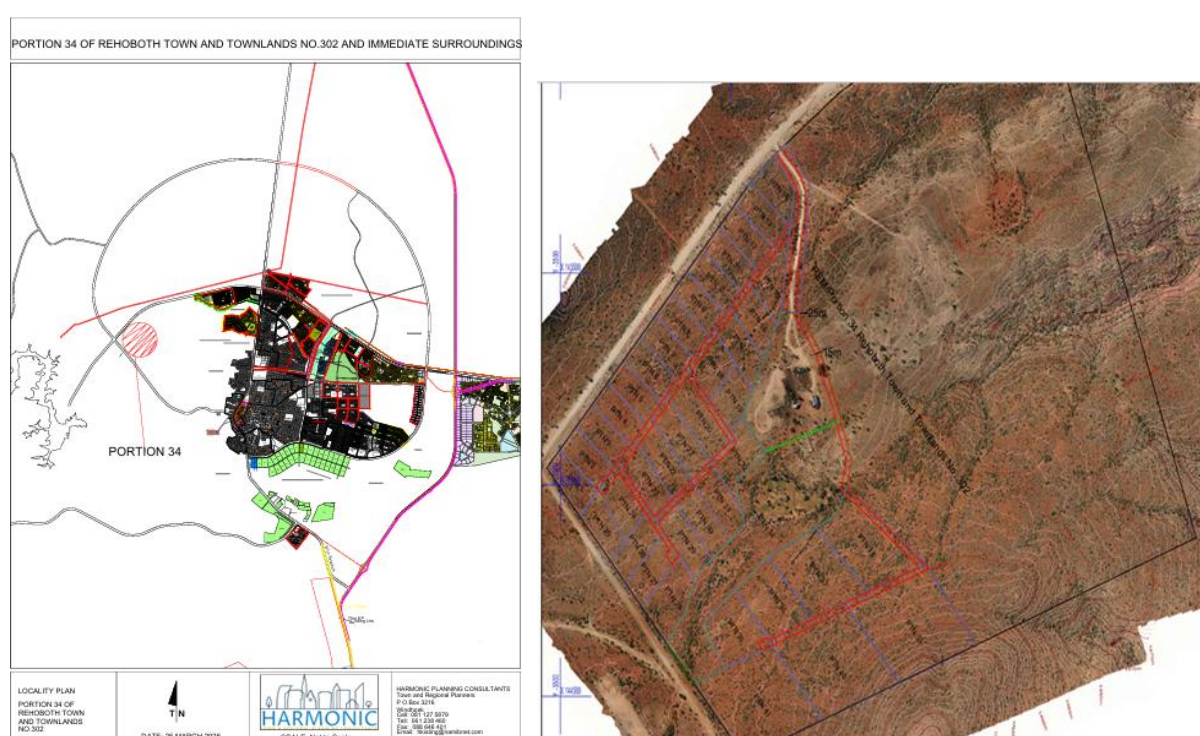


Figure 1: Location of Portion 34 of Rehoboth Town and Townlands No.302

1.6.2 Project Activities

Portion 34 of Rehoboth Town and Townlands No. 302 is owned by Karoo-Ochse (Central) (PTY) LTD, Registration No. 2001/365. The Rehoboth Town Council has approved the subdivision of Portion 34 into 42 portions and the Remainder and the creation of roads. Currently, the site accommodates auction pens, an auction hall, and related facilities.

The proposed development aims to facilitate the release of small-scale agricultural land in Rehoboth through a structured property development initiative. The project will enable the sale of subdivided plots to both the general public and institutional investors, promoting economic activity and sustainable land use. In addition to agricultural purposes, the plots will also



accommodate residential use, support urban agriculture and fostering self-sufficiency among residents.

Portion 34 of Rehoboth Town and Townlands No. 302 currently has a NamWater connection, which serves the existing facilities on-site. However, with the subdivision and creation of additional plots, a larger water connection will be required to supply water to each individual plot. Drilling of private boreholes is prohibited, as bulk water will be provided by NamWater.

Sewer infrastructure at the site is currently serviced by a septic tank for the auction pens. For the proposed development, individual plot owners will be responsible for installing self-contained septic tanks on their properties. In terms of energy supply, all plots will operate off grid, utilising a combination of solar and gas systems to meet electricity and heating needs. This sustainable approach to infrastructure provision ensures efficient resource use while promoting environmentally friendly development practices.

The developer will construct a network of 15-meter-wide gravel roads, utilizing the existing 20-meter-wide road to provide access to the newly subdivided plots. These access roads are specifically designed to accommodate agricultural transport, ensuring smooth movement of equipment and goods. The road layout will divert in opposite directions within the subdivision, ensuring equal accessibility to all portions. The terrain is flat, with clear sight distances on both sides of the road, which eliminates the potential for traffic complications and ensures safe and efficient traffic flow throughout the development.

1.6.3 Project needs and desirability

The proposed subdivision of Portion 34 of Rehoboth Town and Townlands No. 302, owned by Karoo-Ochse (Central) (PTY) LTD and approved by the Rehoboth Town Council, is both a necessary and desirable intervention to address land accessibility and sustainable development within the area. Currently utilized for auction pens, an auction hall, and related facilities, the site is underutilized relative to its potential to support inclusive growth. The project seeks to release small-scale agricultural land through a structured property development initiative, enabling the sale of subdivided plots to both the general public and institutional investors. This approach not only promotes economic activity and land-based investment but also supports the dual purpose of agriculture and residential use, thereby fostering urban agriculture, self-sufficiency, and household-level food security. By integrating agricultural and residential functions, the development encourages sustainable land use, diversifies livelihoods, and strengthens community resilience in the face of urbanization and climate challenges. Furthermore, the initiative aligns with regional development priorities by contributing to economic growth, improving land accessibility, and supporting spatial justice and rural-urban linkages. As such, the project represents a forward-looking model of



structured land release that advances local food security, stimulates investment, and ensures long-term sustainable development for Rehoboth and the broader Hardap Region.



Chapter Two: Environmental Baseline Conditions

2.1 Climate

Rehoboth falls within the hot desert climatic zone (BWh) according to the Köppen–Geiger Climate Classification System. The climate is characterized by high temperatures, low annual precipitation, low humidity, and large diurnal temperature variations typical of semi-arid regions in central Namibia.

Average daily temperatures range between 14°C during the winter months (June to August) and 25°C in summer (November to March). However, seasonal extremes are common, with maximum temperatures reaching 38°C in midsummer and minimum temperatures occasionally dropping to -1°C during the coldest nights of winter (NomadSeason, 2024). The intense daytime heat combined with low relative humidity contributes to high evaporation rates, limiting the persistence of surface water sources except during the rainy season.

The region receives an average annual rainfall of approximately 270–280 mm, which is highly variable both spatially and temporally. Rainfall is concentrated between November and April, with February typically being the wettest month. The dry season, extending from May to September, is characterized by clear skies, strong diurnal temperature contrasts, and minimal or no rainfall. During this period, most ephemeral rivers and pans remain dry, and vegetation enters a state of dormancy or reduced growth.

Relative humidity averages around 30–35%, peaking during the wetter months of February to April when moisture levels rise due to convective rainfall and occasional thunderstorms. The driest months, September and October, are marked by intense solar radiation and desiccating winds, creating challenging conditions for vegetation and wildlife (Weather-Atlas, 2024).

Rehoboth enjoys abundant sunshine, averaging over 4,000 hours per year, making it one of Namibia's sunniest localities. This climatic characteristic is highly favourable for solar energy generation, rain-fed subsistence agriculture, and dryland pastoral activities, provided that appropriate water conservation and soil management practices are adopted. The prevailing climatic regime thus shapes the region's ecological composition, vegetation distribution, and agricultural potential, while also defining the environmental constraints and opportunities for sustainable land development.

2.1.1 *Terrestrial Ecology*

The terrestrial ecology of the project area reflects the characteristics of a semi-arid savannah ecosystem, typical of Namibia's central highlands. The landscape is dominated by open acacia woodland and grassy plains, interspersed with patches of shrubland and scattered trees. Soils



are generally shallow and sandy to loamy, with moderate fertility that supports drought-tolerant vegetation.

Flora

The dominant vegetation type in the area includes species of *Acacia* (*Vachellia* and *Senegalia*) and *Terminalia*, which are well adapted to withstand prolonged dry spells, high temperatures, and sporadic rainfall events.

Common tree and shrub species observed or expected in the area include:

- Camel thorn (*Vachellia erioloba*) – a keystone species providing shade, nitrogen enrichment, and nesting sites for birds and mammals;
- Sweet thorn (*Vachellia karroo*) – known for its rapid regeneration and importance as browse for livestock;
- Candle-pod acacia (*Vachellia hebeclada*) – typically found along drainage lines, providing forage and soil stabilization;
- Shepherd's tree (*Boscia albitrunca*) – drought-resistant and ecologically significant for small mammals and birds; and
- Sickie bush (*Dichrostachys cinerea*) – often colonizing disturbed or overgrazed areas.

Ground vegetation consists mainly of perennial and annual grass species such as *Stipagrostis uniplumis*, *Eragrostis trichophora*, and *Aristida congesta*, which regenerate rapidly after rainfall. During the wet season, ephemeral herbs and wildflowers also emerge, contributing to short-lived bursts of biodiversity and grazing value.

Fauna

The fauna of the area is characteristic of arid and semi-arid savannah environments. The relatively undisturbed nature of the surrounding landscape, coupled with proximity to Oanob Dam, enhances the diversity of terrestrial and aquatic species.

Common mammalian species expected in the area include small to medium-sized mammals such as the yellow mongoose (*Cynictis penicillata*), Cape ground squirrel (*Xerus inauris*), bat-eared fox (*Otocyon megalotis*), black-backed jackal (*Canis mesomelas*), and various species of gerbils and hares. Larger mammals occasionally sighted in surrounding areas include kudu (*Tragelaphus strepsiceros*), oryx (*Oryx gazella*), and springbok (*Antidorcas marsupialis*), particularly in less developed zones or during migration between grazing areas.

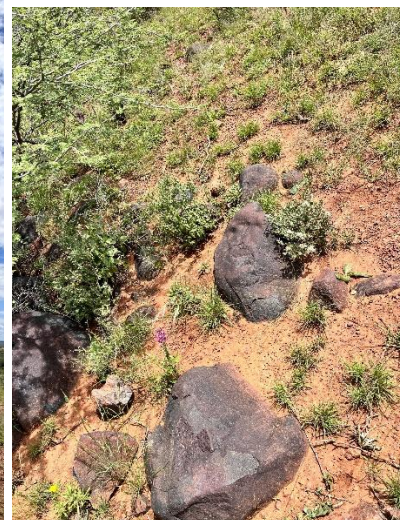
The avian diversity is notable, especially due to the habitat mosaic created by open grasslands, acacia trees, and nearby water bodies. Common bird species include helmeted guineafowl (*Numida meleagris*), southern, red-billed hornbill (*Tockus rufirostris*), red-eyed bulbul (*Pycnonotus nigricans*), and several species of weavers and sunbirds. The Oanob Dam,



located nearby, serves as a critical seasonal habitat for waterfowl and migratory birds, such as Egyptian geese (*Alopochen aegyptiaca*), blacksmith lapwings (*Vanellus armatus*), and herons, which rely on the dam for feeding and nesting during wetter months.

Reptilian fauna include species such as the Namaqua chameleon (*Chamaeleo namaquensis*), Kalahari tree skink (*Trachylepis* sp.), and several snake species adapted to sandy, arid environments. Amphibians are limited but tend to appear seasonally near the Oanob Dam or temporary pools during rainfall events.





2.2 Topography

The Rehoboth area is situated within the Central Plateau physiographic region of Namibia, characterized by gently undulating terrain with moderate slopes and scattered inselbergs. The topography around the town rises gradually from approximately 1,350 to 1,500 metres above sea level, with local elevation variations influenced by underlying geological formations and drainage networks.

The landscape is typified by broad plains interspersed with low ridges, shallow valleys, and ephemeral drainage lines that flow seasonally towards the Oanob River system. Surface runoff during intense summer rains contributes to the temporary formation of shallow pans and gullies, which play an important ecological role by retaining moisture and supporting short-lived vegetation growth. However, much of the year is dominated by dry conditions, and erosion risk is generally moderate, increasing where vegetation cover is disturbed or compacted by development or grazing activities.

From a land-use planning perspective, the area's gently sloping topography is well-suited for low-density urban expansion and infrastructure development, provided that stormwater management is properly integrated into design layouts to minimize runoff concentration, soil erosion, and localized flooding. Natural drainage corridors should ideally be preserved as ecological buffers and incorporated into site planning.

Soils

The soil profile of the Rehoboth area reflects its semi-arid climatic regime and geological parent material. Soils are predominantly sandy to sandy-loam in texture, with low organic matter and moderate fertility. The dominant soil types include:

- Arenosols – deep, well-drained, sandy soils derived from Kalahari sediments, found across most of the area;
- Calcisols – shallow to moderately deep soils with a calcareous or calcrete horizon, common in gently sloping terrain and around drainage lines;
- Leptosols – shallow, stony soils occurring over quartzitic or schist bedrock, generally on hill slopes or rocky outcrops.

These soils are moderately susceptible to wind and sheet erosion, especially when vegetation cover is removed. They possess low water-holding capacity, which limits agricultural potential unless supplemented by irrigation or moisture-retaining practices. Despite these limitations, the soils are suitable for urban development and infrastructure construction, as they generally provide good drainage and stable bearing capacity.



Vegetation cover particularly acacia woodlands and perennial grasses plays an important role in maintaining soil stability. Disturbance or compaction from construction activities should therefore be minimized, and erosion control measures (such as contour drainage, mulching, and phased clearing) should be implemented to preserve soil integrity.



CHAPTER THREE: COMPLIANCE AND LEGAL FRAMEWORK

This chapter outlines the regulatory framework applicable to the proposed project. **Table 1** provides a list of applicable national legislation and **Table 2** provides an overview of applicable policies.

3.1 Context for Implementing the EMP

Environmental management is not only about the final outcome of the project, but also about how daily operations are conducted. Compliance with environmental standards is required throughout the entire process, from start to finish, ensuring that all activities meet the necessary environmental guidelines. The Environmental Management Plan (EMP) is a crucial tool for reducing or preventing any negative environmental and social effects linked to the project. However, without regular audits and proper monitoring, its effectiveness will be compromised.

3.2 Applicable Legislation

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

<i>Legislation/Policies</i>	<i>Relevant Provisions</i>	<i>Relevance to Project</i>
The Constitution of the Republic of Namibia (1990)	Article 91 (c) provides for the duty to guard against “the degradation and destruction of ecosystems and failure to protect the beauty and character of Namibia.” Article 95(l) deals with the “maintenance of ecosystems, essential ecological processes and biological diversity” and sustainable use of the country’s natural resources.	The proposed development must have sound environmental management objectives



Environmental Management Act No. 7 of 2007 (EMA)	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; to provide for a process of assessment and control of projects that may have significant effects on the environment; and to provide for incidental matters. 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.	The development should be informed by the EMA.
Environmental Assessment Policy of Namibia (1995)	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	This EIA considers this term of Environment.



EIA Regulations Government Notice 28, 29, and 30 of EMA (2012)	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.	The following listed activity is triggered by the proposed development: Activity 5.1 (a) Land Use and Development Activities
Draft Procedures and Guidelines for conducting EIAs and compiling EMPs (2008)	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.	The EA process should incorporate the aspects outlined in the guidelines.
Water Act No. 54 of 1956	Section 23(1) deals with the prohibition of pollution of underground and surface water bodies.	The pollution of water resources should be avoided during the construction and operation of the development.
Water Resources Management Act No. 11 of 2013	Part 12 deals with the control and protection of groundwater Part 13 deals with water pollution control	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 of Water, Agriculture, and Forestry.
Town and Regional Planners Act, 1996 (Act No. 9 of 1996)	This Act establishes the Namibian Council for Town and Regional Planners, defines the functions, and	A registered Town Planner has been appointed for this project.



	powers of the Council, and provides for the registration of town and regional planners and the supervision over their conduct. 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.	
Urban and Regional Planning Act No. 5 of 2018	To consolidate the laws relating to urban and regional planning; to provide for a legal framework for spatial planning in Namibia; to provide for principles and standards of spatial planning; to establish the urban and regional planning board;	The proposed development must adhere to the provisions regarding the subdivision and rezoning of land.



	to decentralise certain matters relating to spatial planning; to provide for the preparation, approval, and review of the national spatial development framework, regional structure plans, and urban structure plans; to provide for the preparation, approval, review, and amendment of zoning schemes; to provide for the establishment of townships; to provide for the alteration of boundaries of approved townships, to provide for the disestablishment of approved townships; to provide for 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 development must comply with provisions of the Local Authorities Act.
Labour Act No.11 of 2007	Chapter 2 details the fundamental rights and protections. Chapter 3	Given the employment opportunities presented by the development,



	deals with the basic conditions of employment.	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.

Table 2: Legislation Applicable to the Proposed Development



CHAPTER FOUR: PUBLIC CONSULTATION PROCESS

4.1 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).

Engaging the public is an essential step in the environmental scoping process. It allows individuals and groups who may be affected by the proposed project—such as nearby landowners, local authorities, community members, and environmental organizations to share their input on possible environmental impacts. Through this process, additional issues or concerns can be identified and addressed in the environmental assessment to ensure that all relevant aspects are thoroughly considered.

4.2 Notification and Advertising

In accordance with the requirements of the Environmental Impact Assessment Regulations, multiple communication platforms were used to notify the public and relevant authorities of the proposed activity:

Public notices were displayed on the Rehoboth Town Council notice board and on-site at Portion 34 of Rehoboth Town and Townlands No. 302, ensuring visibility to residents, landowners, and community members.

Newspaper advertisements were placed in two widely circulated local newspapers, the New Era and Confidente, for two consecutive weeks, inviting interested persons to register or submit comments.

All notices provided details about the proponent (Karoo-Ochse (Central) (Pty) Ltd), the Environmental Assessment Practitioner (Harmonic Town Planning Consultants), and contact information for submission of comments within the stated timeframe.



4.3 Comment Period

The public was granted a 14-day period (excluding weekends and public holidays) to register as Interested and Affected Parties (I&APs) or submit written objections or comments. During this time, communication channels—including email, telephone, and physical correspondence—remained open to ensure accessibility to all interested parties.

4.4 Consultation Outcomes

Throughout the consultation period, no individuals, organizations, or organs of state came forward to register as Interested and Affected Parties or to submit objections or comments regarding the proposed subdivision and associated infrastructure.

The Rehoboth Town Council was identified as the primary relevant authority, as the land in question falls within the Rehoboth Townlands jurisdiction. The Council was duly notified and did not raise any concerns or objections.

Accordingly, there is no separate list of registered I&APs apart from the Rehoboth Town Council.

Table 1: 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	28 March & 04 April 2025
Confidente			
Site notices	Rehoboth Council Notice Board	English	28 March 2025
	At the project site		





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



Figure 1: B - Site Notice placed on Erf 4284 Outapi - Extension 14



CHAPTER FIVE: ENVIRONMENTAL AND SOCIO-ECONOMIC IMPACTS

5.1 Introduction

This chapter outlines the potential environmental and socio-economic impacts associated with the proposed subdivision and development of Portion 34 of Rehoboth Town and Townlands No. 302, located within the Hardap Region. The project involves the subdivision of land into 42 portions and the remainder, along with the construction of 15 m wide access roads, and the provision of basic infrastructure such as water supply, sanitation, and off-grid energy systems.

The purpose of this chapter is to identify, evaluate, and assess both positive and negative impacts arising from the construction and operational phases of the project, and to recommend suitable mitigation measures that ensure environmental sustainability and social equity. The assessment has been carried out in accordance with the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN No. 30 of 2012).

5.2 Impact Assessment Methodology

An impact assessment matrix approach was used to evaluate the significance of each identified impact, based on criteria outlined under the EIA Regulations. Each impact was assessed according to the following factors:

Nature: Type of effect on the environment and its components (positive or negative).

Extent: The geographical area affected (site-specific, local, regional, or national).

Duration: The timeframe of the impact (temporary, short-, medium-, or long-term).

Intensity/Magnitude: The degree of disturbance or benefit caused to the environment.

Probability: Likelihood of the impact occurring (improbable to definite).

Significance: Determined by combining the above criteria, before and after mitigation.

The methodology ensures that the assessment captures both environmental and social dimensions, allowing for an informed and balanced decision-making process.

5.3 Identified Environmental and Socio-Economic Impacts

The impacts are categorized into negative (potential risks or adverse effects) and positive (benefits or enhancements) resulting from the proposed development.

5.3.1 Negative Environmental Impacts

(a) Vegetation Clearance and Habitat Loss



The clearing of land for roads, service corridors, and subdivided plots will lead to disturbance of natural vegetation, including species such as Camel Thorn (*Vachellia erioloba*) and Sweet Thorn (*Vachellia karroo*), which provide essential habitat and soil stability. This may result in biodiversity loss and habitat fragmentation.

Mitigation: Limit clearing to approved areas; protect mature trees where feasible; rehabilitate disturbed areas using indigenous vegetation.

(b) Dust and Air Pollution

During construction, earthworks, excavation, and vehicle movement will generate dust and emissions, potentially reduce air quality and cause discomfort to nearby residents and workers.

Mitigation: Regularly water exposed surfaces, restrict vehicle speeds, and maintain equipment to reduce emissions.

(c) Noise Pollution

The operation of construction machinery and transportation of materials will increase ambient noise levels, which may disturb local communities, livestock, and fauna.

Mitigation: Restrict construction activities to daytime hours (07:00–18:00); use noise-suppression equipment where possible.

(d) Soil Erosion and Contamination

Excavation and grading may expose soil to wind and water erosion. Accidental fuel or oil spills could contaminate the soil and groundwater.

Mitigation: Store fuel in bunded areas; implement spill containment plans; stockpile and reuse topsoil for rehabilitation.

(e) Water Use and Pollution

Construction activities will increase demand for NamWater supply and could potentially contaminate surface or groundwater through improper waste or wastewater management.

Mitigation: Promote water conservation; prevent washing of vehicles near drainage areas; ensure proper containment of hazardous materials.

(f) Waste Generation

Construction will produce solid waste, including rubble, packaging, and domestic waste from workers. Improper handling could lead to pollution or littering.

Mitigation: Provide covered bins and skips; separate hazardous waste; ensure collection by licensed contractors; implement recycling where possible.



(g) Visual Impact

Clearing of vegetation and the introduction of built structures may temporarily alter the natural visual landscape. However, in the long term, the project will improve the site's appearance with structured infrastructure.

Mitigation: Employ aesthetic landscaping; use neutral-coloured materials that blend with the natural surroundings.

(h) Health and Safety Risks

Construction workers may face risks of injury, dust inhalation, and heat stress. The presence of open excavations may also endanger the public if not secured.

Mitigation: Implement occupational health and safety standards; provide personal protective equipment (PPE); restrict site access to authorized personnel.

5.3.2 Positive Environmental Impacts

(a) Improved Land Use Efficiency

The development converts an underutilized area into productive land for agricultural-residential use, promoting optimal land utilization and sustainable urban expansion.

(b) Sustainable Infrastructure

Provision of water, sanitation, energy, and access roads will enhance the environmental quality of the site and reduce informal or unregulated land use patterns.

(c) Climate Adaptation through Solar Energy

The proposed use of off-grid solar systems reduces dependency on fossil fuels, contributing to cleaner energy and supporting Namibia's climate resilience goals.

5.4 Socio-Economic Impacts

5.4.1 Positive Socio-Economic Impacts

(a) Job Creation and Skills Development

The project will create employment opportunities for both skilled and unskilled workers during construction and operation. Local labourers will gain valuable experience in construction, maintenance, and agricultural operations, thereby improving skills and household incomes.

Significance: High (Positive)

(b) Local Economic Growth



The introduction of residential and small-scale agricultural plots will stimulate local commerce and investment. Increased demand for goods and services will promote entrepreneurship, benefiting small businesses and service providers in Rehoboth.

Significance: High (Positive)

(c) Infrastructure and Service Improvement

The development will include gravel roads, water supply connections, sanitation systems, and renewable energy installations, improving access to essential services for future residents.

Significance: High (Positive)

(d) Social Development and Community Building

The project promotes social integration, offering affordable access to agricultural and residential land. This supports community resilience, encourages food security through urban agriculture, and aligns with national development goals on sustainable housing and equitable land access.

Significance: High (Positive)

5.4.2 Negative Socio-Economic Impacts

(a) Temporary Traffic Increase

Movement of heavy machinery and trucks may temporarily disrupt traffic and increase risks of accidents.

Mitigation: Control traffic flow, use flag personnel, and restrict construction vehicles to designated routes.

(b) Pressure on Local Infrastructure

Construction activities may temporarily strain local services such as water supply and waste management systems.

Mitigation: Coordinate with Rehoboth Town Council and NamWater for service planning and expansion.

(c) Potential Community Nuisance

Dust, noise, and construction movement may inconvenience nearby communities during project implementation.

Mitigation: Maintain open communication with residents and notify them of construction schedules in advance



Chapter Six: Conclusion

The proposed subdivision and development of Portion 34 of Rehoboth Town and Townlands No. 302 into forty-two (42) portions have been assessed in accordance with the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN No. 30 of 2012).

Based on the findings of this Environmental Scoping Report, the proposed project is considered both environmentally and socially viable. The development will contribute positively to the Rehoboth area by promoting local economic growth, creating employment opportunities, improving access to essential services, and encouraging well-planned urban expansion.

Although certain negative impacts—such as vegetation loss, dust, noise, and temporary land disturbance—are expected during the construction phase, these impacts are localised and can be effectively managed through the mitigation measures outlined in the Environmental Management Plan (EMP). The proponent has committed to implementing these measures and ensuring compliance with all relevant environmental legislation and standards.

Overall, the project supports sustainable development objectives and aligns with national and local planning priorities. It is therefore concluded that the proposed subdivision and related infrastructure development can proceed without causing significant adverse effects on the environment, provided that all recommended mitigation and monitoring actions are implemented.

Accordingly, it is recommended that the Ministry of Environment, Forestry and Tourism issue an **Environmental Clearance Certificate (ECC)** for the proposed project.



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