



ENVIRONMENTAL SCOPING REPORT

FOR THE CLOSURE OF PUBLIC OPEN SPACE THROUGH SUBDIVISION,
CONSOLIDATION AND REZONING WITHIN OUTAPI EXTENSIONS 10, 13 AND 19,
INCLUDING THE RESERVATION OF A PUBLIC ROAD WITHIN EXTENSION 19,
OUTAPI TOWN, OMUSATI REGION, NAMIBIA.

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APP-7031

March 2026

DOCUMENT INFORMATION

Title	Environmental Scoping Report for the Closure of Public Open Space Through Subdivision, Consolidation and Rezoning Within Outapi Extensions 10, 13 and 19, Including the Reservation of a Public Road Within Extension 19, Outapi Town, Omusati Region, Namibia.
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Status	Final
Report No.	1
Environmental Consultants	Urban Dynamics Africa (Pty) Ltd.
MEFT App Ref	APP-7031
UDA Project No.	Outapi 1295
Date:	March 2026

TABLE OF CONTENTS

1	INTRODUCTION.....	1
1.1	LEGISLATIVE REQUIREMENT FOR ENVIRONMENTAL CLEARANCE.....	1
1.2	PURPOSE AND SCOPE OF THE REPORT	1
2	PROJECT DESCRIPTION	2
2.1	OVERVIEW OF THE PROPOSED PLANNING ACTIVITIES.....	2
2.2	SUMMARY OF PLANNING TASKS	3
2.3	DESCRIPTION OF THE PROPOSED ACTIVITY	3
2.3.1	PLANNING TASK 1: Permanent Closure, Subdivision and Rezoning of Erf 2830, Extension 10	3
2.3.2	PLANNING TASK 2: Subdivision, Partial Closure, Consolidation and Rezoning of Erf 3976, Extension 13	5
2.3.3	PLANNING TASK 3: Permanent Closure, Subdivision and Rezoning of Erf 3977, Extension 13	6
2.3.4	PLANNING TASK 4: Permanent Closure, Subdivision, Rezoning and Consolidation of Erf 3980, Extension 13	7
2.3.5	PLANNING TASK 5: Subdivision, Permanent Closure, Further Subdivision and Rezoning of Erf 4579, Extension 19.....	8
3	LEGAL AND POLICY FRAMEWORK	9
3.1	CONSTITUTIONAL FRAMEWORK.....	9
3.2	ENVIRONMENTAL LEGISLATION	10
3.3	PLANNING LEGISLATION	10
4	APPROACH TO THE SCOPING ASSESSMENT	11
4.1	LEGISLATIVE REVIEW	11
4.2	DESKTOP ASSESSMENT	11
4.3	SITE INSPECTION	11
4.4	PUBLIC PARTICIPATION APPROACH.....	12
4.5	IMPACT IDENTIFICATION AND ASSESSMENT APPROACH.....	12
5	BASELINE ENVIRONMENT.....	13
5.1	LOCALITY, CADASTRAL CONTEXT AND OWNERSHIP	13
5.2	REGIONAL ENVIRONMENTAL CONTEXT.....	14
5.3	BASELINE ENVIRONMENTAL CHARACTERISTICS OF THE AFFECTED ERVEN.....	14

5.4	FUNCTIONAL STATUS OF PUBLIC OPEN SPACE	17
6	PUBLIC CONSULTATION	18
6.1	METHODS.....	18
6.1.1	Newspaper Notices	18
6.1.2	Background Information Document (BID).....	18
6.1.3	Site Notice.....	19
6.1.4	Town Council Notice Board	20
6.1.5	Public Meeting	20
6.1.6	Consultation with Authorities	20
7	NEED FOR ENVIRONMENTAL CLEARANCE AND IMPACT SCREENING.....	21
8	CONCLUSION AND APPLICATION.....	24

FIGURES

FIGURE 1:	ERF 2830, EXTENSION 10, CURRENT LAYOUT, ZONING AND PROPOSED LAYOUT AND NEW ZONINGS	4
FIGURE 2:	ERF 3976, CURRENT ZONING AND THE PROPOSED LAYOUT AND NEW ZONINGS	5
FIGURE 3:	ERF 3977, EXTENSION 13, CURRENT LAYOUT, ZONING AND PROPOSED LAYOUT AND NEW ZONINGS	6
FIGURE 4:	ERF 3980, EXTENSION 13, CURRENT ZONING AND PROPOSED LAYOUT AND NEW ZONINGS	7
FIGURE 5:	ERF 4579, EXTENSION 19, CURRENT ZONING AND PROPOSED LAYOUT AND NEW ZONINGS	9
FIGURE 6:	LOCALITY OF THE PLANNING TASKS WITHIN OUTAPI.....	13
FIGURE 7:	SITE PHOTOGRAPHS SHOWING BAOBAB TREES AND OVERHEAD POWERLINE INFRASTRUCTURE.....	17

TABLES

TABLE 1:	SUMMARY OF PROPOSED PLANNING TASKS.....	3
TABLE 2:	PROPOSED SUBDIVISION AND REZONING – ERF 2830.....	4
TABLE 3:	PROPOSED SUBDIVISION AND REZONING – ERF 3976.....	5
TABLE 4:	PROPOSED SUBDIVISION AND REZONING – ERF 3977.....	6
TABLE 5:	PROPOSED SUBDIVISION AND REZONING – ERF 3980.....	7
TABLE 6:	PROPOSED SUBDIVISION AND REZONING – ERF 4579.....	8
TABLE 7:	CONSTITUTIONAL FRAMEWORK.....	9
TABLE 8:	APPLICABLE ENVIRONMENTAL LEGISLATION	10
TABLE 9:	APPLICABLE PLANNING LEGISLATION	10
TABLE 10:	CADASTRAL INFORMATION OF THE ERVEN	14
TABLE 11:	BASELINE ENVIRONMENTAL CHARACTERISTICS AND SENSITIVITY OF THE AFFECTED ERVEN	14
TABLE 12:	SUMMARY OF SITE NOTICES PLACED AT EACH PLANNING TASK LOCATION	19

TABLE 13: TOWN COUNCIL NOTICE BOARD 20
TABLE 14: IMPACT SCREENING MATRIX FOR PROPOSED PLANNING AMENDMENTS 21

ANNEXURES

- ANNEXURE 1:** Form 1 Application for an Environmental Clearance Certificate (Section 32)
- ANNEXURE 2:** Cv (of the EAP)
- ANNEXURE 3:** Confirmation of Screening Notice
- ANNEXURE 4:** Declaration Letter
- ANNEXURE 5:** Environmental Management Plan
- APPENDIX A:** Consent From
- APPENDIX B:** Locality Plan
- APPENDIX C:** Public Consultation Process
- APPENDIX C.1:** Notes and Advertisements
- APPENDIX C.2:** Bid Document
- APPENDIX C.3:** Community Meeting Minutes

ACRONYM	DESCRIPTION
BID	Background Information Document
ECC	Environmental Clearance Certificate
EAP	Environmental Assessment Practitioner
EIA	Environmental Impact Assessment
ESA	Environmental Scoping Assessment
EMA	Environmental Management Act
MEFT	Ministry of Environment, Forestry and Tourism
MURD	Ministry of Urban and Rural Development
I&APs	Interested and Affected Parties
POS	Public Open Space
URPA	Urban and Regional Planning Act

1 INTRODUCTION

The Outapi Town Council has appointed Urban Dynamics Africa (Pty) Ltd (UDA) to undertake an Environmental Scoping Assessment (ESA) in support of an application for an Environmental Clearance Certificate (ECC) in terms of the Environmental Management Act, 2007 (Act No. 7 of 2007).

The application relates to five integrated statutory planning tasks within Extensions 10, 13 and 19 of Outapi. These tasks involve the permanent closure of Public Open Space, subdivision, consolidation, rezoning, and the reservation of a public street.

This Scoping Assessment forms part of the statutory process to obtain environmental authorisation for the proposed planning activities.

1.1 LEGISLATIVE REQUIREMENT FOR ENVIRONMENTAL CLEARANCE

In terms of the Environmental Management Act, 2007 (Act No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN No. 30 of 2012), certain listed activities may not be undertaken without an Environmental Clearance Certificate (ECC) issued by the Ministry of Environment, Forestry and Tourism (MEFT).

The proposed planning actions trigger:

- **Listed Activity 5.1(d):** Rezoning from land zoned as public open space to another land use category.
- **Listed Activity 10.2(a):** Route determination, planning and design of public roads forming part of a township layout.

1.2 PURPOSE AND SCOPE OF THE REPORT

The purpose of this Environmental Scoping Assessment is to:

- Describe the proposed statutory planning amendments;
- Identify and assess potential environmental implications;
- Undertake public consultation in accordance with the EIA Regulations; and
- Support an application for an Environmental Clearance Certificate.

The assessment relates to statutory town planning amendments within the proclaimed townlands of Outapi. The application does not constitute township expansion, greenfield development or authorise physical construction activities, bulk infrastructure installation or earthworks.

2 PROJECT DESCRIPTION

This section describes the statutory town planning activities forming part of the Environmental Clearance Certificate (ECC) application for selected Public Open Space erven located within Extensions 10, 13 and 19 of Outapi, Omusati Region.

2.1 OVERVIEW OF THE PROPOSED PLANNING ACTIVITIES

The Outapi Town Council proposes the reconfiguration of selected Public Open Space erven within Extensions 10, 13 and 19 of Outapi. The erven forming part of this application are located within the proclaimed townlands of Outapi in the Omusati Region of Namibia.

The affected areas are characterised by a mix of existing residential occupation, informal structures, partially serviced land and undeveloped portions. Several of the erven were originally reserved to accommodate electrical powerline infrastructure corridors during the initial township planning phase. The associated infrastructure has since been removed or rationalised, and the reservations no longer serve their original purpose.

As a result, portions of the land remain fragmented, underutilised or inconsistently aligned with surrounding land uses.

The proposed planning actions aim to:

- Regularise existing land occupation and tenure;
- Align zoning with surrounding residential and business land uses;
- Improve cadastral configuration within the approved township framework; and
- Optimise council-owned land within the existing urban structure.

The proposed amendments constitute urban infill and cadastral reconfiguration within approved township areas. Although the proposed actions are administrative planning amendments, the rezoning of Public Open Space and the reservation of a public street trigger listed activities in terms of the Environmental Impact Assessment Regulations (2012), therefore requiring environmental authorisation.

2.2 SUMMARY OF PLANNING TASKS

The five planning tasks forming part of this Environmental Clearance application are summarised in Table 1 below.

Table 1: Summary of Proposed Planning Tasks

TASK	ERF NUMBER	EXTENSION	CURRENT ZONING	PROPOSED ACTION
Task 1	Erf 2830	Extension 10	Public Open Space	Closure, subdivision & rezoning to Residential (1/300)
Task 2	Erf 3976	Extension 13	Public Open Space	Subdivision, consolidation, partial retention as Public Open Space & rezoning
Task 3	Erf 3977	Extension 13	Public Open Space	Closure, subdivision & rezoning to Residential (1/300)
Task 4	Erf 3980	Extension 13	Public Open Space	Closure, subdivision, consolidation & rezoning
Task 5	Erf 4579	Extension 19	Public Open Space	Subdivision, partial closure, rezoning & reservation of public road

2.3 DESCRIPTION OF THE PROPOSED ACTIVITY

This section describes the individual planning tasks forming part of the Environmental Clearance application. It outlines the location of the affected erven, their current zoning status, and the specific statutory planning actions proposed within Extensions 10, 13 and 19 of Outapi.

The proposed activities are corrective and regularising in nature and relate exclusively to statutory town planning approvals.

2.3.1 PLANNING TASK 1: Permanent Closure, Subdivision and Rezoning of Erf 2830, Extension 10

The Outapi Town Council proposes the permanent closure of Erf 2830, currently zoned Public Open Space, in order to formalise existing residential occupation within Extension 10.

The application provides for:

- Permanent closure of the Public Open Space in terms of the Local Authorities Act, 1992;
- Subdivision of the erf into eight (8) residential erven aligned with the existing building footprints; and
- Rezoning of the newly created erven to Residential (1/300) in accordance with the applicable town planning scheme.

The proposed residential erven will range in size from approximately 309 m² to 432 m², with a remainder portion of approximately 712 m².

A mature Baobab tree located on the erf will be retained within one of the proposed residential erven and will remain protected in accordance with the Forest Act, 2001 (Act No. 12 of 2001).

The proposed subdivision configuration is summarised in Table 2. The current zoning configuration and the proposed subdivision and rezoning layout is illustrated in Figure 1.

Table 2: Proposed Subdivision and Rezoning – Erf 2830

PROPOSED PORTION	APPROX. SIZE (M ²)	PROPOSED ZONING
Portions A–G	±309–432	Residential (1/300)
Remainder	±712	Residential (1/300)

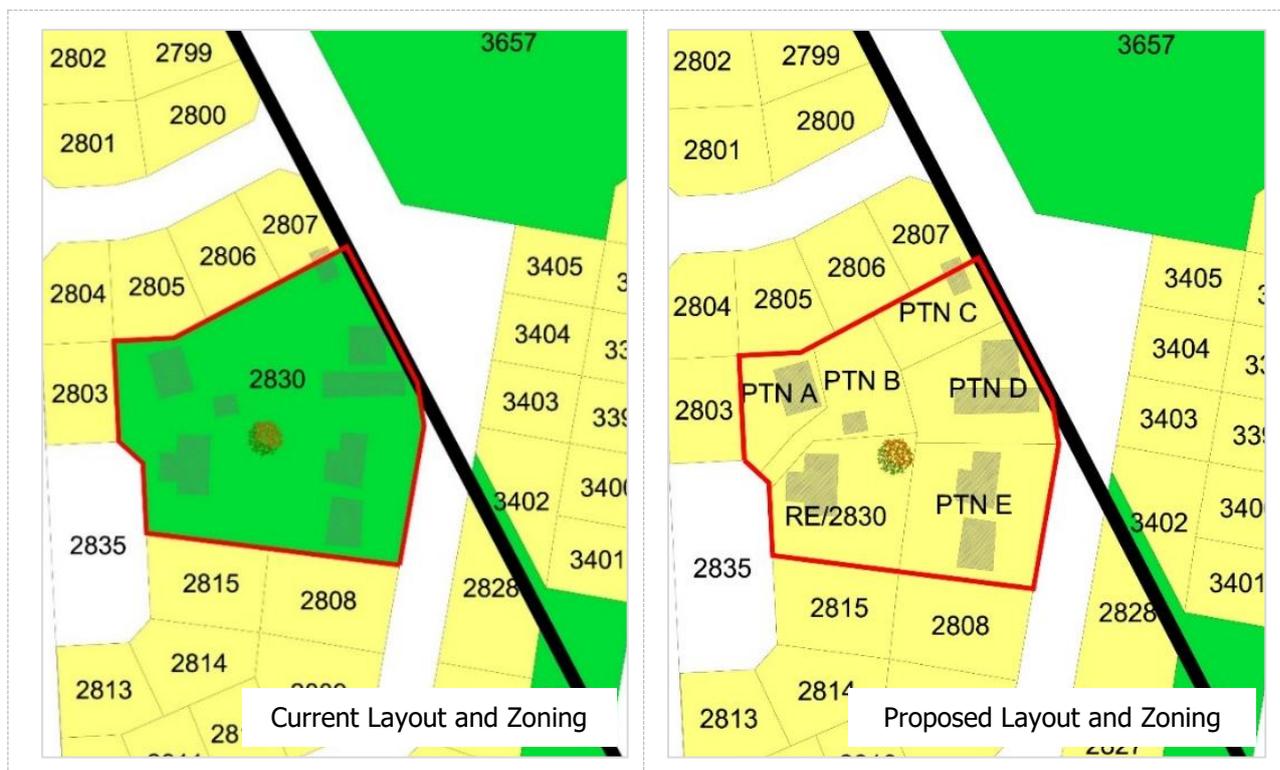


Figure 1: Erf 2830, Extension 10, Current Layout, Zoning and Proposed Layout and New Zonings

2.3.2 PLANNING TASK 2: Subdivision, Partial Closure, Consolidation and Rezoning of Erf 3976, Extension 13

The Town Council proposes the reconfiguration of Erf 3976, currently zoned Public Open Space, in order to optimise land use within Extension 13 and align the layout with surrounding residential development.

The erf was originally reserved for electrical powerline infrastructure, which has since been removed. The reservation no longer serves its original purpose.

The application provides for:

- Subdivision of Erf 3976 into Portions A–I and a Remainder;
- Permanent closure of Portions B–I as Public Open Space;
- Consolidation of Portions B and C with adjacent Erf 3787;
- Rezoning of Portions D–I to Residential (1/300); and
- Retention of Portion A and the Remainder as Public Open Space.

The proposed residential portions (D–I) will range in size from approximately 433 m² to 709 m².

Portion A has been configured to accommodate the existing Baobab trees, which will remain within the retained Public Open Space area.

The proposed subdivision configuration is summarised in Table 3. The current zoning configuration and the proposed subdivision and rezoning layout is illustrated in Figure 2.

Table 3: Proposed Subdivision and Rezoning – Erf 3976

PROPOSED PORTION	APPROX. SIZE (M ²)	PROPOSED ZONING / ACTION
Portion A	678	Public Open Space
Portions B–C	±717 (combined)	Consolidated with Erf 3787 (General Residential)
Portions D–I	±433–709	Residential (1/300)
Remainder	5 563	Public Open Space (Retained)

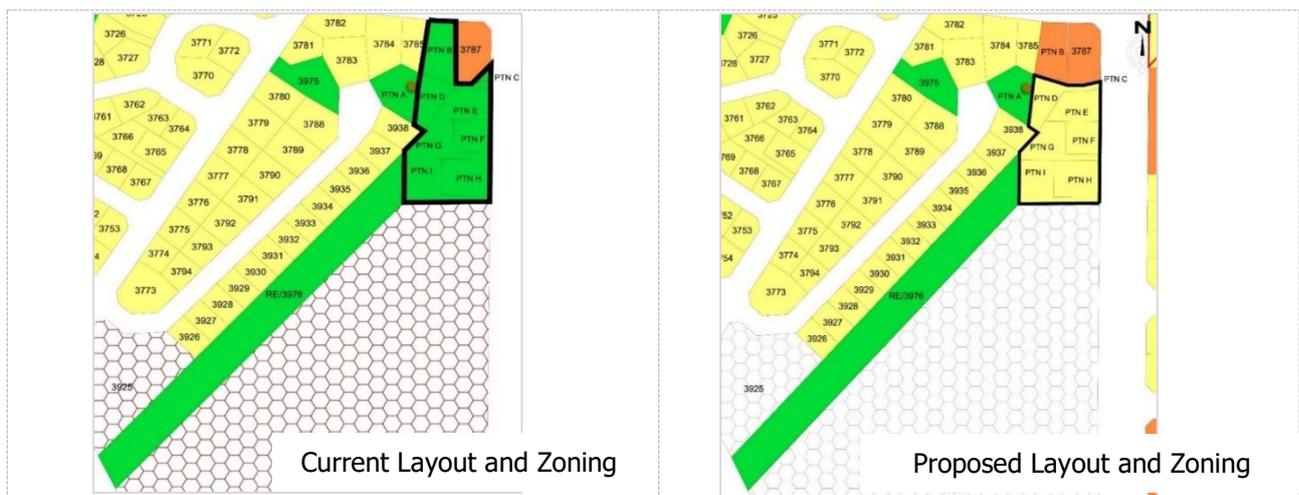


Figure 2: Erf 3976, Current Zoning and the Proposed Layout and New Zonings

2.3.3 PLANNING TASK 3: Permanent Closure, Subdivision and Rezoning of Erf 3977, Extension 13

The Outapi Town Council proposes the permanent closure and subdivision of Erf 3977, currently zoned Public Open Space, in order to facilitate residential development within Extension 13.

The erf was originally reserved for NORED electrical powerline infrastructure. The powerline servitudes were removed during 2018/2019 and the reservation no longer serves its original purpose.

The application provides for:

- Permanent closure of Erf 3977 as Public Open Space;
- Subdivision of the erf into five (5) residential erven; and
- Rezoning of the newly created erven to Residential (1/300) in accordance with the applicable town planning scheme.

The proposed residential erven will range in size from approximately 300 m² to 620 m², with a remainder portion of approximately 585 m², all zoned Residential (1/300).

The subdivision configuration is summarised in Table 4. The current zoning configuration and the proposed subdivision and rezoning layout is illustrated in Figure 3.

Table 4: Proposed Subdivision and Rezoning – Erf 3977

PROPOSED PORTION	APPROX. SIZE (M ²)	PROPOSED ZONING
Portions A–D	±300–620	Residential (1/300)
Remainder	±585	Residential (1/300)

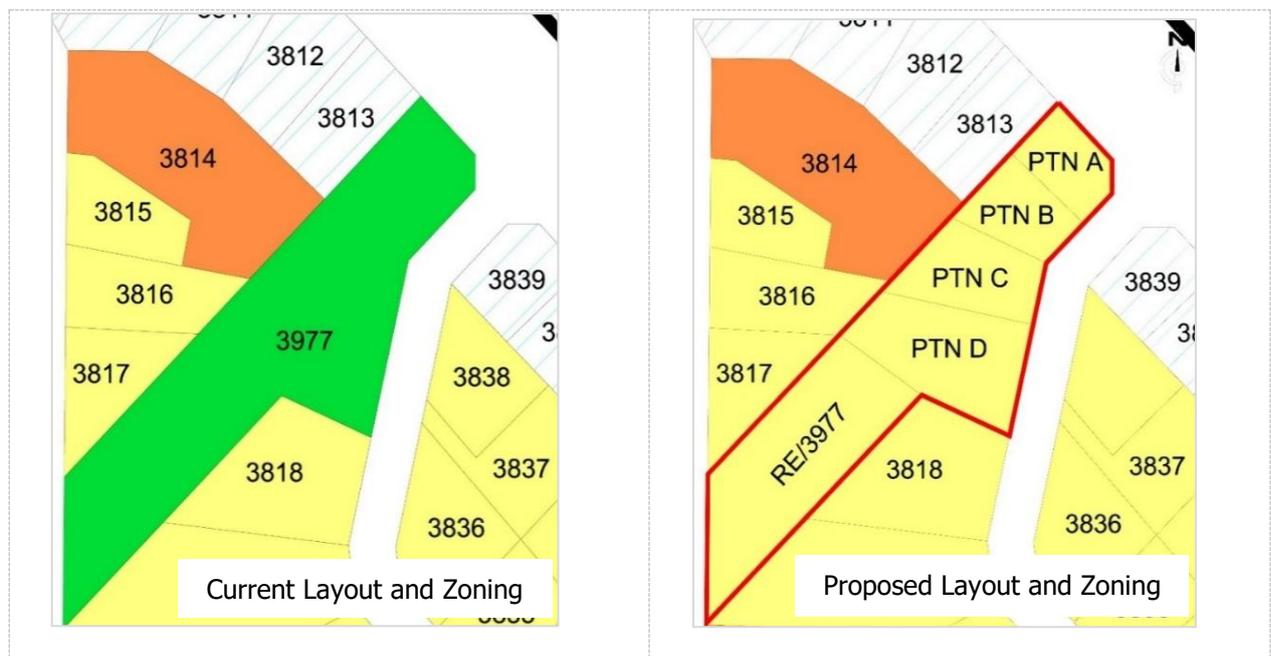


Figure 3: Erf 3977, Extension 13, Current Layout, Zoning and Proposed Layout and new Zonings

2.3.4 PLANNING TASK 4: Permanent Closure, Subdivision, Rezoning and Consolidation of Erf 3980, Extension 13

The Town Council proposes the permanent closure and reconfiguration of Erf 3980, currently zoned Public Open Space, in order to optimise land use within Extension 13 and improve the cadastral layout.

The Public Open Space was also originally reserved to accommodate a NORED powerline servitude. The servitude was removed during 2018/2019 and the reservation no longer serves its original purpose.

The application provides for:

- Permanent closure of Erf 3980 as Public Open Space;
- Subdivision of the erf into four (4) residential portions (Portions A–D) and a Remainder;
- Rezoning of Portions A–D to Residential (1/300); and
- Consolidation of the Remainder with Erf 3964 to form a consolidated Business erf.

The proposed residential portions range in size from approximately 566 m² to 1,207 m².

The proposed subdivision, consolidation and rezoning configuration is summarised in Table 5 and illustrated in Figure 4.

Table 5: Proposed Subdivision and Rezoning – Erf 3980

PROPOSED PORTION	APPROX. SIZE (M ²)	PROPOSED ZONING
Portion A	592	Residential (1/300)
Portion B	566	Residential (1/300)
Portion C	861	Residential (1/300)
Portion D	1,207	Residential (1/300)
Remainder	1,747	To consolidate with Erf 3964 (Business)

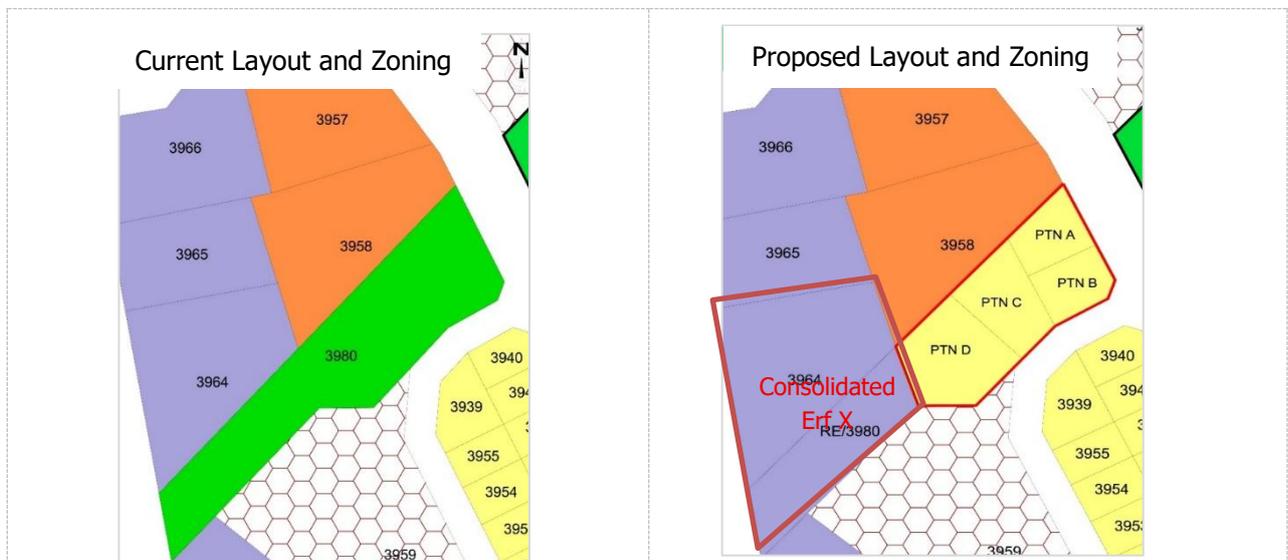


Figure 4: Erf 3980, Extension 13, Current Zoning and Proposed Layout and New Zonings

2.3.5 PLANNING TASK 5: Subdivision, Permanent Closure, Further Subdivision and Rezoning of Erf 4579, Extension 19

The Town Council proposes the reconfiguration of Erf 4579, currently zoned Public Open Space, in order to enable residential development within Extension 19 and formalise internal access.

The Public Open Space was originally reserved to accommodate a NORED powerline servitude. However, this reservation is no longer required for its original purpose.

The Council now intends to subdivide the portion of the Public Open Space that is not affected by the NORED powerline servitude and rezone it for residential purposes. The area traversed by the existing powerline servitude will remain designated as Public Open Space.

The application provides for:

- Subdivision of Erf 4579 into Portion A and a Remainder;
- Permanent closure of Portion A as Public Open Space;
- Further subdivision of Portion A into thirty (30) residential erven and a Remainder;
- Rezoning of the thirty (30) erven to Residential (1/300);
- Reservation of the Remainder of Portion A as public road; and
- Retention of the original Remainder of Erf 4579 as Public Open Space, to protect the powerline servitude.

The proposed residential erven will range in size from approximately 300 m² to 580 m².

The proposed subdivision and street reservation configuration is summarised in Table 6 and illustrated in Figure 5.

Table 6: Proposed Subdivision and Rezoning – Erf 4579

FINAL PORTION	APPROX. SIZE (M ²)	FINAL ZONING
Portions 1–30	±300–580	Residential (1/300)
Remainder of Portion A	±3,130	Public Street
Original Remainder of Erf 4579	±8,767	Public Open Space

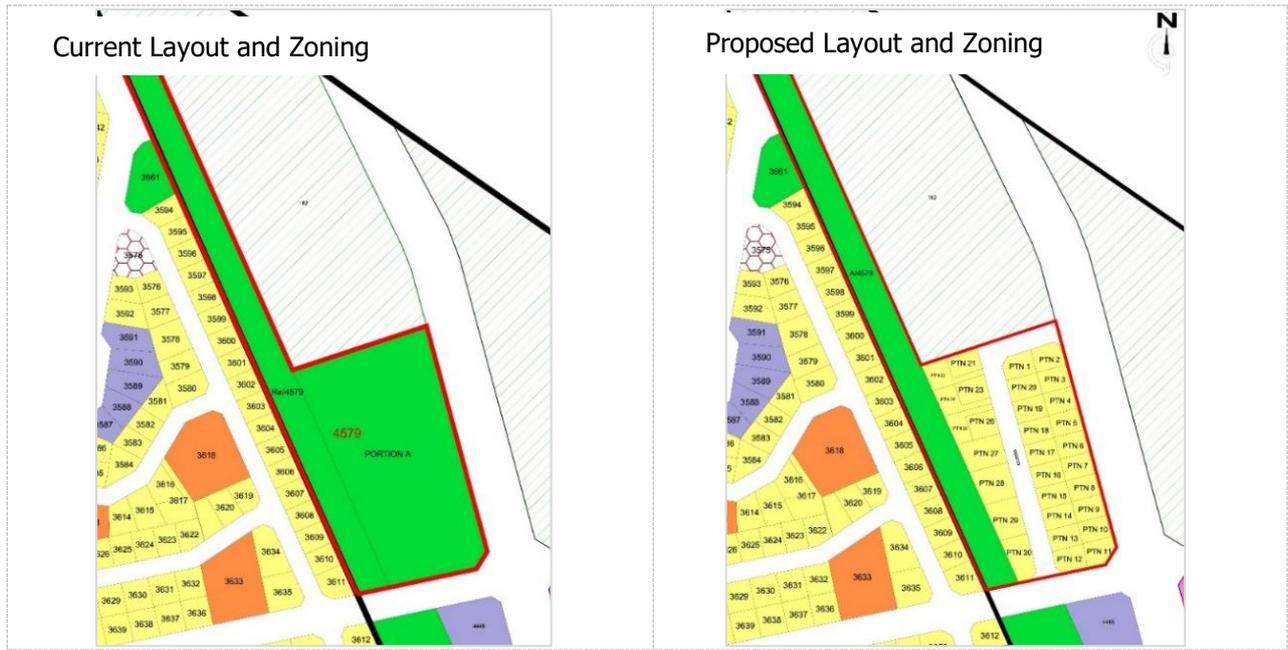


Figure 5: Erf 4579, Extension 19, Current Zoning and Proposed Layout and New Zonings

The proposed planning tasks collectively aim to regularise land use, improve the cadastral configuration of the township layout and align zoning with surrounding development patterns. The proposed amendments form part of the ongoing urban development and consolidation of the town of Outapi.

3 LEGAL AND POLICY FRAMEWORK

This section outlines the legislative and regulatory framework applicable to the proposed statutory planning amendments within Extensions 10, 13 and 19 of Outapi.

3.1 CONSTITUTIONAL FRAMEWORK

Table 7: Constitutional Framework

LEGISLATION	RELEVANT PROVISION	RELEVANCE TO PROPOSED ACTIVITY
Constitution of the Republic of Namibia	Article 95(l): The State shall actively promote and maintain the welfare of the people by adopting policies aimed at maintaining ecosystems, essential ecological processes and biological diversity and utilising natural resources on a sustainable basis.	Provides the overarching constitutional mandate for sustainable land use planning and environmental protection in Namibia. The proposed planning amendments are undertaken within this framework.

3.2 ENVIRONMENTAL LEGISLATION

Table 8: Applicable Environmental Legislation

LEGISLATION	RELEVANT PROVISION	RELEVANCE TO PROPOSED ACTIVITY
Environmental Management Act, 2007 (Act No. 7 of 2007)	Section 27(1): No person may undertake a listed activity without an Environmental Clearance Certificate.	The proposed rezoning and planning of roads require environmental authorisation.
Environmental Impact Assessment Regulations, 2012 (GN No. 30 of 2012)	Listed Activity 5.1(d): Rezoning of land from public open space to any other land use.	Applicable to the rezoning of erven currently zoned Public Open Space.
Environmental Impact Assessment Regulations, 2012 (GN No. 30 of 2012)	Listed Activity 10.2: The route determination and planning of roads and associated structures.	Applicable to the planning and reservation of a street in Extension 19.
Environmental Impact Assessment Regulations, 2012	Regulations 21–23: Public participation requirements.	Requires identification and notification of Interested and Affected Parties and provision of an opportunity to comment prior to decision-making.

3.3 PLANNING LEGISLATION

Table 9: Applicable Planning Legislation

LEGISLATION	RELEVANT PROVISION	RELEVANCE
Urban and Regional Planning Act, 2018 (Act No. 5 of 2018)	Rezoning, subdivision, consolidation and amendment procedures	Governs statutory land use planning within proclaimed townlands.
Local Authorities Act, 1992 (Act No. 23 of 1992)	Closure of streets and Public Open Space and statutory notice requirements	Regulates permanent closure of Public Open Space by the Town Council.
Forest Act, 2001 (Act No. 12 of 2001)	Protection of protected tree species	Applies to Baobab trees located on affected erven.

4 APPROACH TO THE SCOPING ASSESSMENT

This section outlines the methodology and approach adopted in the preparation of this ESA. The assessment was undertaken to identify potential environmental implications associated with the proposed statutory planning amendments within Extensions 10, 13 and 19 of Outapi and to determine whether significant environmental impacts are likely to arise.

Given that the application relates to administrative town planning amendments within an already proclaimed township area, the level of assessment undertaken was considered appropriate to the scale and nature of the proposed activities.

4.1 LEGISLATIVE REVIEW

A review of applicable environmental and planning legislation was undertaken to determine the regulatory requirements associated with the proposed amendments and to confirm whether environmental authorisation is required.

The relevant legislative framework governing the proposed activity is detailed in Section 4 of this report.

4.2 DESKTOP ASSESSMENT

A desktop review was conducted to evaluate the environmental and planning context of the affected erven. This included:

- Review of approved township layout plans for Extensions 10, 13 and 19;
- Review of cadastral information and zoning;
- Assessment of surrounding land uses and spatial context;
- Consultation of publicly available environmental information sources;
- Review of applicable town planning scheme provisions.

The desktop assessment confirmed that the erven are located within the proclaimed townlands boundary of Outapi and form part of previously approved township extensions.

4.3 SITE INSPECTION

A site inspection was undertaken in February 2025 to verify existing land use conditions, environmental characteristics and levels of disturbance. Observations included:

- Existing residential occupation and informal structures;
- Areas of open land and partially serviced portions;
- Presence of protected tree species, including Baobab trees where applicable;
- Evidence of prior land disturbance, vegetation clearing and firewood harvesting;

- Surrounding land use patterns and infrastructure.

The inspection confirmed that the sites are situated within an already modified urban environment where land has previously been disturbed through township development, settlement and subsistence agricultural activities.

4.4 PUBLIC PARTICIPATION APPROACH

Public participation was undertaken in accordance with the applicable statutory requirements. The approach included notification of stakeholders, placement of notices and provision of an opportunity for interested and affected parties to submit comments within the prescribed timeframe.

The public participation process undertaken for this application is described in detail in Section 7 of this report.

4.5 IMPACT IDENTIFICATION AND ASSESSMENT APPROACH

Potential environmental impacts were identified qualitatively based on:

- The nature and scale of the proposed planning amendments;
- The existing urban context and level of disturbance;
- Observations from the site inspection;
- Professional judgement of the Environmental Assessment Practitioner.

Given that the application relates exclusively to statutory planning approvals and does not authorise physical construction, bulk infrastructure installation, vegetation clearance or earthworks, impacts were assessed at a planning level.

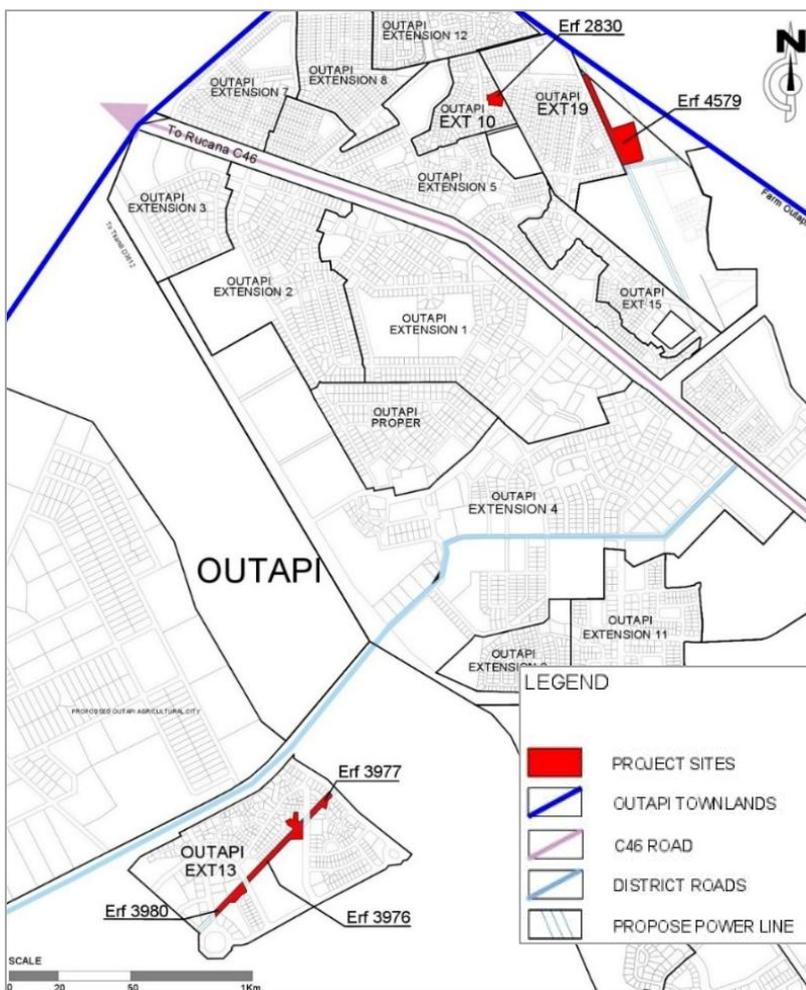
5 BASELINE ENVIRONMENT

This section describes the existing environmental and spatial conditions within which the proposed planning activities will take place. The description focuses on the location of the erven, surrounding land use patterns, physical characteristics of the area, vegetation and current site conditions. The purpose is to identify any environmental sensitivities that may influence the proposed subdivision, rezoning and closure of Public Open Space within Extensions 10, 13 and 19 of Outapi.

5.1 LOCALITY, CADASTRAL CONTEXT AND OWNERSHIP

The erven forming part of this application are located within the Outapi Townlands area in the Omusati Region of Namibia. The proposed planning tasks relate to five erven currently zoned Public Open Space within Extensions 10, 13 and 19 of the town.

These extensions form part of separate approved township developments within the Outapi Townlands area. Portions of these extensions have already been developed with residential erven and town council infrastructure, while other areas remain undeveloped or only partially serviced.



The erven fall within the proclaimed townlands of Outapi Townlands No. 860 and Farm Outapi Townlands No. 1116.

More specifically:

- Erf 2830 (Extension 10) forms part of Portion 13 of Outapi Townlands No. 860 under Title Deed T2621/2012.
- Erven 3976, 3977 and 3980 (Extension 13) form part of Portion 7 of Farm Outapi Townlands No. 1116 under Title Deed T6750/2016.
- Erf 4579 (Extension 19) forms part of the Remainder of Farm Outapi Townlands No. 860.

The locality of the planning tasks within Outapi are illustrated in Figure 6.

Figure 6: Locality of the Planning Tasks within Outapi

All erven are owned by the Outapi Town Council and are administered in terms of the Local Authorities Act, 1992 (Act No. 23 of 1992).

Table 10 summarises the cadastral information of the erven forming part of this application.

Table 10: Cadastral Information of the Erven

ERF NUMBER	EXTENSION	EXTENT (M ²)	CURRENT ZONING	OWNERSHIP	TOWNLANDS REFERENCE
Erf 2830	Ext 10	±3,340	Public Open Space	Outapi Town Council	Portion 13, Outapi Townlands No. 860
Erf 3976	Ext 13	±10,444	Public Open Space	Outapi Town Council	Portion 7, Farm Outapi Townlands No. 1116
Erf 3977	Ext 13	±3,070	Public Open Space	Outapi Town Council	Portion 7, Farm Outapi Townlands No. 1116
Erf 3980	Ext 13	±4,973	Public Open Space	Outapi Town Council	Portion 7, Farm Outapi Townlands No. 1116
Erf 4579	Ext 19	±21,898	Public Open Space	Outapi Town Council	Remainder, Farm Outapi Townlands No. 860

5.2 REGIONAL ENVIRONMENTAL CONTEXT

Outapi is located within the Cuvelai–Etosha Basin in northern Namibia, within the Omusati Region. The Cuvelai Basin is characterised by flat topography, sandy to sandy-loam soils, shallow seasonal drainage systems (oshanas) and semi-arid savanna vegetation (Mendelsohn et al., 2002; Mendelsohn et al., 2013).

The basin forms part of a broad ephemeral drainage network that conveys surface water during high rainfall periods toward the Etosha Pan. However, within proclaimed township areas such as Outapi, natural systems have been significantly modified through settlement, road construction and infrastructure development.

According to the Atlas of Namibia (Mendelsohn et al., 2002), urban areas in northern Namibia are typically characterised by sandy soils and limited natural vegetation cover within developed settlements. The erven forming part of this application are situated within an already transformed urban environment where vegetation is fragmented and largely influenced by anthropogenic disturbance.

The proposed planning amendments therefore occur within a modified urban landscape rather than within intact natural habitat or undisturbed ecological systems.

5.3 BASELINE ENVIRONMENTAL CHARACTERISTICS OF THE AFFECTED ERVEN

The planning tasks within the town of Outapi are illustrated in Table 11.

Table 11: Baseline Environmental Characteristics and Sensitivity of the Affected Erven

ERF NUMBER	AERIAL IMAGE	SURROUNDING LAND USE	CURRENT LAND USE ON SITE	SOIL CONDITIONS	VEGETATION	TOPOGRAPHY & DRAINAGE
<p>Erf 2830 (Ext.10)</p>		<p>Located within an established residential neighbourhood with formal roads, water, sewer and electricity services. Adjacent erven are developed with residential dwellings.</p>	<p>Although zoned Public Open Space, the erf is not functioning as a public recreational or ecological open space. It is fully occupied by informal residential structures.</p>	<p>Sandy to sandy-loam soils typical of the Cuvelai Basin. Soils appear stable and well-drained with no signs of erosion or instability.</p>	<p>The site is largely cleared of natural vegetation due to long-term settlement activity. One mature Baobab tree (<i>Adansonia digitata</i>) is present and will be retained in the subdivision layout.</p>	<p>Flat terrain with no natural drainage lines, oshana systems or watercourses present on site. No evidence of flooding or erosion observed.</p>
<p>Erf 3976 (Ext.13)</p>		<p>Situated within a partially developed residential extension. Surrounding erven include residential erven.</p>	<p>The erf is an elongated parcel previously reserved for powerline infrastructure. The servitudes have since been removed. The site is partially disturbed and currently used for informal subsistence cultivation (Mahangu). Informal structures are present in proximity to Baobab trees.</p>	<p>Sandy soils characteristic of northern Namibia. Surface disturbance evident due to cultivation and informal use. No visible soil instability.</p>	<p>A Baobab trees, are present. Vegetation consists of seasonal grass cover. Portions of the erf are disturbed.</p>	<p>Flat terrain. No defined drainage channels or oshana systems traverse the erf. No flood-prone areas identified.</p>

ERF NUMBER	AERIAL IMAGE	SURROUNDING LAND USE	CURRENT LAND USE ON SITE	SOIL CONDITIONS	VEGETATION	TOPOGRAPHY & DRAINAGE
Erf 3977 (Ext.13)		<p>Surrounded by residential erven and some business-zoned properties within Extension 13.</p>	<p>Despite its Public Open Space zoning, the erf is not functioning as a public open area and is largely cleared with informal structural encroachment.</p>	<p>Light sandy soils typical of the township environment. No signs of erosion.</p>	<p>Very limited vegetation remains due to disturbance. No protected or significant plant species identified.</p>	<p>Flat terrain. A seasonal oshana is located outside the erf boundary to the north-east; however, no drainage channels cross the erf itself.</p>
Erf 3980 (Ext.13)		<p>Located within an approved residential and business extension. Adjacent erven are zoned Residential and Business.</p>	<p>The erf remains zoned Public Open Space; however, no recreational infrastructure or ecological conservation function is present. The land is vacant and disturbed.</p>	<p>Sandy soils typical of the Outapi area. Stable and undisturbed except for minor informal use.</p>	<p>Natural seasonal grass cover present, likely subject to grazing by domestic livestock. One large tree observed. No dense vegetation or sensitive habitat identified.</p>	<p>Flat terrain with no drainage channels, oshanas or watercourses identified.</p>

ERF NUMBER	AERIAL IMAGE	SURROUNDING LAND USE	CURRENT LAND USE ON SITE	SOIL CONDITIONS	VEGETATION	TOPOGRAPHY & DRAINAGE
Erf 4579 (Ext.19)		<p>Situated within an approved but largely undeveloped township extension. Surrounding land is open with limited development.</p>	<p>Although zoned Public Open Space, the erf does not currently function as formal public open space. The erf contains an overhead powerline servitude. In terms of the proposed subdivision, the portion accommodating the powerline infrastructure will remain Public Open Space, while the balance will be rezoned in accordance with the approved layout amendment.</p>	<p>Sandy soils typical of the Cuvelai Basin. Minimal surface disturbance observed.</p>	<p>Sparse natural grass cover. No significant trees or protected vegetation identified within the proposed development areas.</p>	<p>Flat terrain typical of northern Namibia. No defined oshana systems or drainage channels present within the erf boundary. Temporary surface ponding may occur during heavy rainfall events as is common in the region.</p>

Based on the site visit and desktop review, the affected erven are located within an already transformed urban environment and are considered to be of low environmental sensitivity. Localised sensitivity is limited to the presence of protected Baobab trees and the active powerline servitude on Erf 4579.

5.4 FUNCTIONAL STATUS OF PUBLIC OPEN SPACE

Although the erven are currently zoned as Public Open Space, site visits confirm that none of the erven are functioning as formal recreational open spaces or conserved ecological areas.

No recreational infrastructure, landscaped areas, maintained parks or designated conservation zones are present.

In Extensions 13 and 19, certain erven were originally reserved to accommodate electrical powerline infrastructure during the initial township planning phase. The associated powerline infrastructure within Extension 13 was removed during 2018/2019 and these corridors no longer serve their original purpose.

As a result:

- Portions of Erven 3976, 3977 and 3980 remain as underutilised linear open areas.
- Erf 4579 retains an overhead powerline servitude; however, only the required servitude area will remain Public Open Space in terms of the proposed subdivision.

In several instances, the land is either vacant, informally occupied, or used for subsistence cultivation.

The baseline condition therefore reflects historically reserved infrastructure corridors and disturbed urban land rather than functional recreational or ecological open space.

The proposed planning amendments represent the regularisation and optimisation of existing disturbed urban land within an approved township framework.

The presence of protected Baobab trees and the overhead powerline infrastructure observed during the site inspection is illustrated in Figure 7 below.

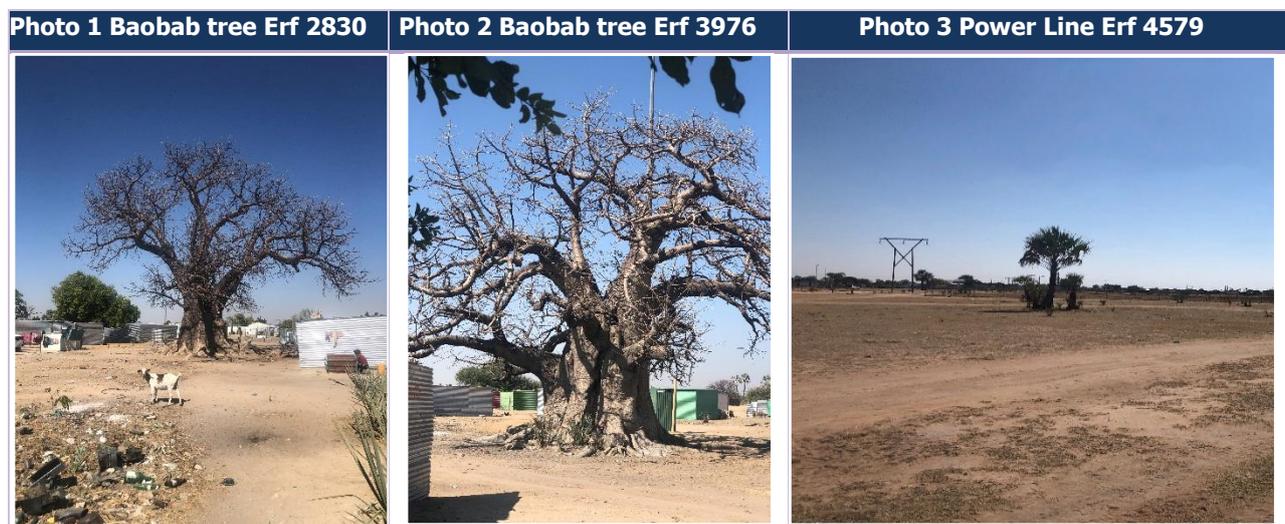


Figure 7: Site Photographs Showing Baobab Trees and Overhead Powerline Infrastructure

6 PUBLIC CONSULTATION

Public consultation forms an important part of the ESA process. It provides an opportunity for Interested and Affected Parties (I&APs) to obtain information about the project and to raise any concerns or comments they may have.

The process ensures compliance with the EMA and the EIA Regulations. It also assists the EAP in identifying potential issues that may need to be considered during the assessment.

In terms of the Environmental Management Act (Act No. 7 of 2007), the EAP is responsible for managing the environmental assessment process and facilitating communication with stakeholders. As part of this process, an I&AP database is compiled, comments received are recorded, and relevant project information is made available to registered stakeholders.

The public consultation process for this Environmental Scoping Assessment was undertaken in accordance with the Environmental Management Act and the EIA Regulations. The consultation process also aligns with the requirements of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), which governs subdivision and rezoning applications, as well as the Local Authorities Act, 1992 (Act No. 23 of 1992), which regulates the closure of Public Open Space.

6.1 METHODS

The following methods were used to inform Interested and Affected Parties about the proposed project.

6.1.1 Newspaper Notices

Notices were placed in two newspapers for two consecutive weeks. The notices were published in The Namibian and New Era on 7 and 14 March 2025.

The advertisements provided a brief description of the proposed activity and its location. Members of the public were invited to register as Interested and Affected Parties and submit comments on the project.

Copies of the newspaper notices are included in Appendix C.1.

6.1.2 Background Information Document (BID)

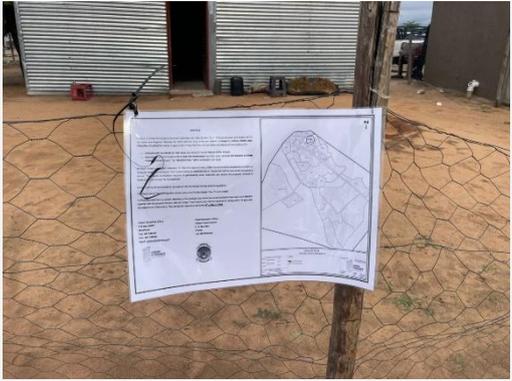
A BID was prepared and distributed. This document contains descriptive information about the proposed township activities.

6.1.3 Site Notice

A notice was put up at the project sites to inform the local communities and passersby about the proposed developments. Site notices were placed at the project locations to inform local communities and passersby about the proposed developments and the ongoing public consultation process.

Table 12 summarises the locations where site notices were placed for the respective planning tasks.

Table 12: Summary of Site Notices Placed at Each Planning Task Location

PLANNING TASK	ERF NUMBER & EXTENSION	SITE NOTICE PLACED AT THE SITE	SITE NOTICE PHOTOGRAPH
<p>Task 1</p>	<p>Erf 2830 – Extension 10</p>	<p>Site notice placed at Erf 2830 within Extension 10, Outapi, in a visible location accessible to surrounding residents.</p>	
<p>Tasks 2, 3 and 4</p>	<p>Erf 3976, Erf 3977 and Erf 3980 – Extension 13</p>	<p>A site notice was placed at a central and visible location within Extension 13, covering the proposed planning activities for Erven 3976, 3977 and 3980.</p>	

PLANNING TASK	ERF NUMBER & EXTENSION	SITE NOTICE PLACED AT THE SITE	SITE NOTICE PHOTOGRAPH
Task 5	Erf 4579 – Extension 19	Site notice placed at Erf 4579 within Extension 19, Outapi, notifying the public of the proposed subdivision, rezoning and reservation of a public road.	

6.1.4 Town Council Notice Board

Notices regarding the intended development where posted on the Outapi Town Council notice board

Table 13: Town Council Notice Board

PLANNING TASK	ERF NUMBER & EXTENSION	TOWN COUNCIL NOTICE BOARD	NOTICE BOARD PHOTOGRAPH
All Planning Tasks	Erf 2830 – Extension 10 Erf 3976, Erf 3977 and Erf 3980 – Extension 13 Erf 2830 – Extension 10	Notices placed at the Outapi Town Council notice board	

6.1.5 Public Meeting

No public meeting was required for this project .

6.1.6 Consultation with Authorities

The Outapi Town Council, as the project proponent and landowner of the affected erven, was informed of the proposed planning activities and approved the initiation of the subdivision, rezoning and closure of Public Open Space forming part of this Environmental Scoping Assessment.

In accordance with the statutory planning procedures, the Ministry of Urban and Rural Development (MURD) was also informed of the proposed planning applications in March 2026.

The consultation with the relevant authorities ensures that the proposed planning activities are aligned with the applicable planning legislation and municipal development objectives.

7 NEED FOR ENVIRONMENTAL CLEARANCE AND IMPACT SCREENING

The proposed planning amendments trigger listed activities in terms of the Environmental Impact Assessment Regulations (2012), namely:

- Listed Activity 5.1(d): Rezoning of land from Public Open Space to another land use category.
- Listed Activity 10.2(a): Route determination, planning and design of public roads forming part of a township layout.

Although the activities relate to statutory planning amendments within an already proclaimed township, environmental clearance is required for compliance purposes.

Given that the application relates to administrative planning actions only, potential environmental impacts were screened at scoping level as summarised in Table 14 below.

Table 14: Impact Screening Matrix for Proposed Planning Amendments

POTENTIAL IMPACT	BASELINE CONDITION	NATURE OF PROPOSED CHANGE	SIGNIFICANCE AT SCOPING LEVEL	COMMENTS / JUSTIFICATION
Loss of functional Public Open Space	Erven are zoned Public Open Space but are not functioning as formal recreational or ecological parks. Some areas are informally occupied or disturbed.	Rezoning to Residential and partial retention of Public Open Space where required (e.g., powerline servitude on Erf 4579).	Low	Extension 19 retains required servitude area as Public Open Space.
Vegetation removal	Sites are largely disturbed urban land with limited natural vegetation. Baobab trees present on Erven 2830 and 3976.	Administrative rezoning only. No vegetation clearance authorised.	Low	Baobab trees will be retained within subdivision layout. No tree removal proposed as part of this application.

POTENTIAL IMPACT	BASELINE CONDITION	NATURE OF PROPOSED CHANGE	SIGNIFICANCE AT SCOPING LEVEL	COMMENTS / JUSTIFICATION
Impact on protected tree species	Presence of protected Baobab trees (Adansonia digitata).	Trees accommodated in layout design.	Low	Compliance with Forest Act (2001). Any future removal would require separate permit.
Soil disturbance and erosion	Sandy to sandy-loam soils typical of Cuvelai Basin. Stable urban soils.	No earthworks or excavation authorised under this application.	Negligible	Planning-level amendment only. No physical disturbance approved.
Surface water and drainage	Flat terrain. No oshanas or drainage channels on affected erven.	No change to drainage patterns.	Negligible	No hydrological systems altered.
Flood risk	No flood-prone areas identified on erven.	No topographical alteration proposed.	Negligible	Existing urban setting.
Infrastructure pressure	Existing council services present in surrounding areas.	Formalisation of erven within approved township framework.	Low	Services subject to separate council approval processes.
Socio-economic impact	Informal occupation on some erven. Underutilised land elsewhere.	Formalisation of tenure and improved land use alignment.	Positive	Improves land tenure security and municipal revenue base.
Cumulative impacts	Located within already transformed urban area.	Urban infill within approved township.	Low	No expansion into greenfield or sensitive areas.

The proposed activities relate solely to statutory town planning amendments within an already proclaimed township area and do not authorise physical development, construction activities, bulk infrastructure installation or vegetation clearance. Any future development that may occur on the rezoned erven will be subject to separate municipal approvals and environmental authorisation where required in terms of the

Environmental Management Act, 2007 (Act No. 7 of 2007). The current application therefore relates exclusively to administrative planning approvals and associated cadastral amendments.

8 CONCLUSION AND APPLICATION

This Environmental Scoping Report was undertaken in support of an application for an Environmental Clearance Certificate (ECC) for the closure of Public Open Space, subdivision, consolidation, rezoning and reservation of a public road within Extensions 10, 13 and 19 of Outapi.

The proposed activities constitute statutory town planning amendments within an already proclaimed township area and do not involve township expansion, greenfield development, bulk infrastructure installation, earthworks or construction activities.

The baseline assessment confirms that the affected erven are located within a transformed urban environment and are not functioning as formal recreational or ecological Public Open Space. Environmental sensitivity is considered low, with localised considerations limited to protected Baobab trees and an existing powerline servitude, which have been accommodated within the proposed planning layout.

Impact screening undertaken at scoping level indicates that no significant adverse environmental impacts are anticipated. No alteration of hydrological systems, loss of functional ecological open space, or irreversible environmental impacts will occur. The proposed planning amendments are expected to provide positive socio-economic benefits through the regularisation of land use and improved alignment with surrounding development.

Based on the findings of this Environmental Scoping Report, the potential impacts associated with the proposed activities are considered low and manageable, and a full Environmental Impact Assessment is therefore not required.

An Environmental Management Plan (EMP) has been prepared to guide environmental management should any future development or infrastructure implementation occur on the affected erven. The EMP is submitted as a separate document accompanying this Environmental Scoping Report.

Urban Dynamics Africa (Pty) Ltd therefore respectfully applies to the Ministry of Environment, Forestry and Tourism for the issuance of an Environmental Clearance Certificate for the proposed planning applications described in this report.