

Ref: Portion 163 Okahandja

**20 JUNE 2024**

**The Environmental Commissioner**  
**MINISTRY OF ENVIRONMENT AND TOURISM**  
Private Bag 13306  
**Windhoek**  
Namibia

**Attention:** Mr T. Mufeti

Dear Sir,

**PORTION 163 OF THE CONSOLIDATED FARM OKAHANDJA NO. 277**

On behalf of the registered owner of Portion 163 of the Farm Okahandja No. 277, we herewith apply for the following:

- **ENVIRONMENTAL CLEARANCE CERTIFICATE FOR THE REZONING OF PORTION 163 OF THE CONSOLIDATED FARM OKAHANDJA TOWNLANDS NO 277, FROM "GENERAL RESIDENTIAL 1" WIT A DENSITY OF 1:150 TO "GENERAL BUSINESS" WITH A BULK OF 2.0**

**1. INTRODUCTION**

Winplan has been instructed to undertake all the required statutory procedures to rezone portion 163 of the Farm Okahandja No. 277 from General Residential 1 with a density of 1:150 to General Business with a bulk of 2.0. Portion 163, Okahandja is currently undeveloped. Our client intends to develop the erf for Business purposes. The portion, measures 5649m<sup>2</sup> in extent. The site is situated directly to the west of a relatively high-density residential area, known as Nau-Aib Proper and Nau-Aib Extension 1. Portion 163 bordered by a 25-meter-wide arterial street on the east and a 16-meter-wide collector street on the west, making it highly accessible. The topography of the terrain can be described as relatively flat with a gentle slope from east to west, and suitable for the intended commercial development.

## **2. TERMS OF REFERENCE**

In light of the need to undertake the development, Winplan Town and Regional Planners (hereafter WINPLAN) was appointed by Duly Authorised Director of Khomas Investments (PTY) LTD to undertake an environmental assessment (EA) for purpose of applying for an Environmental Clearance Certificate (ECC) for the rezoning of Portion 163 of the Farm Okahandja No. 277 from General Residential 1 with a density of 1:150 to General Business with a bulk of 2.0 (i.e. the development).

### 3. STUDY APPROACH AND METHODS

This EA process was carried out in accordance with provisions for EA, as prescribed by the Environmental Impact Assessment Regulations (GN. No. 30 of 2012), provided for by Section 56 of the Environmental Management Act (No. 7 of 2007).

The study's approach and methods were guided by the Terms of Reference (Section 2) and the relevant legislation.

#### 3.1 Registration of Application for Environmental Clearance Certificate

The first step followed as part of this EA process was to identify the listed activities, which the proposed project entails, as stipulated in the 'List of Activities that may not be undertaken without an Environmental Clearance Certificate' (GN. No. 29 of 2012) and register the mentioned with the Office of the Environmental Commissioner.

Only one listed activity has been identified for which an ECC is required and is listed below.

##### **Activity 5.1 – Land Use and Development Activities**

(a) The rezoning of land from residential to industrial or commercial use.

In accordance with Section 32 of the EMA, applications for an ECC should be submitted with the relevant Competent Authority, which for this development was identified to be the Ministry of Urban and Rural Development. The mentioned authority was informed in writing on 27<sup>th</sup> June 2024 of the proponent's intention to apply for an ECC with the Environmental Commissioner.

#### 3.2 Scoping Stage Aims

The next step followed as part of this EA process was the scoping stage. The identification of impacts and their significance as well as public consultation (as prescribed by Regulation 21 to 24 of the EIA Regulations (GN. No. 30 of 2012) are important elements of the scoping stage. Hence, during the scoping stage issues/impacts that are likely to be significant are identified and those that are less significant are evaluated and if warranted, eliminated.

#### 3.3 Scoping Stage Method

The method followed during the scoping stage was as per requirements set by the Environmental Impact Assessment Regulations (GN. No. 30 of 2012), which included –

- Giving notice to all potential interested and affected parties (I&APs) of the application (ECC application);

- Preparing a scoping report by subjecting the proposed application to scoping by -
  - Assessing the potential effects of the proposed listed activity on the environment;
  - Assessing whether and to what extent the potential effects identified can be mitigated and whether there are any significant issues and effects that require further investigation;
  - Identifying feasible alternatives related to the development;
  - Setting the Terms of Reference for further investigations (if required);
  - Informing I&APs of the way forward in the EA process;
  - Ensuring informed, transparent, and accountable decision-making by the relevant authorities; and
- Informing all registered I&APs of the decision of the office of the Environmental Commissioner.

### **3.4 Study Assumptions and Limitations**

In undertaking the EA and compiling of the scoping report, the following assumptions and limitations apply:

- It is assumed that all the information provided by the proponent and authorities consulted is accurate and that those aforementioned have disclosed all necessary information available;
- No alternative site for assessment was provided;
- It is assumed that all permit or licence requirements, other than the ECC, associated with the development will be addressed as separate investigations and are not included in this EA process;
- It is assumed that there will be no significant changes to the development or the affected environment between the compilation of this report and implementation of the development that could substantially influence findings and recommendations with respect to mitigation and management, etc.;
- The EA process involved the assessment of impacts on the current conservation value of affected land and not on either the historic or potential future conservation value.
- The assessment is based on the prevailing environmental (social and biophysical) and legislative context at the time of writing.

## 4. DEVELOPMENT PROPOSAL

### 4.1 Locality and Existing Use

Portion 163 of the Farm Okahandja No. 277 is located in Okahandja Townland within the build up area.



**Figure 1:** Locality of Portion 163 of the Farm Okahandja No. 277 in relation to the build up area of Okahandja.

Being recently subdivided from the Remainder of the consolidated Farm Okahandja No. 277, most of the subdivided portion adjacent to Portion 163 is undeveloped.

### 4.2 Intention of the developer

As mentioned, the intention is to rezone the vacant portion from General Residential 1 with a density of 1:150 to Business with a bulk of 2.0. The new zoning would allow the proponent to use the erf for business purposes.

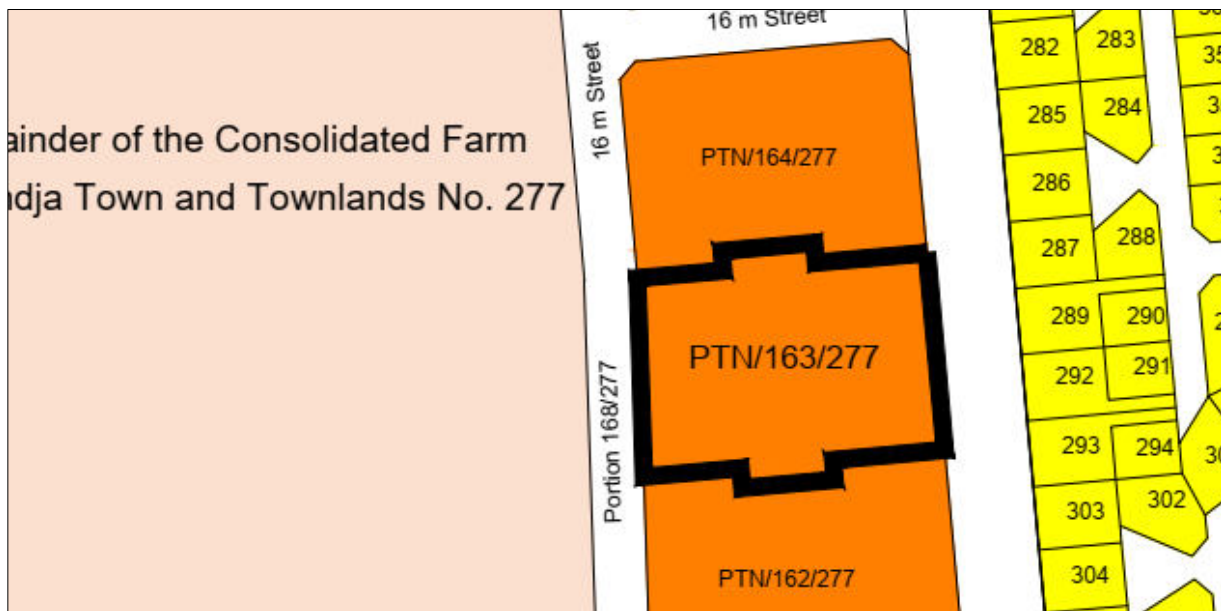
## 5. DESCRIPTION OF THE AFFECTED ENVIRONMENT

### 5.1 Physical Environment

Portion 163 of the Farm Okanhandja No. 277 is located within the already disturbed urban footprint, west of a big residential neighbourhood. Being located inside of a highly disturbed urban area, no natural environment exists. The proposed project site is therefore already in a transformed state and is showing signs of human inference. No trees or any other vegetation exists, and no animals were observed during site visits.

#### 5.1.2 Current Zoning And Size

Portion 163, Okahandja is currently zoned "General Residential 1" with a density of 1:150. The Existing zoning plan is attached. The orange colour in the image below represent General Residential 1.



### **5.1.3 Access and Municipal Services**

Portion 163 bordered by a 25-meter-wide arterial street on the east and a 16-meter-wide collector street on the west, making it highly accessible. The Portion is fully serviced with municipal services (i.e. water, electricity and sewage provided by the Okahandja town council. No other service infrastructure is located on the property.

### **5.1.4 Surrounding Land Use and Character**

The immediate surrounding urban area is characterised by a dominant residential nature (i.e. low and higher densities. The properties to the north and south are all general residential which caters for high densities and to the East is a lower density residential development.

### **5.1.5 Existing Street Network**

The surrounding street network consist of gravel streets with street widths ranging from 13 metres to 25 metres. The condition of the streets could be described as good.

### **5.1.6 Socio-Economic Environment of the Erongo Region**

According to the 2011 census data, there are approximately 108,000 people in the Erongo Region, which has the highest human development index in the country. Erongo has an HIV prevalence rate of 27%, the highest in the country and significantly higher than the average rate of 19.9%. The rate of tuberculosis in the region is high compared to the rest of the country, with most cases reported in Swakopmund and Walvis Bay.

The Erongo Regional Development Plan (RDP) (based on the National Development Plan and Vision 2030) aims to transform Erongo into a region with a more diversified economy in an effort to create employment and wealth in the region, and more equitable distribution of resources, facilities and services throughout the region and among its inhabitants.

Sixty-three per cent of the population in the Erongo region is urbanised. There is a wide diversity of living situations and standards of living, but with the lowest Gini coefficient (a measure of inequality) in the country. The Erongo Region has the highest population growth rate (5.39% over the years since 2001). Most people in Erongo are settled in the towns of Walvis Bay, Swakopmund and Henties Bay on the coast, and in the inland towns of Omaruru, Karibib, Arandis, Usakos and Uis.

The main languages spoken at home in the Erongo Region are the Oshiwambo language at 39%; Afrikaans language at 20%; Nama/Damara at 19% and Otjiherero language at 10% as compared to the Khomas Region where 41% communicates in Oshiwambo language, 19% in Afrikaans, 12% in Nama/Damara and 10% in Otjiherero.

Approximately 79% of the population aged 15 years and up belong to the labour force (i.e. economically active) in the Erongo Region 70% of the population is employed while 30% are unemployed. The inactive group, which consists of homemakers, 11%, students 46% and the severely disabled, retired, or old age income recipients 35% makes up of the regions' population. The main source of income in this region is from wages and salaries at 73%, business and non-farming activities at 9% and farming at 3%. Cash remittance makes up 5% respectively. The older age group makes up 8% of the region's income.

## **6. PUBLIC PARTICIPATION**

In terms of the statutory requirement, the following procedures has been adhered to in order to inform the public of the intended rezoning to provide them the opportunity to comment.

The rezoning has been advertised in the Republikein and New Era newspapers on 19<sup>th</sup> June 2024 and the 26<sup>th</sup> of June 2024 respectively. In addition, a notice was placed on the requisite notice board at the Okahandja municipality and at the site itself. In terms of these notices, the closing date for objections was also 14 April 2020. To date, no objections have been received.

## **7. CONCLUDING REMARKS**

To adhere to the Environmental Management Act (No. 7 of 2007), it was necessary to apply to the Environmental Commissioner for the rezoning of portion 163 of the Farm Okahandja No. 277. This may not be undertaken without an Environmental Clearance Certificate and hence this application. WINPLAN has carefully considered the merit of this application.

In the aftermath of this assessment it is our opinion that the proposed activity will not have a significant negative impact on the environment. In addition, no objections were received during the public participation process. It is therefore our recommendation that an ECC should be issued for the proposed rezoning of Portion 163 of the Farm Okahandja No. 277 from General Residential 1 with a density of 1:150 to Business with a bulk of 2.0



## 8. APPLICATION

On behalf of the registered owner of Portion 163 of the Farm Okahandja No. 277, we herewith apply to the Environmental Commissioner for an Environmental Clearance Certificate for the:

- **ENVIRONMENTAL CLEARANCE CERTIFICATE FOR THE REZONING OF PORTION 163 OF THE CONSOLIDATED FARM OKAHANDJA TOWNLANDS NO 277, FROM “GENERAL RESIDENTIAL 1” WIT A DENSITY OF 1:150 TO “GENERAL BUSINESS” WITH A BULK OF 2.0**

Trusting this application will meet your approval. Should any uncertainties arise, please do not hesitate to contact us.

Yours faithfully,



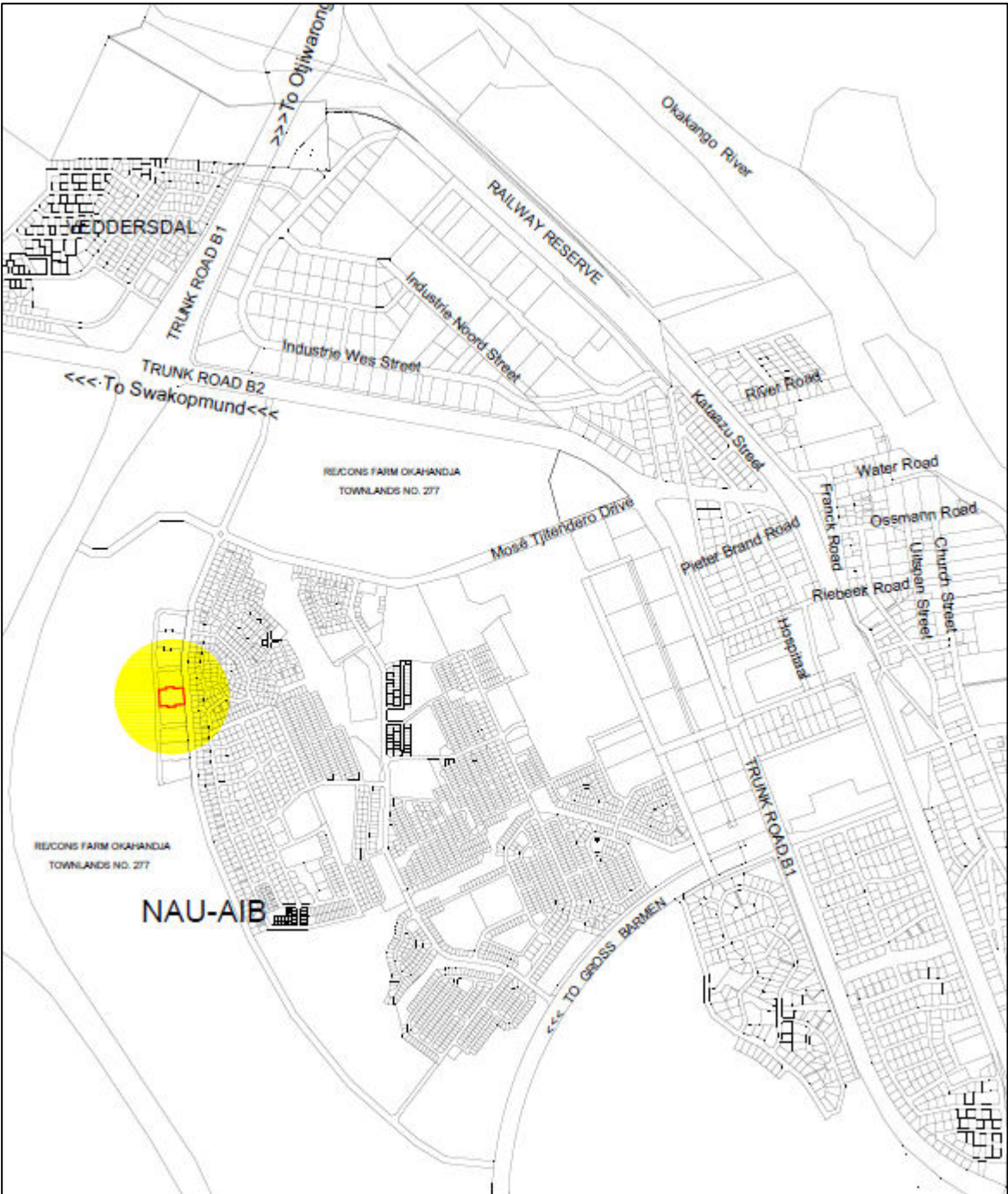
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**D PIENAAR**  
**(Environmental Practitioner)**

## APPENDICES

- Appendix A:** Locality Map
- Appendix B:** Existing Zoning Plan
- Appendix C:** Rezoning Plan

**LOCALITY MAP**



**EXISTING ZONING PLAN**

Remainder of the Consolidated Farm  
Okahandja Town and Townlands No. 277



**REZONING PLAN**

Remainder of the Consolidated Farm  
Okahandja Town and Townlands No. 277





