

# URBAN Green Sustainability Consultants

Town & Regional Planning  
Environmental Impact Assessment  
Water & Wastewater Treatment



27 March 2026

The Chief Executive Officer  
Municipality of Windhoek  
Department of Economic Development & Community Services  
(Health & Environmental Services)  
PO Box 59  
Windhoek



Attention: Ms M-A. Kahitu

**RE: APP-25078006177 & APP-250728006178 - APPLICATION FOR THE RENEWAL OF ENVIRONMENTAL CLEARANCE CERTIFICATES FOR THE REZONING OF PORTION REMAINDER 18 (A PORTION OF PORTION 16) OF THE FARM BRAKWATER NO. 48 FROM "RESIDENTIAL" TO "INDUSTRIAL" AND REZONING OF PORTION 22 (A PORTION OF PORTION 18) OF THE FARM BRAKWATER NO. 48 FROM "RESIDENTIAL" TO "INDUSTRIAL", WINDHOEK, KHOMAS REGION**

Previous communication with regards to the above-mentioned subject refers.

This letter serves to inform your Institution that Urban Green Sustainability Consultants (The Environmental Assessment Practitioner) has been appointed by WP Transport (PTY) LTD. (The Proponent) to apply for the Renewal of Environmental Clearance Certificates (ECC-02117 & ECC-02146) for the proposed rezoning of Portion Rem.18/16 and Portion 22/18 of the Farm Brakwater No. 48 from "residential" to "industrial", located within the Brakwater area north of Windhoek, Khomas Region.

The initial Environmental Impact Assessment Study was undertaken during 2021, and the first Environmental Clearance Certificates (ECC's) were issued during April 2022. These ECC's in possession of the Proponent is ECC-02117 & ECC-02146, dated 11 April 2022 and 20 April 2022 has lapsed, and therefore renewal thereof was submitted to the Department of Environmental Affairs (DEA) on 19 May 2025, and is currently under review.

In line with a requirement from the DEA, your office is hereby informed of the Proponent's intention to apply for the Renewal of the Environmental Clearance Certificates (ECC's) and is invited to provide written acknowledgement, comments and/or feedback, should there be any.

Find below, the background information on the activity's' development and a short overview of the receiving environment, and the ECC Renewal being conducted.

**Kindly note that this is NOT a public participation process, but rather an information sharing exercise regarding the Renewal Applications of the mentioned Environmental Clearance Certificates, with the aim to obtain comments/questions/concerns or written acknowledgement of this letter, by latest Tuesday, 31 March 2026.**

## **1. BACKGROUND TO THE PROJECT**

### **Location & Access**

Portion Rem/18/16 and Portion 22/18 of the Farm Brakwater No. 48 are situated about 15km north of Windhoek CBD, south-east to the A1 national highway and D1473 intersection, as indicated by the attached locality map.

Access is currently obtained via a gravel road off the D1471 passing east along the railway line to Portion Rem/18/16 and Portion 22/18 of the Farm Brakwater No. 48 having northerly and westerly access.

### **Land Use & On-site Activities**

Portion Rem/18/16 and Portion 22/18 of the Farm Brakwater No. 48 are currently zoned 'residential', as per the Windhoek Zoning Scheme. The Portions are used for logistics and warehouse storage purposes by WP Transport (Pty) Ltd.

The Portions accommodates a warehouse, residential building, office buildings with parking, ablution facilities, a workshop and wash bay for trucks, a fuel depot and vast storage space for trucks, trailers, tanks and containers. The entire Portion is fenced in and access is controlled.

The particular area of Brakwater has developed into a light-industrial and industrial hub. Neighbours of Portion Rem.18/16/48 Farm Brakwater are NamPower to the north and the TransNamib railway to the west. To the east is Portion 22/18/48 Farm Brakwater, which belongs to the Proponent and further east is undeveloped farmland.

### **Infrastructure & Services**

The Portions are supplied with electricity from the existing NamPower network, while potable water is supplied by NamWater. Existing boreholes, offer brackish (hard) water, used for washing of trucks and dust suppression. Sewerage from the ablution facilities and office toilets is captured in on-site septic tanks that are pumped on request by Rent-a-Drum/Sanitech. Daily waste is also removed by Rent-a-Drum.

### **Receiving Natural Environment**

The Brakwater area is situated within the Khomas Hochland Plateau and the climate can be described as arid to semi-arid. It is typified by very hot summers from November to February and moderate dry winters during May to August.

The average annual rainfall for Windhoek and surroundings is 360mm and is highly erratic and unpredictable with the highest rainfall months being January to March.

The larger Brakwater area forms part of the Thornbush Savannah. This is the dominant vegetation type in Namibia and the typical form is grassveld interspersed with trees and large shrubs.

The part of the Portion currently utilised has been cleared of natural vegetation with only a few remaining trees. The remaining portion of Portion Rem/18/16 of the Farm Brakwater No. 48 that exists outside the fenced-in area to the south is covered by natural occurring grass, *Prosopis* and a few *Acacia* tree species. No development is envisaged in this area.

### **POTENTIAL ENVIRONMENTAL CONCERNS**

It is not anticipated that the rezoning of Portion Rem/18/16 and Portion 22/18 of the Farm Brakwater No. 48 will have an impact on the natural environment's current status quo, as the activities and footprint will remain as is.

The Portion Ptn Rem.18/16/48, Farm Brakwater borders the Klein Windhoek River located to the eastern parts. The greatest sensitivity of the receiving environment is the drainage into the river. This river feeds downstream water resources (i.e. localised boreholes and the Swakoppoort Dam) along the Swakop River. It is thus extremely important that surface water and waste water be managed and treated in such a manner not to cause any potential pollution of the immediate and surrounding receiving environments. The necessary mitigations were studied during the ESA and incorporated into the Environmental Management Plan (EMP).

The Klein Windhoek River is highly invested with the *Prosopis* tree species in the area next to the Portion Rem/18/16/48, Farm Brakwater.

Should your office require any further information and/or assistance, please contact us.

Yours faithfully,



---

Brand van Zyl