

ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED ACTIVITY IN ARANDIS

Subdivision, Rezoning, Bulk Service Installation and Street Creation on Farm Arandis New Townlands No. 310

List of triggered activities identified in the EIA Regulations which apply to the proposed project

Activity 5.1 (a) Land Use and Development Activities

The rezoning of land from residential use to commercial use (The proposed project includes the rezoning of Undetermined to Special)

Activity 10.1 (b) Infrastructure

The construction of Public roads (The proposed project includes the construction of roads)

Activity 10.2 (a) Infrastructure

The route determination of roads and design of associated physical infrastructure where – it is a public road; (The proposed project includes the route determination of roads)

Activity 10.1 (a) Infrastructure

The construction of oil, water and gas and petrochemical and other bulk supply pipelines (The proposed project includes the construction of bulk services)

Activity 10.1 (c) Infrastructure

The construction of railways and harbours

BACKGROUND INFORMATION DOCUMENT

1 PURPOSE OF THIS DOCUMENT

The purpose of this Background Information Document (BID) is to brief Interested & Affected Parties (I&AP's) about the Environmental Impact Assessment (EIA) being undertaken for the proposed development activities in Arandis.

The BID also provides an opportunity for I&APs to register for the EIA process and to submit any initial comments or issues regarding the proposed project.

2 BACKGROUND INFORMATION

The Arandis Town Council, hereinafter referred to as the proponent intends to undertake the following activities:

- **Subdivision of the Farm Arandis New Townlands No. 310 into 8 Portions (Portions 2- 9) and the Remainder;**
- **Rezoning of Portion 2 from "Undetermined" to "Special" for Industries and a solar energy park;**
- **Rezoning of Portion 3 from "Undetermined" to "Special" for rail Locomotive refurbishment and retrofitting factory, a decongestion facility and a Green Hydrogen loading and storage facility and solar farm;**
- **Rezoning of Portion 4 (Infrastructure Corridor) from "Undetermined" to "Special" for an infrastructure corridor, inclusive of bulk services and future roads and rail;**
- **Rezoning of Portion 5 from "Undetermined" to "Special" for Industries and a solar energy park;**
- **Rezoning of Portion 7 from "Undetermined" to "Special" for solar energy generation;**
- **Reservation of Portion 9 as a "Street";**
- **Registration of a 20m wide Right of Way Servitude over the Remainder of the Farm Arandis Townlands No. 170 in favor of the Local Authority;**
- **Registration of a 20m wide Right of Way Servitude over Portion 8 in favor of the Local Authority;**
- **Registration of a 100m wide Powerline Servitude over the Remainder of the Farm Arandis New Townlands No. 310 in favor of NamPower;**
- **Registration of a 100m wide Powerline Servitude over Portion 5, 7 and 8.**

In terms of the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012), the listed activities indicated above were triggered by the proposed project.

The proponent commissioned this EIA and appointed Stubenrauch Planning Consultants (SPC) to undertake the necessary activities to enable an application for an Environmental Clearance with the Environmental Commissioner as prescribed by the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012). In line with Regulation 21(2) of the mentioned EIA Regulations, this BID is distributed to potential I&APs as part of the public consultation process for this EIA.

This Environmental Assessment will therefore be undertaken to determine the potential environmental and socio-economic impacts associated with the proposed development activity.

3 DEVELOPMENT DESCRIPTION

3.1 Locality

The Farm Arandis New Townlands No. 310 is located north, east and west of the Farm Arandis Townlands No. 170. Please refer to below **Figure 1**. The Farm Arandis New Townlands No. 310 is zoned “Undetermined”.

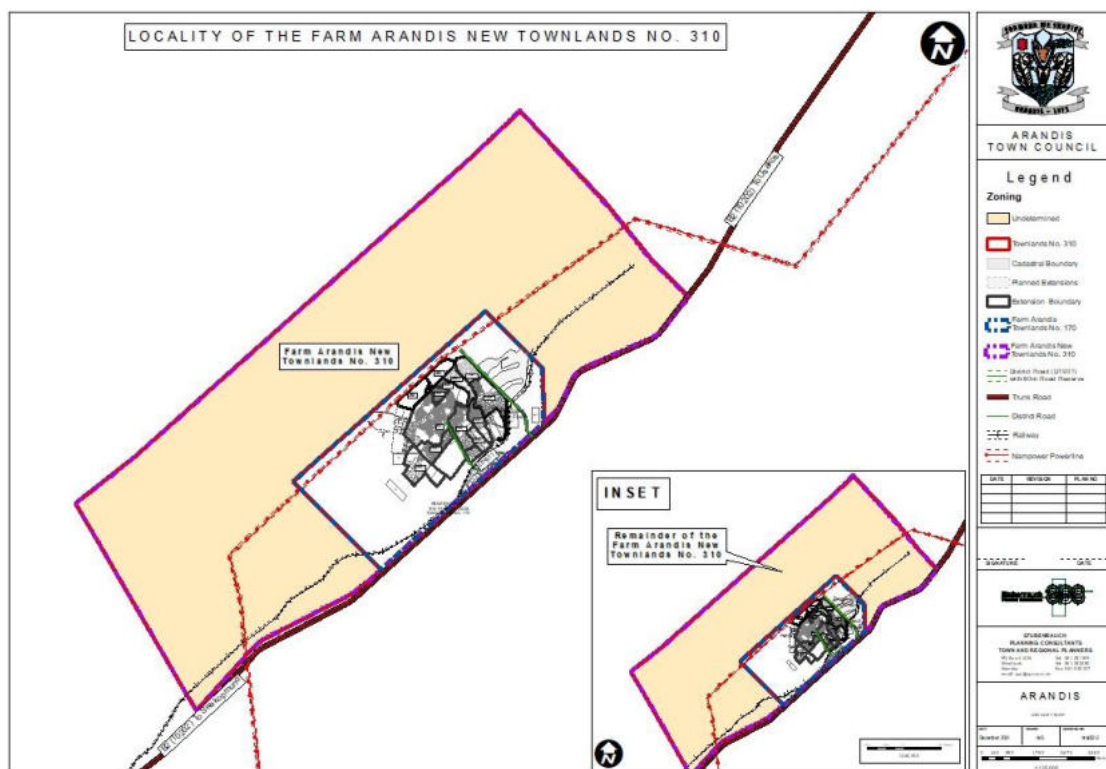


Figure 1: Locality map of the Farm Arandis New Townlands No. 310

3.2 Proposed Development

In line with the objectives of the Arandis Five-Year Strategic Plan, the Proponent (Arandis Town Council) has entered into presale agreements with various stakeholders engaged in renewable energy, green hydrogen, and industrialization initiatives.

To enable the sale or subsequent leasing of portions of land to these stakeholders, the following town planning procedures must be undertaken to ensure proper demarcation and alignment of proposed land uses with the designated zonings, in accordance with the Arandis Zoning Scheme.

The proposed development presents a valuable opportunity to promote the use of clean, sustainable energy sources while stimulating socio-economic growth in a controlled and regulated manner. Unlike conventional industrial activities, renewable energy and green hydrogen initiatives have a significantly lower environmental footprint in terms of emissions, resource consumption, and pollution. The introduction of such technologies will also contribute to the diversification of Namibia's energy mix and reduce reliance on fossil fuels.

3.2.1 Subdivision of the Farm Arandis New Townlands No. 310

It is the intention of the Proponent to subdivide the Farm Arandis New Townlands No. 310 into 8 portions and Remainder, in order to sell or lease Portions 2 – 9 to the relevant stakeholders. (Figure 2).

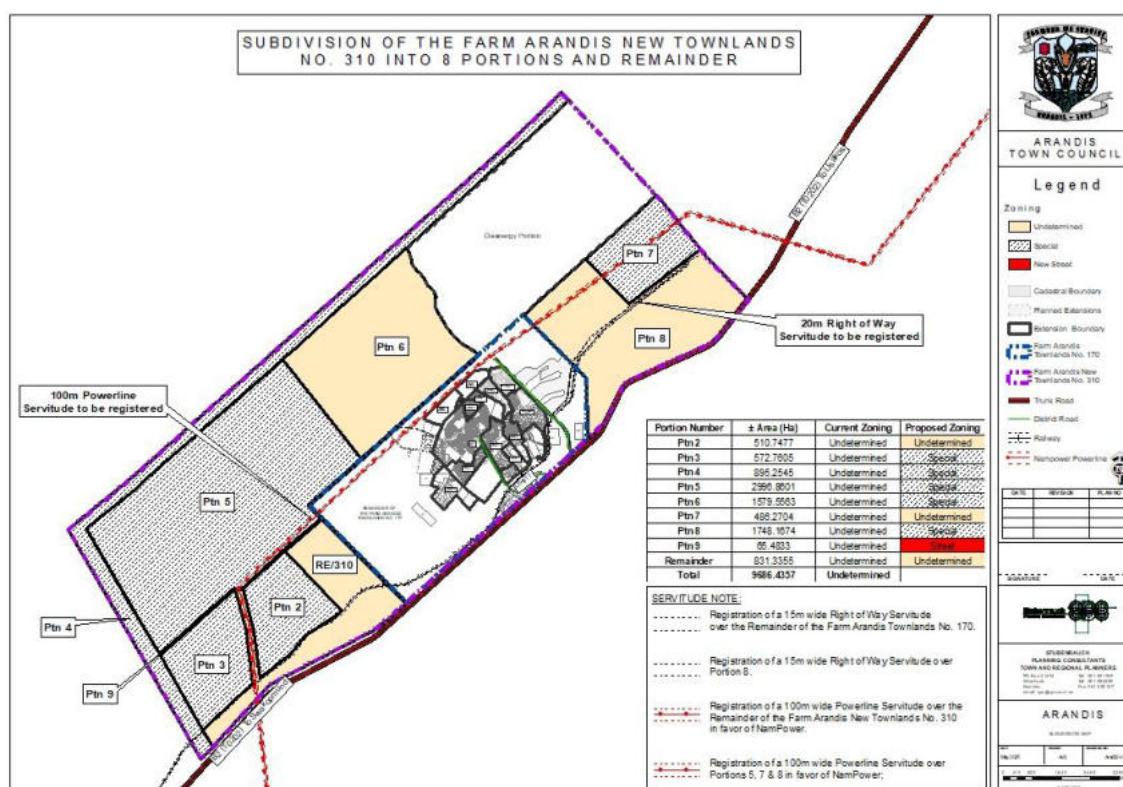


Figure 2: Subdivision of the Arandis New Townlands No. 310 into Portion A and the Remainder

Table 1 outlines the proposed subdivision of the Arandis New Townlands No. 310 into Portions 2-9 A and the Remainder.

Table 1: Subdivision of the Farm Arandis New Townlands No. 310 into Portion 2-9 and the Remainder

Portion	± Size (Ha)
Portion 2	510.7477
Portion 3	572.7605
Portion 4	895.2545
Portion 5	2996.8601
Portion 6	1579.5563
Portion 7	486.2704
Portion 8	1748.1674
Portion 9	65.4833
Remainder	831.3355

3.2.2 The Rezoning of Portion 2

Proposed Portion 2 of the Farm Arandis New Townlands No. 310 will be rezoned from “Undetermined” to “Special” for Industries and a solar energy park. This will allow the relevant stakeholder to construct and operate industrial use and a solar energy park on the allocated portion.

Table 2 outlines the proposed rezoning of Portion 2, giving a summary on the current and proposed zoning.

Table 2: Rezoning of Portion 2

Portion	Current Zoning	Proposed Zoning
Portion 2	Undetermined	Special for Industries and a solar energy park.

3.2.3 The Rezoning of Portion 3

Proposed Portion 3 of the Farm Arandis New Townlands No. 310 will be rezoned from “Undetermined” to “Special” for a rail Locomotive refurbishment and retrofitting factory, a decongestion facility and a Green Hydrogen loading and storage facility and solar farm.

Table 3 outlines the proposed rezoning of Portion 2, giving a summary on the current and proposed zoning.

Table 3: Rezoning of Portion 3

Portion	Current Zoning	Proposed Zoning
Portion 3	Undetermined	Special for rail Locomotive refurbishment and retrofitting factory, a decongestion facility and a Green Hydrogen loading and storage facility and solar farm.

3.2.4 The Rezoning of Portion 4

Proposed Portion 4 of the Farm Arandis New Townlands No. 310 is to be rezoned from “Undetermined” to “Special” to accommodate a 40-meter-wide infrastructure corridor. This corridor will cater to bulk infrastructure and the development of future road and rail networks. By consolidating infrastructure-related activities—such as pipelines, power lines, sewer systems, and future transportation routes—into a single designated corridor, the need for multiple servitude registrations over individual land parcels will be eliminated.

The proposed infrastructure corridor will connect directly to the B2 (T0202) trunk road leading to Swakopmund.

Table 4 outlines the proposed rezoning of Portion 4, giving a summary on the current and proposed zoning.

Table 4: Rezoning Portion 4 of the Farm Arandis New Townlands No. 310.

Portion	Current Zoning	Proposed Zoning
Portion 4	Undetermined	Special for an infrastructure corridor, inclusive of bulk services and future roads and rail.

3.2.5 The Rezoning of Portion 5

Proposed Portion 5 of the Farm Arandis New Townlands No. 310 will be rezoned from “Undetermined” to “Special” for Industries and a solar energy park. This will allow the relevant stakeholder to construct and operate industrial use and a solar energy park on the allocated portion.

The table below depicts the current and proposed zoning of Portion 5.

Table 5: Rezoning of Portion 5 of the Farm Arandis New Townlands No. 310.

Portion	Current Zoning	Proposed Zoning
Portion 5	Undetermined	Special for Industries and a solar energy park.

3.2.6 The Rezoning of Portion 7

Proposed Portion 7 of the Farm Arandis New Townlands No. 310 will be rezoned from “Undetermined” to “Special” for solar energy generation. This will allow the relevant stakeholder to construct and operate industrial use and a solar energy park on the allocated portion. The table below depicts the current and proposed zoning of Portion 7. **Figure 3** below depicts the Rezoning of Portions 2, 3, 4, 5, 7, & 9.

Table 6: Rezoning of Portion 7 of the Farm Arandis New Townlands No. 310.

Portion	Current Zoning	Proposed Zoning
Portion 7	Undetermined	Special for solar energy generation.

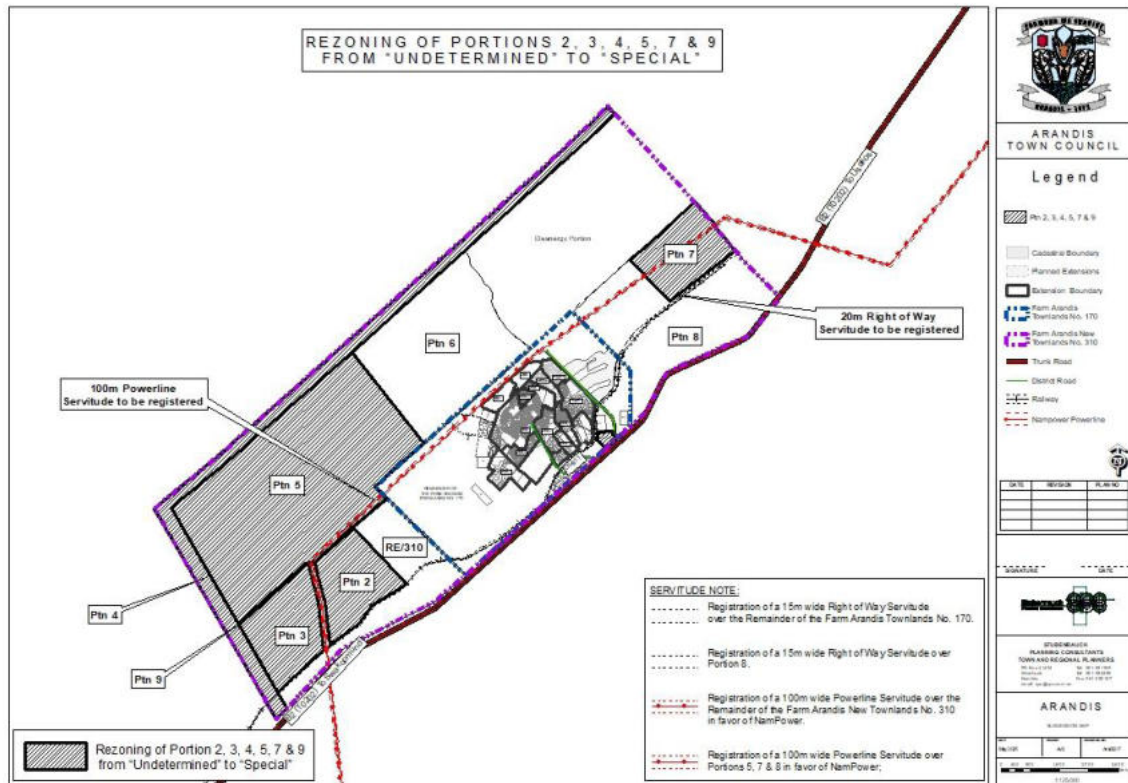


Figure 3: Rezoning of Portions 2, 3, 4, 5, 7, & 9

3.2.7 The Rezoning of Portion 9

Proposed Portion 9 of the Farm Arandis New Townlands No. 310 is to be reserved as a 40-meter-wide “Street”. This street portion is intended to provide formal access to Proposed Portions 2 through 6, as well as the Remainder of the property. It will link directly to an already approved access point on the B2 (T0202) trunk road leading to Swakopmund.

It is important to note that the proposed “Street” will intersect with the existing railway line, as illustrated on the attached map. The table below depicts the current and proposed zoning of Portion 5.

Table 7 below depicts the current and proposed zoning of Portion 9.

Table 7: Rezoning of Portion 9 of the Farm Arandis New Townlands No. 310.

Portion	Current Zoning	Proposed Zoning
Portion 9	Undetermined	Street

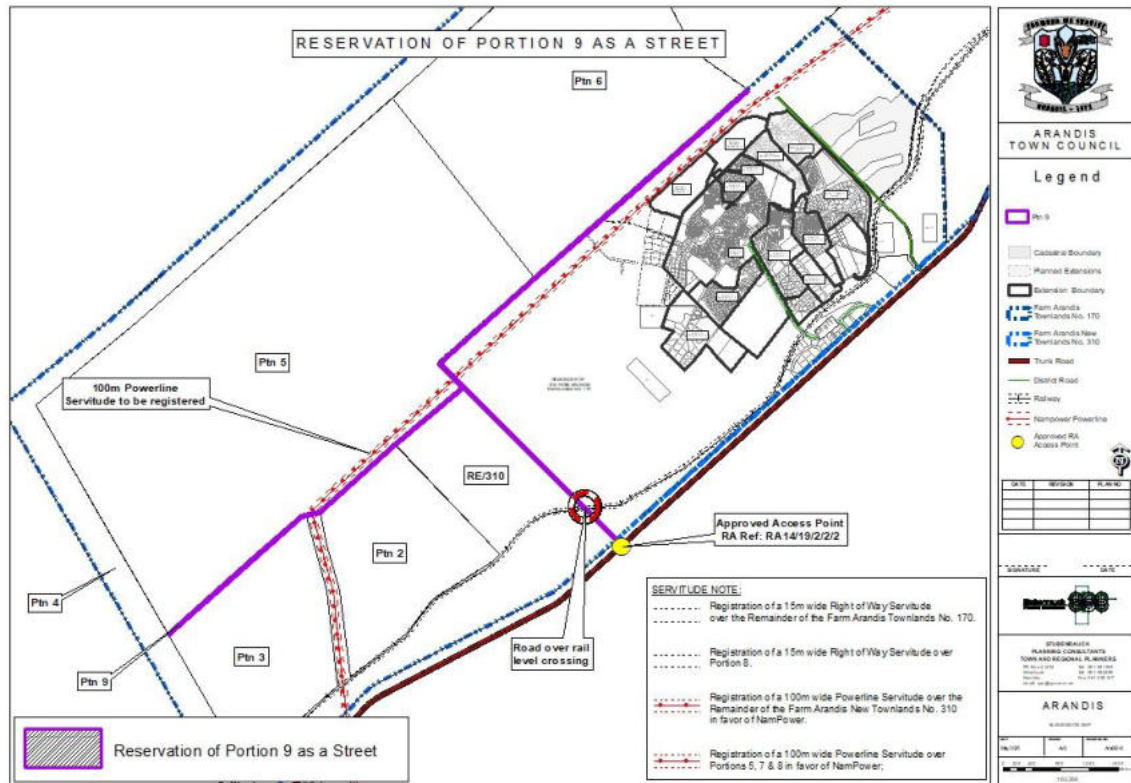


Figure 4: Reservation of Portion 9 as a “Street”

3.2.8 Registration of a 20m Right of Way Servitude

As part of this application, two 20-meter-wide Right of Way Servitudes are proposed for registration. The first servitude is to be registered over the Remainder of the Farm Arandis Townlands No. 310 in favour of the Local Authority, to provide formal access to Proposed Portions 7 and 8.

The second 20-meter servitude will be registered over Proposed Portion 8, also in favour of the Local Authority, to ensure continuous access to both Portions 7 and 8. These servitudes are essential to secure legal and practical access for service provision, infrastructure development, and general mobility within the planning area. **Figure 5** below depicts the Registration of the 60-meter Right of Way Servitude.

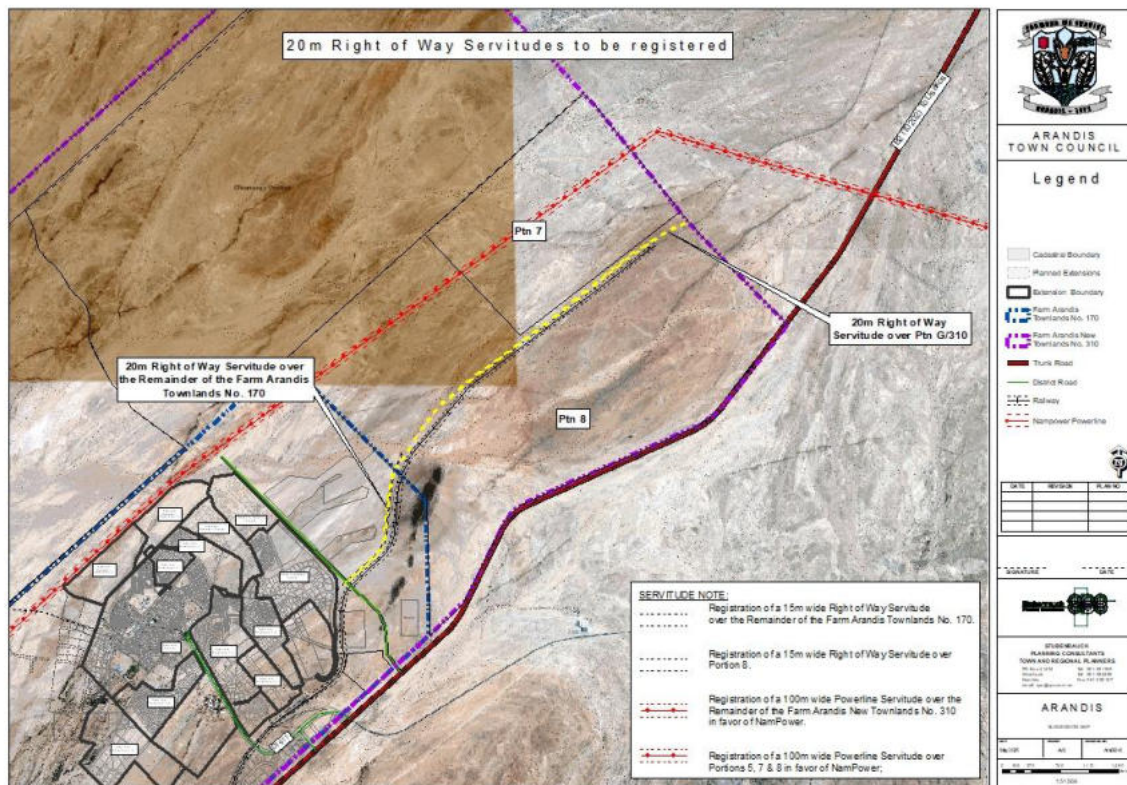


Figure 5: Registration of the 60-meter Right of Way Servitude

3.2.9 Registration of a 20m Right of Way Servitude

There is a NamPower line running over the Farm Arandis New Townlands No. 310, however, this NamPower line is not endorsed on the Title Deed, nor indicated on the Diagram. To respect and incorporate the NamPower line, the following Powerline Servitudes must be registered:

- 100m wide Powerline Servitude over the Remainder of the Farm Arandis New Townlands No. 310 in favor of NamPower.
- 100m wide Powerline Servitude over Portion 5
- 100m wide Powerline Servitude over Portion 7
- 100m wide Powerline Servitude over Portion 8
- 100m wide Powerline Servitude over the Remainder of the Farm Arandis Townlands No. 310

The **Figure 6** below depicts the 100m Powerline Servitude that must be registered over the relevant portions.

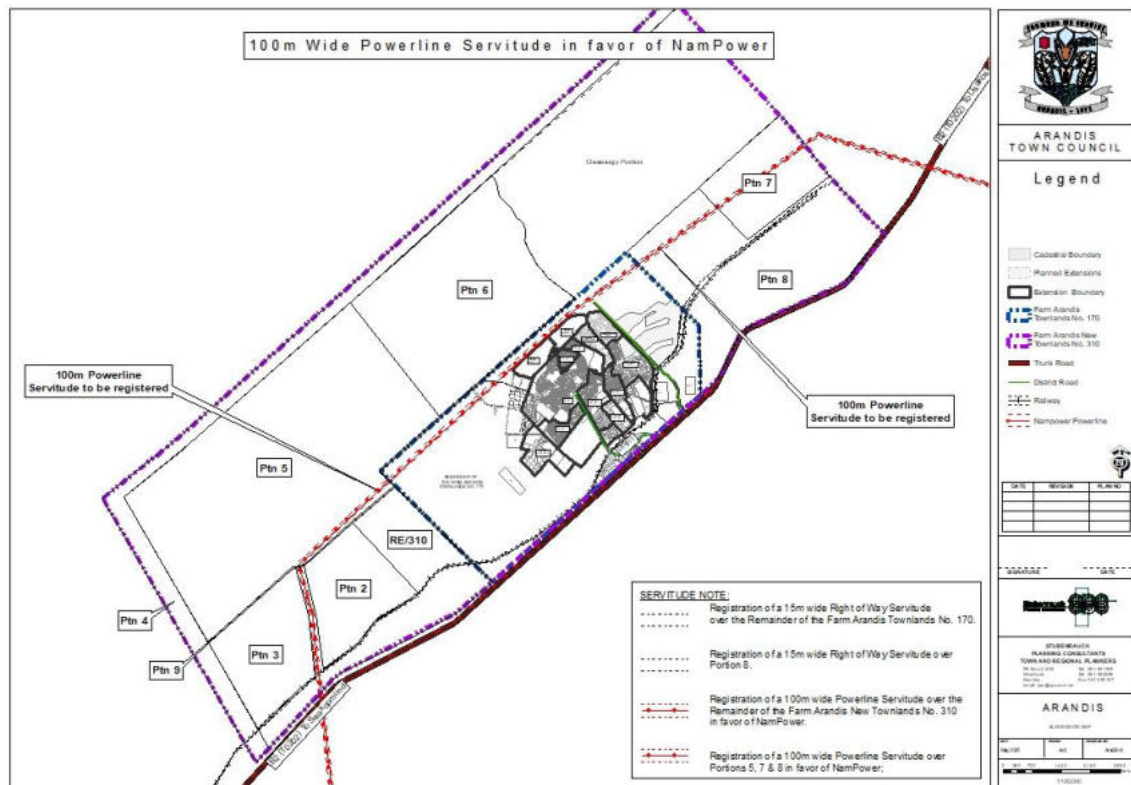


Figure 6: Powerline Servitude to be registered

3.3 Engineering services and Access Provision

Each stakeholder will appoint their own qualified Consulting Engineer to design and oversee the installation of the required engineering services, in accordance with the standards and satisfaction of the Arandis Town Council. Professionally prepared services master plans will be developed for each specific activity or development node.

As mentioned previously, proposed Portion 9 of the Farm Arandis New Townlands No. 310 will be reserved as a 40-meter-wide “Street.” This portion will provide formal access to Proposed Portions 2 to 6, as well as to the Remainder of the property. It will connect directly to an already approved access point on the B2 (T0202) trunk road leading to Swakopmund.

Two 20-meter-wide Right of Way Servitudes will be registered as part of this application:

The first servitude will be registered over the Remainder of the Farm Arandis Townlands No. 310 in favour of the Local Authority, to provide access to Proposed Portions 7 and 8.

The second servitude will be registered over Portion 8, also in favour of the Local Authority, to ensure uninterrupted access to the same portions.

4 THE ENVIRONMENTAL BASELINE

4.1 Overview

The town of Arandis is located approximately 54 km north of Swakopmund in the Erongo Region.

4.2 Biophysical Environment

4.2.1 Fauna and Flora

The subject area falls within the Namib Desert Biome (Robertson, Jarvis, Mendelsohn, & Swart, 2012). All endemic plant species found within the area are considered to be drought tolerant, drought resistant or succulent. Short lived annuals, which occur after local rainfalls and floods, provide a vital source of food for game grazing within the Namib plains.

4.2.2 Geology and soils

The geology of the Erongo Region falls within the Damara Supergroup and Gariep Complex geological division. The onshore geology of the coastal area consists of old crystalline rocks that form the basement to the Permo-Triassic Karoo Sequence and the young deposits of the Namib Desert (Mendelsohn, Jarvis, Roberts & Roberston, 2002).

4.2.3 Hydrology and Hydrogeology

The four main rivers in the Erongo Region include the Swakop, Omaruru, Kuiseb and Ugab rivers. The alluvial aquifer within the region plays an important role in water supply for the region. The Central Namib Water Supply Scheme is based in Swakopmund and is run by NamWater. The scheme draws groundwater from the wellfields in the Omaruru and Kuiseb rivers (Ministry of Water Agriculture and Forestry, 2011).

4.3 Social Environment

The population of the Erongo Region is reported to be 240 206 people with Arandis being approximately **5 726** people (NSA, 2023).

ENVIRONMENTAL ASSESSMENT PROCESS

- Establishing environmental risks of the intended project
- Establishing mitigation protocol
- Preparing the draft Environmental Assessment Report (EAR) and Environmental Management Plan (EMP)
- Public reviewing of Draft EAR and EMP
- Preparing the final EAR & EMP and submitting to MET
- Awaiting decision from Authorities
- Communicating decision to Interested & Affected Parties
- Availing opportunities to Appeal.

5 POTENTIAL IMPACTS

The following potential impacts have been identified so far should the subject portion become developed:

- **Environmental Degradation:** may result due to the clearance of vegetation for construction of the proposed development.
- **Waste:** During construction, waste may be generated on site which would have to be disposed of at an approved landfill site.
- **Ground and surface water impacts:** May be experienced due to the use of machinery and chemicals during construction.
- **Employment Creation:** During construction temporary jobs may be created for the construction of the associated services.

More potential impacts of the proposed activity will be identified upon consultations with the public and further research on the area.

6 PUBLIC CONSULTATION

The Environmental Impact Assessment process involves interaction with people who are interested in, or who could be affected by the proposed development and/or operational activities of the proposed Arandis development. As part of this process communication will be sent out to various potential I&APs and Line Ministries in addition to the public notices to be placed in the newspapers, on the site and around the subject area to obtain comments on the proposed developments.

7 ALL STAKEHOLDER/INTERESTED & AFFECTED PARTIES (I&AP)

Public participation process gives you the opportunity to:

- Obtain information about the proposed project
- Raise any environmental issues relating to the project

How can you be involved?

- By responding to the invitation advertised in the newspapers
- By registering as an I&AP, for your name to be added to our register list
- Submitting your comments or requests in writing.

We are inviting the public to participate by contributing issues and suggestions regarding the proposed projects on or before **07 August 2025**. For further information, or concerns, I&APs can complete the register below:

8 REGISTRATION AND COMMENTS

Participant Name:	Organization/Affiliations:
Position:	Telephone:
Fax:	E-Mail:

Postal Address:
Comments/Suggestions and Questions:

Please fill in particulars and return completed document to be registered as an Interested & Affected Parties (I&AP) to:

Stubenrauch Planning Consultants (SPC) Tel: 061 25 11 89 E-Mail: bronwynn@spc.com.na
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