

# ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED ACTIVITY IN OKAHANDJA

Rezoning of Erf 513 (a portion of Erf 148), Okahandja Dorp from “Single Residential” to “Office”, Okahandja, Otjozondjupa Region

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

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## Activity 5.1 (a) Land Use and Development Activities

**The rezoning of land from Residential use to industrial or commercial use**

## 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 Okahandja.

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

Mr. Martin Wucher hereinafter referred to as the proponent intends to undertake the following activities:

- Rezoning of Erf 513 (a portion of Erf 148), Okahandja Dorp from “Single Residential” with a density of 1:750 to “Office” with a bulk of 2.0**

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.

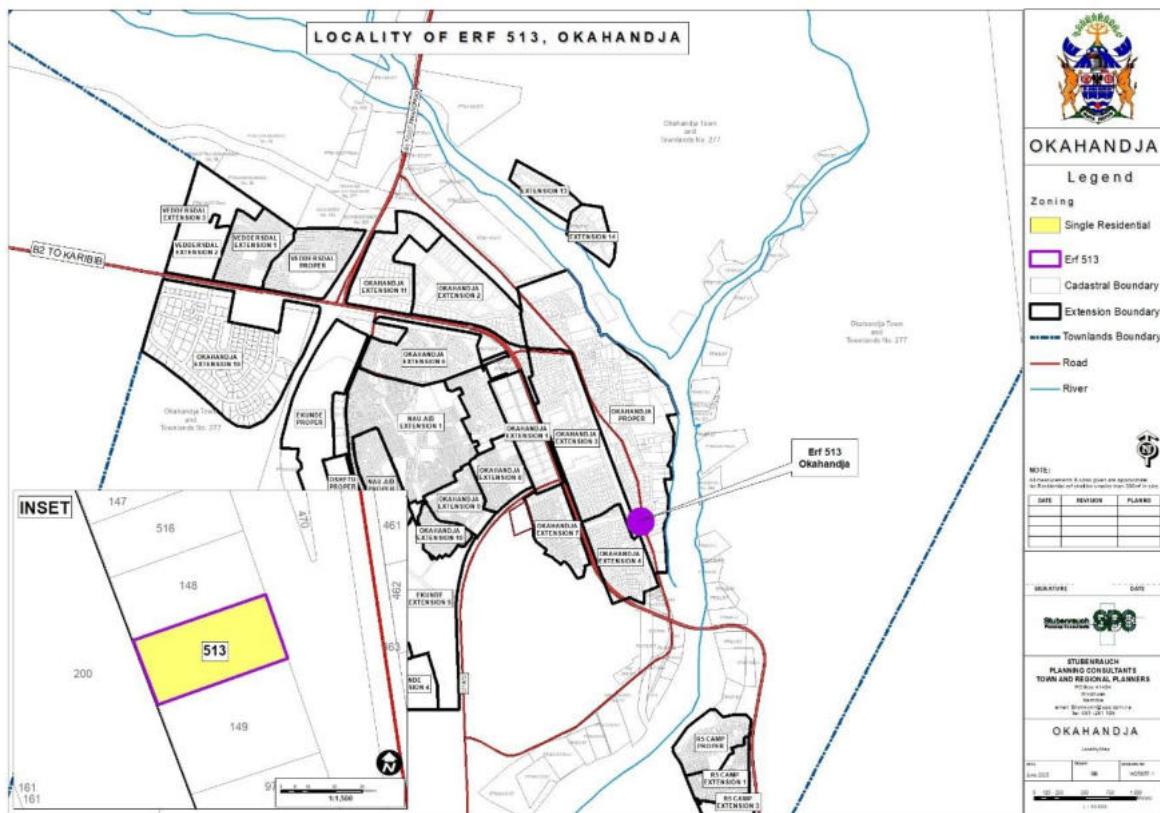
The proponent commissioned this EIA and appointed Stubenrauch Planning Consultants (SPC) to undertake the necessary activities to enable an application for an Environmental Clearance with the Environmental Commissioner as prescribed by the Environmental Management Act (No. 7 of 2007) and Environmental 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

Erf 513 is located in the neighbourhood of Okahandja Proper, bordered by the railway line on the western side. Please refer to below locality map (**Figure 1**).



**Figure 1:** Locality map of Erf 513 Okahandja Proper

#### 3.2 Status Quo

Erf 513 (a portion of Erf 148), Okahandja Dorp is currently accommodating a dental practice one (1) bedroom dwelling unit, an outside bathroom for the guests of the dental practice and a shaded parking area. There is limited vegetation on-site which will be preserved to add to the aesthetic value of the dental practice.



**Figure 2:** Aerial Map

### 3.3 Proposed Development

Dr. Wucher has relocated his dental practice to Windhoek, and the existing buildings on Erf 513 (a portion of Erf 148), Okahandja Dorp, are now being utilized by Dr. Salama for the continued operation of a dental practice.

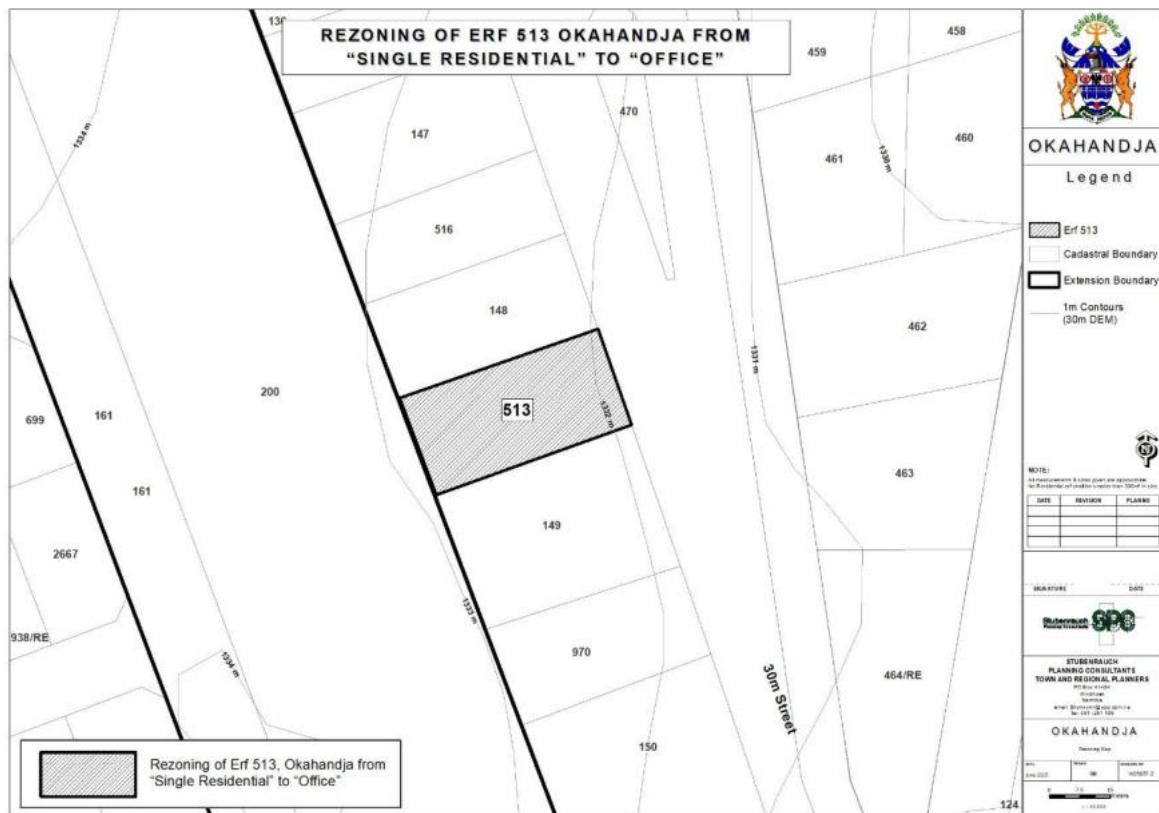
Erf 513 is currently zoned "Single Residential" with a density of 1:750 in terms of the Okahandja Town Planning Scheme No. 5 (now referred to as the Okahandja Zoning Scheme). This zoning does not permit the operation of a dental practice as a primary land use.

Our client therefore intends to formalize and align the longstanding land use activity—practiced from the property for over 33 years—with the applicable zoning regulations in accordance with the Okahandja Zoning Scheme.

Formalizing the land use on Erf 513 will also enable Dr. Salama to renew the Fitness Certificate issued by the Okahandja Municipality, which is a prerequisite for obtaining a Clearance Certificate from the Ministry of Health and Social Services to legally operate dental practice from the premises.

### 3.3.1 Rezoning of Portion 402 (a portion of Portion 362) of the Consolidated Farm Okahandja No. 277 from “Undetermined” to “General Business”.

The Proponent intends to formalize and align the longstanding land use activity, practiced from the property for over 33 years by rezoning Erf 513 (a portion of Erf 148), Okahandja Dorp from “Single Residential” with a density of 1:750 to “Office” with a bulk of 2.0 as depicted in **Figure 3 and 4** below.



**Figure 3:** Proposed Rezoning of Erf 513 (a portion of Erf 148), Okahandja Dorp from “Single Residential” with a density of 1:750 to “Office” with a bulk of 2.0



**Figure 4:** Proposed Rezoning of Erf 513 (a portion of Erf 148), Okahandja Dorp from "Single Residential" with a density of 1:750 to "Office" with a bulk of 2.0

### 3.4 Engineering services and Access Provision

#### Water, Sewer and Electricity

Erf 513 (a portion of Erf 148), Okahandja Dorp, is already connected to Okahandja Municipality's distribution grid which currently provides electrical power to Windhoek. Erf 513 (a portion of Erf 148), Okahandja Dorp, is already connected to the reticulation system of water and sewer of the Municipality of Okahandja and will remain the same after the rezoning is finalised. The storm water on Erf 513 (a portion of Erf 148), Okahandja Dorp, will follow the natural drainage paths on-site.

#### Access

Erf 513 (a portion of Erf 148), Okahandja Dorp, currently obtains access from the internal street network of Okahandja Proper (Dorp) and will remain the same after the rezoning has been completed.

It should be noted that the proposed rezoning will not add additional traffic within the area as it is merely a formalization of an existing situation.

## 4 THE ENVIRONMENTAL BASELINE

### 4.1 Overview

The environmental and social setting of the proposed project area is briefly described in this section. The detailed description of these environmental features will be fully presented in the environmental scoping report.

### 4.2 Biophysical Environment

#### 4.2.1 Fauna and Flora

Generally, the Region is known to have grassy dwarf shrubland comprising numerous growth forms, the most common perennial forms being tufted grasses, non-succulent dwarf shrubs, succulent dwarf shrubs, stoloniferous grasses and geophytes. The eastern two-thirds of the region are dominated by savannas characteristic of Kalahari Sands, with more broad-leaf deciduous trees in the north and more thorny species in the south. The western parts are covered in thorny species growing on more rocky, shallow soils. These areas are the most degraded in the country as a result of bush encroachment.

#### 4.2.2 Topography, Soils and Geology

The topography of the Otjozondjupa Region lies on the western edge of a vast basin of sand, and it is this sand that determines much about the vegetation, wildlife, farming and mineral potential of the region. In this region, floodplains occur between the Klein Omatako Omuramba and the Omuramba Omatako and stretch up to Okanguindi village south-east of Okakarara. They are subject to repeated seasonal flooding as a result of relatively low relief.

The soils in Otjozondjupa Region are Dolomites and limestones these rocks were originally deposited during the Neoproterozoic Damara Orogen, in an ocean formed during successive periods of intracontinental rifting spreading and the formation of passive margins. The thick succession of these rocks (Dolomites and limestones) of the Otavi Group today crop out in fold structures between Grootfontein and Opuwo.

The geology of Otavi belongs to the Damara Supergroup and Gariep Complex. The subject area consists of quaternary and tertiary deposits of the Kalahari Group (Tk), which includes sand, gravel and/or calcrete (Mendelsohn, Jarvis, Roberts & Roberston, 2002).

## 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.

#### 4.2.3 Hydrology and Hydrogeology

Namibia is an arid country with low rainfall and high evapotranspiration. The only permanent rivers are along the northern and southern borders. Across the country, surface waters are ephemeral after seasonal rainfall, with many of them dammed. Groundwater in this Region is available throughout the year and the quality is generally good.

### 4.3 Social Environment

The population of the Otjozondjupa region is reported to be 144,248 people with Okahandja being approximately 220 811 people (NSA, 2023).

## 5 POTENTIAL IMPACTS

The proposed developments are not expected to impact the surrounding biophysical and social environment significantly as the development intends to formalize the current situation which are existing on the ground. As such no construction of new buildings are anticipated for the proposed development as most of the erven are already developed.

No negative impacts on the surrounding environment are foreseen from this development as the proposed development is merely to align the existing land use with the appropriate land use zoning. However, 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 Okahandja 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 **08 September 2025**. For further information, or concerns, I&APs can complete the register below:

## 8 REGISTRATION AND COMMENTS

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

<b>Postal Address:</b>
<b>Comments/Suggestions and Questions:</b>

**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](mailto:bronwynn@spc.com.na)**