

ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED ACTIVITY IN WINDHOEK

*Rezoning and Consolidation of
Erven 3715 and 3728, Goreangab
Extension 5.*

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

Activity 5.1 (d) Land Use and Development Activities

The rezoning of land from Use for
nature conservation or zoned open
space to any other land 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 Windhoek.

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

Green Building Construction Namibia (Proprietary) Limited hereinafter referred to as the proponent intends to undertake the following activities:

- **Rezoning of Erf 3728, Goreangab Extension 5 from "Private Open Space" to "Business" with a bulk of 1.0;**
- **Consolidation of Erven 3715 and 3728, Goreangab Extension 5 into "Consolidated Erf X";**
- **Rezoning of Erven 3703, 3704 and 3705, Goreangab Extension 5 from "Business" with a bulk of 1.0 to "Private Open Space"**

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

Erven 3703 – 3705, are located in the same row of erven, adjacent to the Goreangab Dam in the predominantly residential neighbourhood of Goreangab Extension 5, while Erven 3715 and 3728, are located adjacent to one another in the predominantly residential neighbourhood of Goreangab Extension 5 as depicted in **Figure 1** below

3.2 Zoning and Ownership

The ownership and zoning of Erven 3703 – 3705, 3715 and 3728, Goreangab Extension 5, are outlined in **Table 1** below.

Table 1: Ownership and Zoning of Erven 818, 819 & 820, Auasblick Extension 1

Erf Number	Title Deed No.	Ownership	Zoning
Erf 3703, Goreangab Extension 5	T8678/2017	Green Building Construction Namibia (Proprietary) Limited	Business with a bulk of 1.0
Erf 3704, Goreangab Extension 5	T8678/2017	Green Building Construction Namibia (Proprietary) Limited	Business with a bulk of 1.0
Erf 3705, Goreangab Extension 5	T8678/2017	Green Building Construction Namibia (Proprietary) Limited	Business with a bulk of 1.0
Erf 3715, Goreangab Extension 5	T2056/2025	Seven Lane Investments Close Corporation	Business with a bulk of 1.0
Erf 3728, Goreangab Extension 5	T8678/2017	Green Building Construction Namibia (Proprietary) Limited	Private Open Space

3.3 Status Quo

Erven 3703 and 3705 are currently vacant, while Erf 3704 has a few temporary structures on-site. It should be noted that since Erven 3703 – 3705 will be rezoned to Private Open Space, the vegetation on-site will be preserved. Furthermore, the temporary structures on Erf 3704 will be relocated to the newly created Consolidated Erf X.

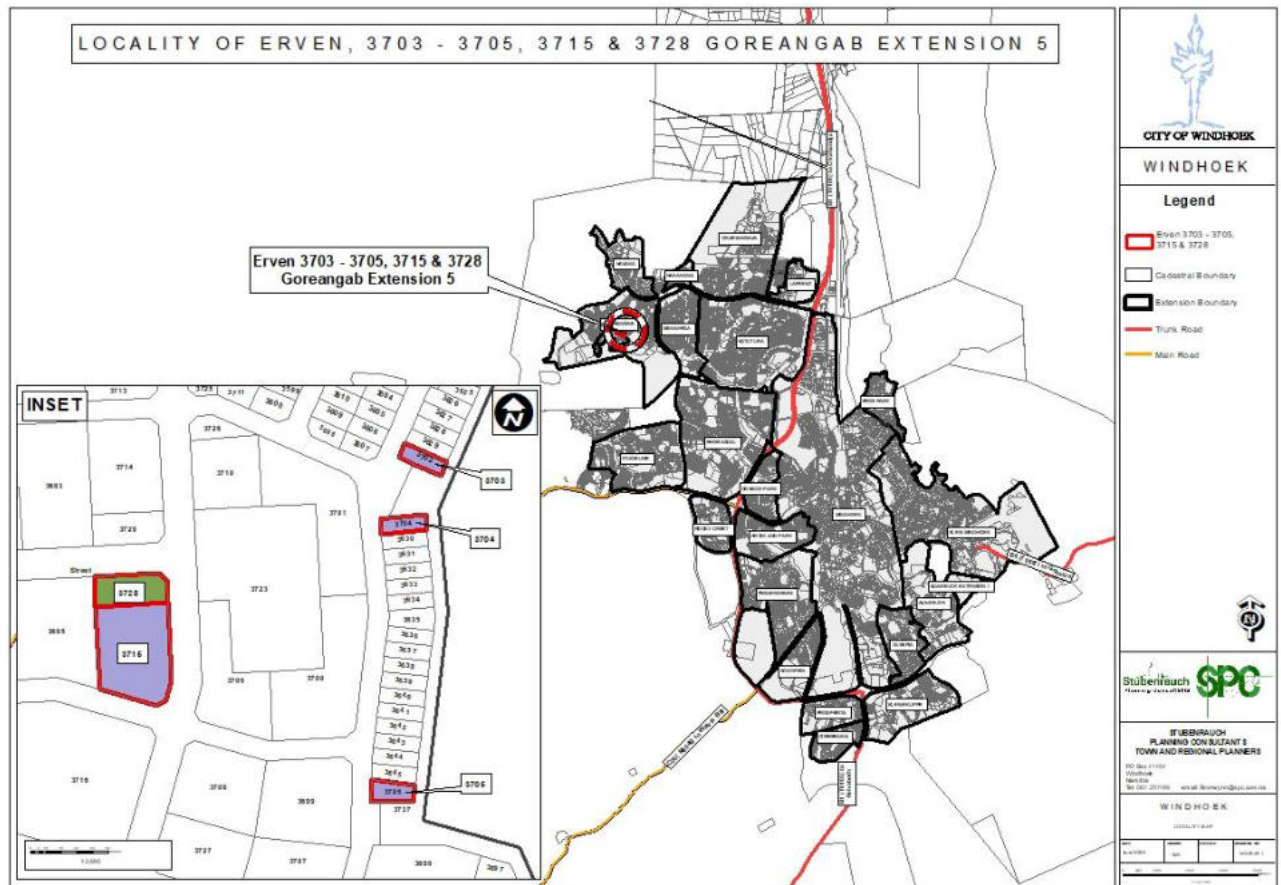


Figure 1: Locality map of Erven 3715 and 3728, Goreangab Extension 5

3.4 Proposed Development

Erf 3715, located in Goreangab Extension 5, was recently acquired by Seven Lane Investments Close Corporation, which plans to establish business operations within the area. As part of their strategic development objectives, the new owners have recognized the need to expand the erf to maximize development potential and support future business growth. To facilitate this, they engaged the Proponent (Green Building Construction Namibia—the registered owner of the adjacent Erf 3728)—with a proposal to consolidate the two erven.

The Proponent expressed support for the development initiative but remains committed to preserving the overall amount of open space within Goreangab Extension 5. This commitment is in line with the broader urban development goals for the neighbourhood, which emphasize a balanced and sustainable land use pattern. Open space preservation is crucial for maintaining a livable urban environment that supports both economic activity and community well-being.

To compensate for the reduction in open space resulting from the proposed consolidation, the Proponent has proactively identified Erven 3703 to 3705 for rezoning to “Private Open Space.” This forward-thinking approach ensures that Goreangab Extension 5 continues to offer adequate open areas, thereby promoting a sustainable, inclusive, and vibrant urban setting for both current and future residents.

The table below depicts the “land zone swapping” between the different erven.

Table 2: Land zone swapping

Erf No.	Current Zoning	Proposed Zoning	Erf Size (m ²)	Total Area (m ²)
Erf 3703	Business with a bulk of 1.0	Private Open Space	302	962
Erf 3704	Business with a bulk of 1.0	Private Open Space	300	
Erf 3705	Business with a bulk of 1.0	Private Open Space	360	
Erf 3715	Private Open Space	Business with a bulk of 1.0	909	909

As depicted in the table above, the “land zone swap” between the different zoning of the erven is a fair and just land zone swap, whereby the total area for “Private Open Space” exceeds the total area for “Business”.

For the purpose of this application, “land zone swapping” refers to the exchanging of zonings among erven in such a manner that the total area assigned to each zoning category remains consistent with the existing zoning distribution.

In order for the Proponent to achieve the above mentioned, the following must take place.

3.4.1 Rezoning of Erf 3728, Goreangab Extension 5

Erf 3728, Goreangab Extension 5, are to be rezoned from “Private Open Space” to “Business” with a bulk of 1.0. This rezoning will allow the erf to be consolidated with the adjacent (Erf 2715) which has the zoning of “Business” with a bulk of 1.0. Figure 2 below depicts the rezoning.

The table below outlines the rezoning of Erf 3728, Goreangab Extension 5.

Table 3: Proposed rezoning of Erf 3728, Goreangab Extension 5

Erf No	Current Zoning	Proposed Zoning
3728	Private Open Space	Business with a bulk of 1.0

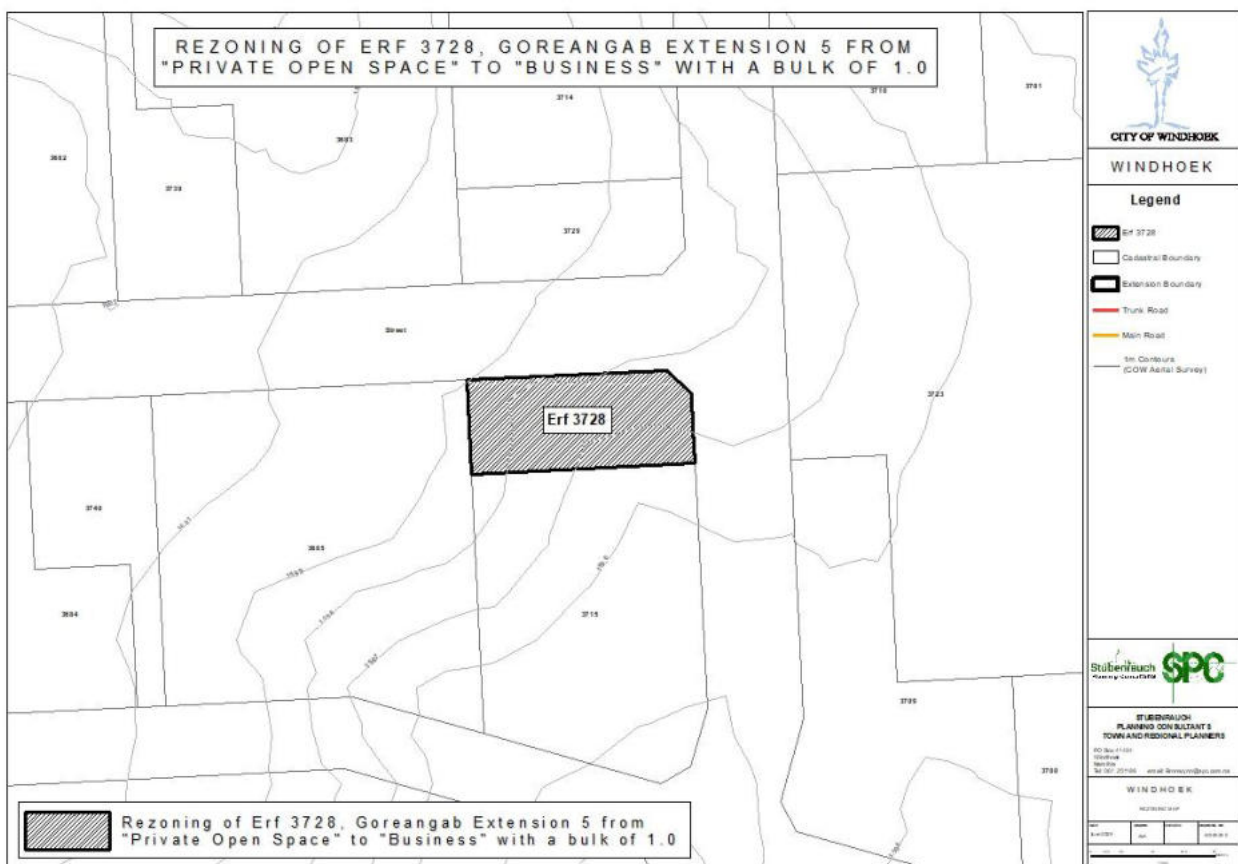


Figure 2: Rezoning of Erf 3728, Goreangab Extension 5

3.4.2 Consolidation of Erven 3715 and 3728, Goreangab Extension 5

The consolidation of Erven 3715 and 3728, Goreangab Extension 5, in order to create a bigger “Business” zone erf for Seven Lane Investments Close Corporation to operate their business from.

Table 4 below outlines the proposed consolidation of Erven 3715 and 3728, Goreangab Extension 5.

Table 4: Proposed consolidation of Erven 3715 and 3728

Erf No.	Area (m²)
Erf 2715	2836
Erf 2728	909
Consolidated Erf X	3745

3.4.3 Rezoning of Erven 3703 – 3705, Goreangab Extension 5

To ensure that the neighbourhood of Goreangab Extension 5 retains an adequate provision of open spaces, the Proponent has identified Erven 3703 to 3705, Goreangab Extension 5, for rezoning to “Private Open Space.” This measure is intended to compensate for the loss of open space resulting from the proposed rezoning of Erf 3728.

Table 5 below outlines the rezoning of Erven 3703 - 3705, Goreangab Extension 5.

Table 5: Proposed rezoning of Erven 3703 - 3705

Erf No	Current Zoning	Proposed Zoning
3703	Business with a bulk of 1.0	Private Open Space
3704	Business with a bulk of 1.0	Private Open Space
3705	Business with a bulk of 1.0	Private Open Space

The **Figure 3 & 4** below depicts the current and proposed land use zoning map after the application has been approved.

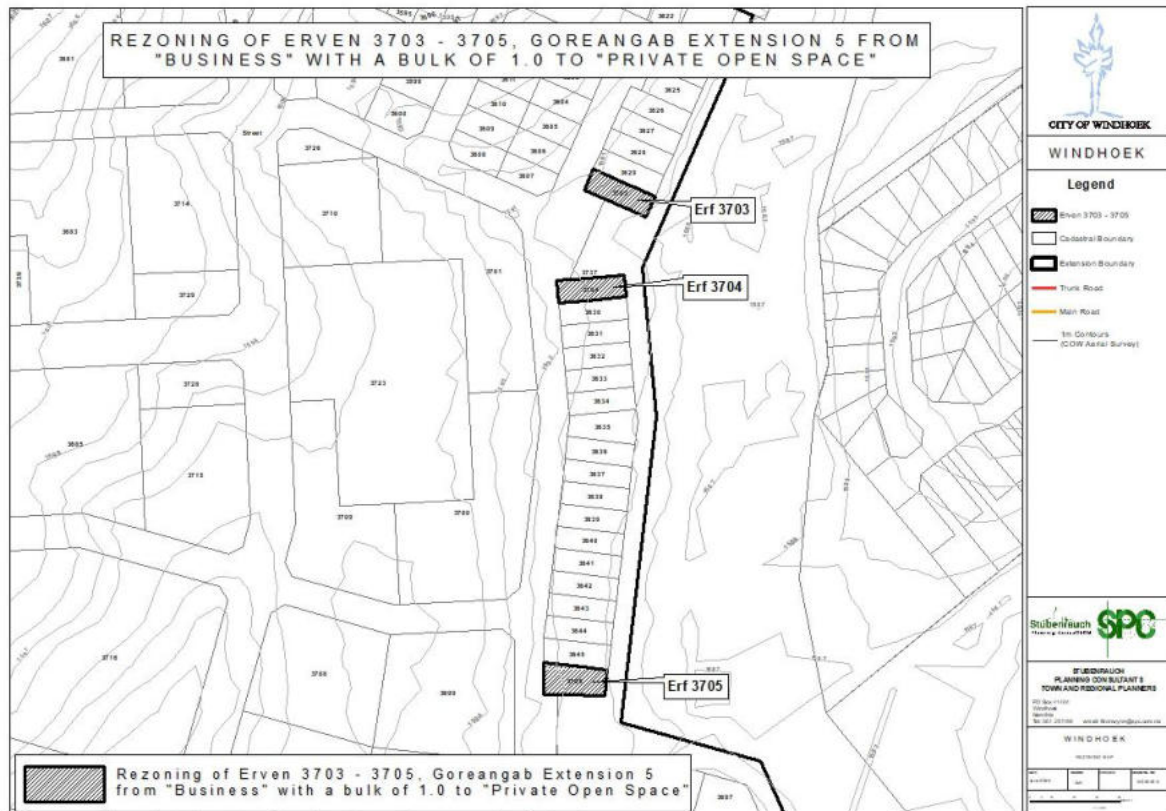


Figure 3: Rezoning of Erven 3703 – 3705, Goreangab Extension 5

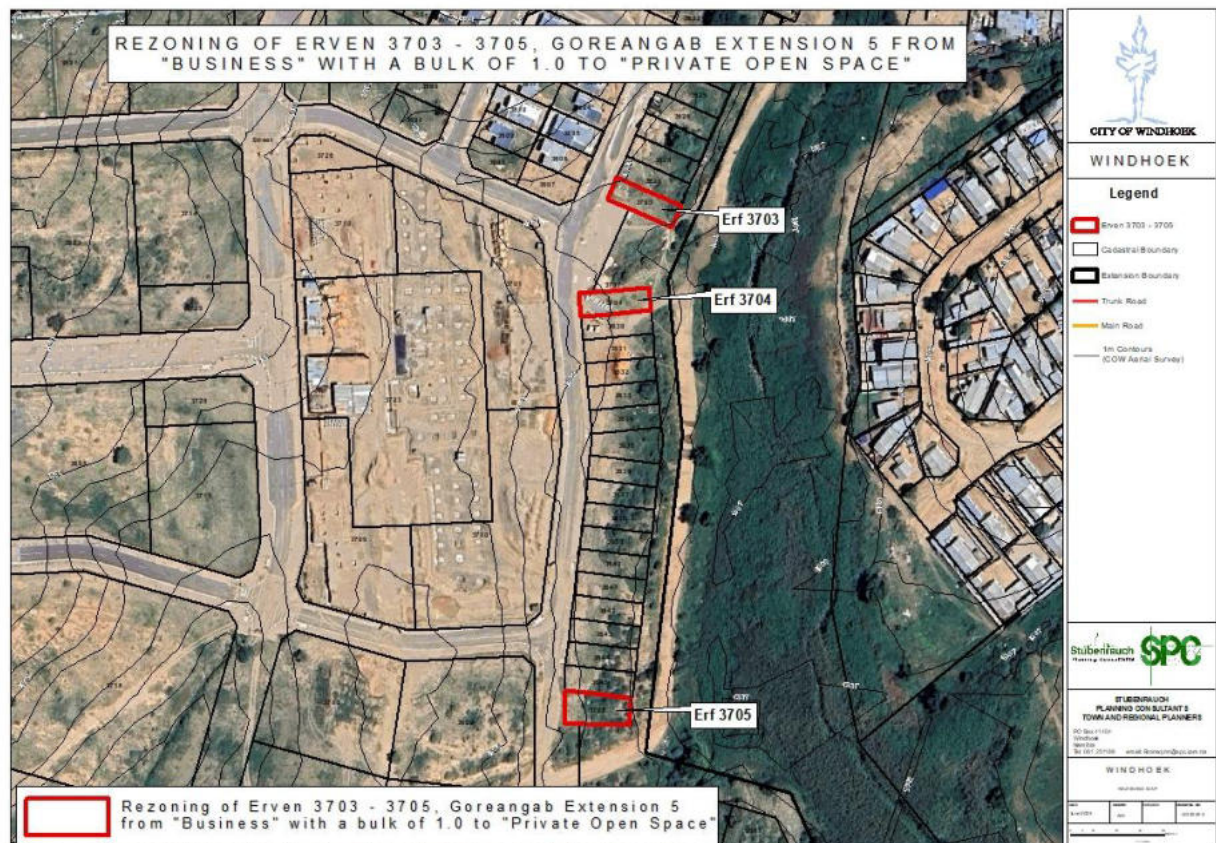


Figure 4: Aerial Image of the Rezoning of Erven 3703 – 3705, Goreangab Extension 5

3.5 Engineering services

3.5.1 Water, Electricity, and Sewer

Municipal services for Goreangab Extension 5 have already been installed. These services are respected, and no municipal services need to be re-aligned.

3.5.2 Storm Water

The storm water on Erven 3715, 3728, 3703 - 3705, Goreangab Extension 5 are following the natural drainage paths on site. Further measures necessary to manage the storm water within the area are to be employed in accordance with the City of Windhoek's storm water drainage system.

3.5.3 Access Provision

Erven 3715 and 3728, Goreangab Extension 5, currently obtains access from the internal street network of Goreangab Extension 5 and will remain the same after the consolidation has been completed. The width of the street is wide (20m wide) enough to accommodate the additional traffic that the proposed development might bring.

Erven 3703 – 3705 Goreangab Extension 5, currently obtains access from the internal street network of Goreangab Extension 5 and will remain the same after the rezoning has been completed. The width of the street is wide (13m wide) enough to accommodate any additional traffic that the proposed development might bring.

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

Potential flora associated with the general area commonly referred to as the Thornbush Savannah – Tree and Shrub Savannah

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.

– (Giess 1971) or Thornbush Shrubland (Mendelsohn et al. 2002). This is the dominant vegetation type in Namibia and although varies the typical form is grassveld interspersed with trees and large shrubs (Giess 1971).

The natural vegetation in the Windhoek area is classified as Savanna and Thornbush. The savanna is characterized by scattered trees, shrubs, and grasses, while the thornbush is dominated by woody shrubs with thorns. Scattered short grass and shrubs are also present in the area. According to Lawrence (1971), the vegetation of the region is classified as highland savanna and comprises several Acacia species and numerous species of perennial thorn trees in the valleys and shrubs and grass on the steep slopes.

The subject area falls within the Acacia Tree and shrub Savanna biome. It is characterised by Highland Shrubland which is dominated by shrubs and low trees. The vegetation structure of the area is dense shrubland.

There is limited wildlife in the Windhoek area due to urbanization. Common bird species that can be spotted in Windhoek include the Namibian Crow, the Crimson-breasted Shrike, and the Black-chested Prinia. Reptiles that can be found in the area include the Black-headed Python and the Spotted Skaapsteker. Small mammals that can be found in the area include the Rock Dassie and the Striped Mouse.

The area has medium terrestrial diversity in terms of animal and plant life. Plant diversity is recorded to be between 300-399 species. The area has high plant endemism with between 26-35 endemic species believed to be found within the area.

In terms of animals the bird diversity is recorded to be between 171-200 species, mammal diversity between 61 -75 species and reptile diversity between 61- 70 species.

The subject site is currently developed and disturbed.

4.2.2 Topography, Soils and Geology

The Region is located in the central highlands of the country and is bordered by the Erongo region to the west and the northwest and by the Otjozondjupa region to the north and Omaheke region to the east and Hardap region to the south. The landscape in the Khomas Region is classified as being in the Khomas Hochland, high Plateau, which is characterized by rolling hills and many valleys.

The Khomas Hochland is a deeply dissected mountain land of intermediate elevation, where the geomorphology is closely related to the underlying geology (Christelis and Struckmeier, 2001). The soil cover in the study area is the lithic leptosols referring to shallow soil cover over hard rocks. The main rock type is identified as biotite schist, but with minor strata of micaceous quartzite, feldspathic schist and amphibole schist (Labuschagne, 2004, and Mendelsohn, et al, 2002).

The subject area forms part of the Damara Supergroup and Gariep Complex geological division. (Mendelsohn, Jarvis, Roberts & Roberston, 2002).

4.2.3 Hydrology and Hydrogeology

Namibia is grappling with a growing water scarcity issue due to severe changes in precipitation patterns and an arid climate — a condition only expected to worsen with climate change, making the country more susceptible to droughts (Mendelsohn, Jarvis, Roberts & Roberston, 2002).

The subject area has previously been disturbed and can therefore not be classified as pristine. The intended development is located within the Windhoek Townlands on land which has been earmarked for urban development town of Windhoek. The site is thus suitable for urban development. A more detailed assessment will, however, be done during this EIA process.

The major share of the water supply for the city of Windhoek is stemming from three dam systems (Omatoko Dam, Swakoppoort Dam, and Von Bach Dam) that store and accumulate surface water during the rainy season when the rivers are carrying water. The water is then purified and distributed into the supply systems. Surplus water that is not required for the direct supply of the city is injected into the Quartzite Aquifer after its purification. Additionally, a water treatment plant purifies wastewater up to drinking water standards and enables its injection and usage.

Most of the water used in the city of Windhoek is sourced some 500 km away, in the Berg Aukas area of northwestern Namibia (right), while the Windhoek aquifer only supplies about 10% of the demand. The schists and amphibolites of the Kuiseb Formation underlying the city of Windhoek are poor aquifers but can be used as storage facilities in the dry and high evaporation environment of the central Namibian highlands (B.S. Mapania).

4.3 Social Environment

The population of the Khomas Region is reported to be **494,605** people (Namibia Statistics Agency, 2023).

5 POTENTIAL IMPACTS

- **Economic Development:**

Increased commercial activity could create jobs and stimulate local economic growth.

May attract further investment into Goreangab Extension 5, promoting broader urban development.

- **Traffic Congestion:**

Increased business activity may lead to higher traffic volumes, congestion, and parking pressure, especially if road infrastructure is not upgraded.

- **Noise and Air Pollution:**

Construction activities and future business operations could contribute to localised noise, dust, and emissions.

- **Visual Impact:**

Depending on the scale and design, new buildings may alter the visual character of the neighbourhood.

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 Windhoek 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 **23 September 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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