

<p>Project Name:</p>	<p>BACKGROUND INFORMATION DOCUMENT FOR THE REZONING OF PORTION 439 OF FARM BRAKWATER NO. 48, WINDHOEK (KHOMAS REGION) FROM RESIDENTIAL TO INDUSTRIAL, THE CONSOLIDATION OF PORTION 439 WITH THE REMAINDER OF PORTION 10 OF FARM BRAKWATER NO. 48 AND FOR THE ONGOING ACTIVITIES OF BOKOMO NAMIBIA (PTY) LTD ON THE CONSOLIDATED PORTION</p>
<p>The Proponent:</p>	<div data-bbox="783 701 1228 875" data-label="Image"> </div> <p>Bokomo Namibia (Pty) Ltd P.O. Box 96388 WINDHOEK</p>
<p>Prepared by:</p>	<div data-bbox="598 1102 1418 1480" data-label="Complex-Block"> <p>1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia PO Box 6871, Ausspannplatz, Windhoek</p> </div>
<p>Release Date:</p>	<p>February 2026</p>
<p>Consultant:</p>	<p>C. Du Toit C. Van Der Walt Cell: 081 127 3145 Email: charlie@greenearthnamibia.com</p>

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THE FOLLOWING IS A BACKGROUND INFORMATION DOCUMENT FOR THE ENVIRONMENTAL IMPACT ASSESSMENT AND ENVIRONMENTAL MANAGEMENT PLAN TO OBTAIN AN ENVIRONMENTAL CLEARANCE FOR THE REZONING OF PORTION 439 OF FARM BRAKWATER NO. 48, WINDHOEK (KHOMAS REGION) FROM RESIDENTIAL TO INDUSTRIAL, THE CONSOLIDATION OF PORTION 439 WITH THE REMAINDER OF PORTION 10 OF FARM BRAKWATER NO. 48 AND FOR THE ONGOING ACTIVITIES OF BOKOMO NAMIBIA (PTY) LTD ON THE CONSOLIDATED PORTION

1. INTRODUCTION

Green Earth Environmental Consultants have been appointed by Bokomo Namibia (Pty) Ltd, the Proponent, to attend to and complete an Environmental Impact Assessment and Environmental Management Plan (EMP) to obtain an Environmental Clearance Certificate as per the requirements of the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 in GG 4878 of 6 February 2012) for the rezoning of Portion 439 of Farm Brakwater No. 48, Khomas Region, the consolidation of Portion 439 with the Remainder of Portion 10 of Farm Brakwater No. 48 and the Renewal of the ECC for the ongoing activities of Bokomo Namibia on the Consolidated Portion.

The Background Information Document (BID) serves to convey information regarding the proposed project to Interested and Affected Parties (I&APs) to allow them the opportunity to comment on the proposed project.

This document contains the following information:

- A brief background on the proposed project.
- The approach to the environmental assessment process.
- Environmental and planning issues identified.
- How to become involved.

2. BACKGROUND INFORMATION ON PROJECT

2.1. Location

The Remainder of Portion 10 of Farm Brakwater No. 48 (Bokomo Namibia's operation and distribution site) is located ±15 km north of Windhoek, directly west of the A1 Road between Windhoek and Okahandja.

Portion 439 (a portion of Portion 21) is directly adjacent to the Remainder of Portion 10 to the west. It is wedged between DR 1491 (the old Windhoek/Okahandja Road and the Remainder of Portion 10).

See Maps below for the location of the Portions:

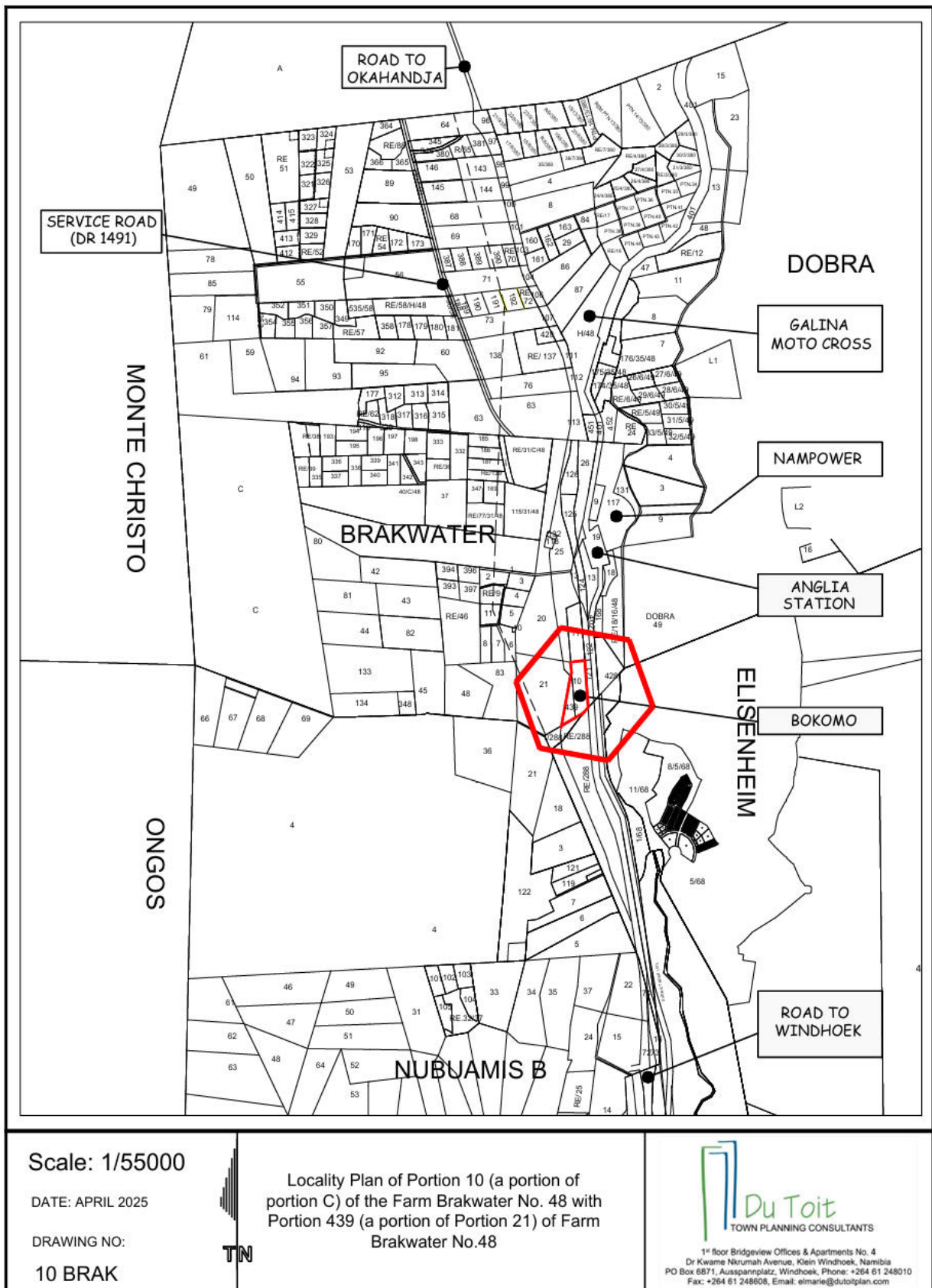
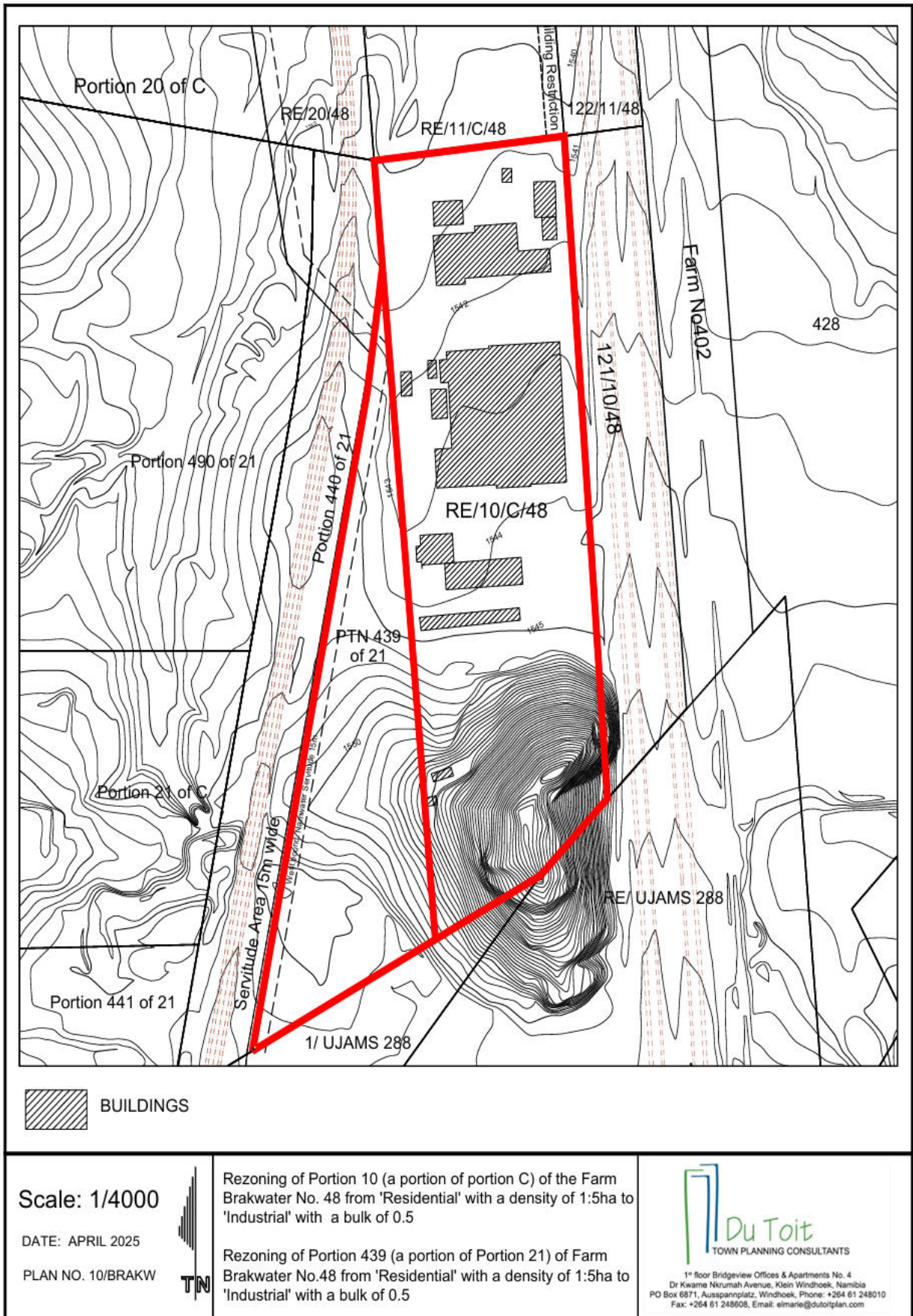
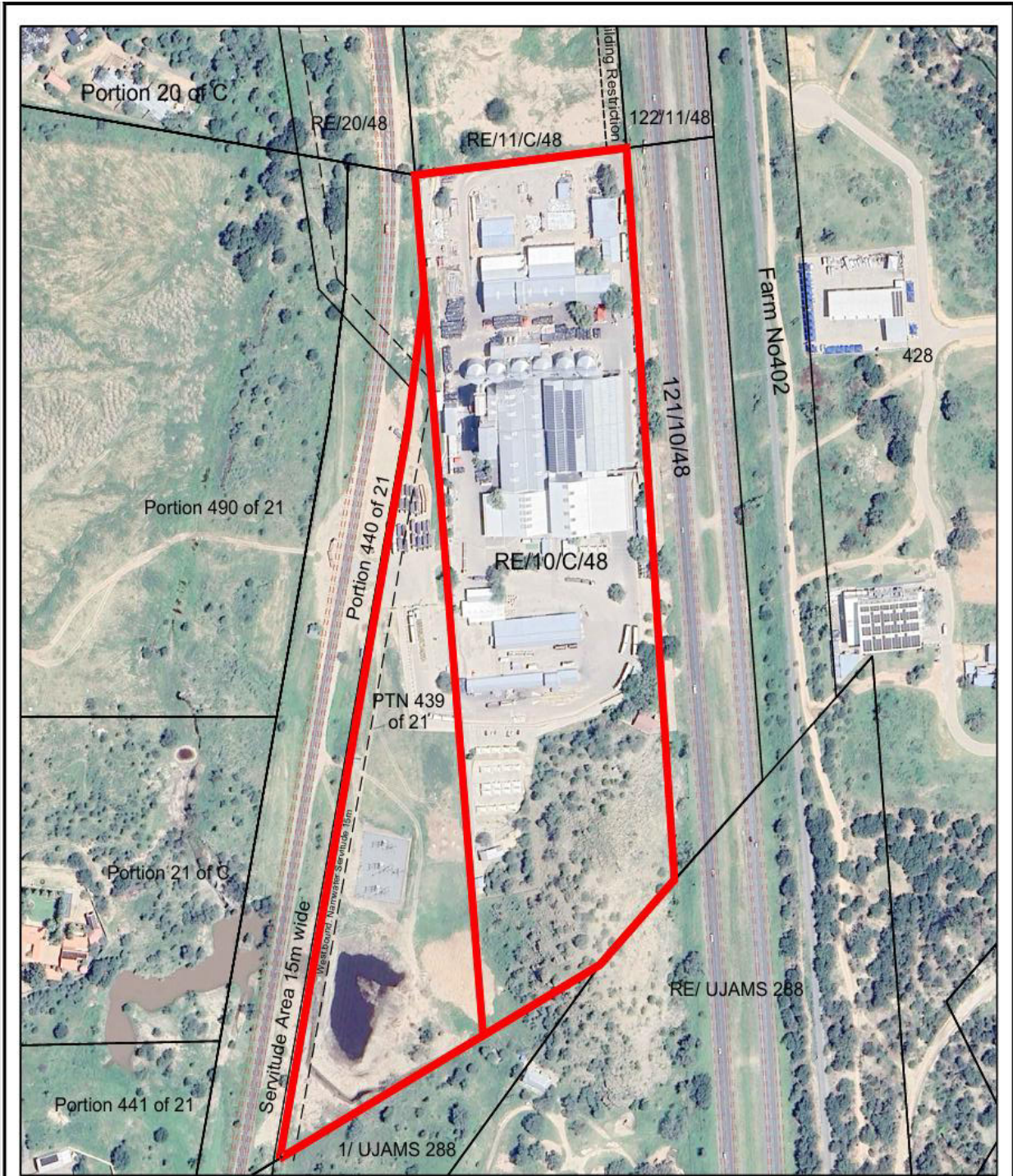


Figure 1: Locality Plan of Project Site in the Brakwater Area







<p>Scale: 1/4000</p> <p>DATE: APRIL 2025</p> <p>PLAN NO. 10/BRAKW</p> 	<p>Rezoning of Portion 10 (a portion of portion C) of the Farm Brakwater No. 48 from 'Residential' with a density of 1:5ha to 'Industrial' with a bulk of 0.5</p> <p>Rezoning of Portion 439 (a portion of Portion 21) of Farm Brakwater No.48 from 'Residential' with a density of 1:5ha to 'Industrial' with a bulk of 0.5</p>	 <p>1st floor Bridgeview Offices & Apartments No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia PO Box 6871, Aussspanplatz, Windhoek, Phone: +264 61 248010 Fax: +264 61 248608, Email: etmarie@duitorplan.com</p>
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Figure 3: Portion 10 and 439, Brakwater Map on image of area

2.2. Portion size and zoning

The Remainder of Portion 10 (a portion of Portion C) of the Farm Brakwater No. 48 is 9,2145 ha in extent. The Remainder of Portion 10/C/48 has a hilly area with very steep slopes that is not suitable for development. The Portion thus have split zoning where the hilly area (± 2 ha) is still zoned residential with a density of 1 per 5ha with the servitude area of $\pm 4,5$ ha being zoned 'industrial' with a bulk of 0.5. The infrastructure and current plant are operated on this servitude area.

Portion 439 (a portion of Portion 21) of the Farm Brakwater No. 48 is zoned 'residential' with a density of 1 dwelling per 5ha and is 4,1653 ha in extent.

2.3. Current use

On the Remainder of Portion 10 are the following onsite processing activities:

Maize and Wheat

Maize and wheat are transported to the site in bulk by large trucks by approved and licenced bulk transporters. These products are then stored in large silos until it is processed into maize meal and flower and other by-products. The Proponent process locally produced maize and wheat into meal and flower for human consumption. Genetically Modified Organisms (GMO) wheat and maize are also imported once the local harvest has been consumed for processing. The Proponent has an approved GMO certificate for the purposes of the import and processing of the GMO products.

Packing and Distribution

Bokomo pack and distributes the following products from the site:

Maize Meal

Bokomo provide Namibian families with important staple foods, with nutritional benefit in the form of Bokomo Super Maize Meal, Special Maize Meal and the Unsifted Maize Meal range.

Wheat flower

Bokomo's locally milled flour is loved by home bakers and professionals alike, becoming the flour of choice for bakers across the country. Milling flour of the highest quality assures that Namibians can enjoy the freshest baked breads and cakes daily. The Bokomo flour range includes Bokomo Cake Wheat Flour, Bokomo White Bread Wheat Flour, Bokomo Brown Bread Wheat Flour and Bokomo Bakery Flour and Bokomo Bakery Complete Mix.

Pasta products

Pasta Perfecto, our wheat-based pasta made locally from the finest ingredients is distributed from the site into the rest of Namibia. It is available in Macaroni and Elbow Macaroni shapes.

Other trusted Brands distributed from the site (Bokomo Namibia Website):

- Maize Meal: Bokomo Super Maize Meal, Bokomo Special Maize Meal and Bokomo Unsifted Maize Meal
- Flour: Bokomo Cake Wheat Flour, Bokomo White Bread Wheat Flour, Bokomo Brown Bread Wheat Flour, Bokomo Bakery Flour and Bokomo Bakery Complete Mix
- Pasta: Pasta Perfecto, Just Pasta
- Rice: Spekko and Select
- Beans, Popcorn and Coconut: Imbo
- Breakfast Cereals: Bokomo Weetbix, Bokomo Cornflakes, Bokomo Oats, Bokomo Otees, Bokomo Toddlers Range, Nature's Source Muesli, ProNutro, Maltabella, Champion Instant Maize, Bokomo Rusks and Bokomo Cereal Bars
- Juice and Concentrates: Ceres, Caribbean, Jabba, Wild Island and Daly's
- Meals: Heinz, John West, Smash and Werda
- Spreads: Redro, Peck's, Marmite and Bovril Ketchup, Sauces, Marinades and Vinegar: Heinz, HP and Wellington's
- Biscuits and Baking Ingredients: Moirs, Safari and Maizena
- Desserts: Moirs
- Snacks: Safari, Moirs, Bokomo and ProNutro

2.4. Project Proposal

The processing, packing and distribution activities of Bokomo and volumes of raw materials and finished products handled and distributed has grown to such a scale that the current premises has become too small. Additional land is required for the creation of bulk storage facilities, expansion of the milling facilities, warehousing and the parking and manoeuvring of trucks offloading raw materials and collecting finished product.

The *Photos* below give an indication of the additional facilities for which land is required:



Figure 4 : Grain storage



Figure 5 : Warehouse stores and silos

The Proponent recently acquired Portion 439 of Farm Brakwater No. 48 for additional land to expand their facilities and operations.

It is the intension to consolidate Portion 439 with the Remainder of Portion 10 of Farm Brakwater to create a new consolidated site area of 11,3798ha which means that the area available for the operations will double. Portion 439 is zoned residential with a density of 1:5ha and Re/Portion 10 is zoned industrial with a bulk of 0.5. To be able to consolidate the two portions into one portion, both must have the same zoning, and the proposed zoning must allow the proposed uses of Bokomo.

The Proponent appointed Du Toit Town Planning Consultants to attend to the town planning procedures for the rezoning and consolidation of the portions. The Town Planners applied to City of Windhoek for the rezoning of Portion 429 from 'residential' with a density of 1 dwelling per 5ha to 'industrial' with a bulk of 0.5 which is the same zoning as that of the Remainder of Portion 10.

See below the *Zoning Map* showing the proposed new zoning of 'industrial' of Portion 439 and Re/Portion 10 of Farm Brakwater No. 48:

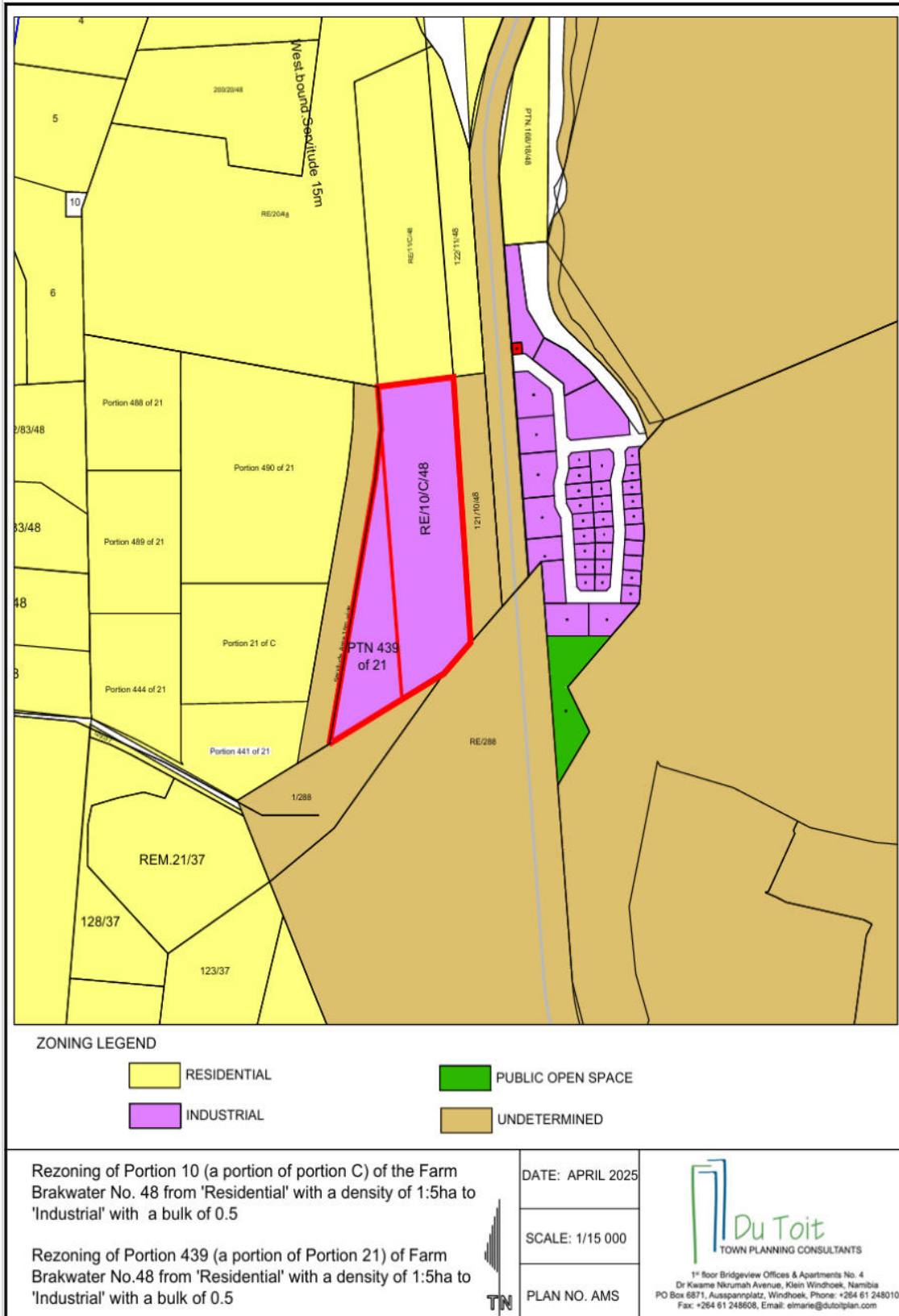


Figure 6: New zoning of Project Site

Once the rezoning is approved, the Portion will be consolidated. The rezoning from 'residential' to 'commercial' use is a listed activity for which an environmental clearance is required. See *Plan* and *Photo* below of Consolidated Erf X:

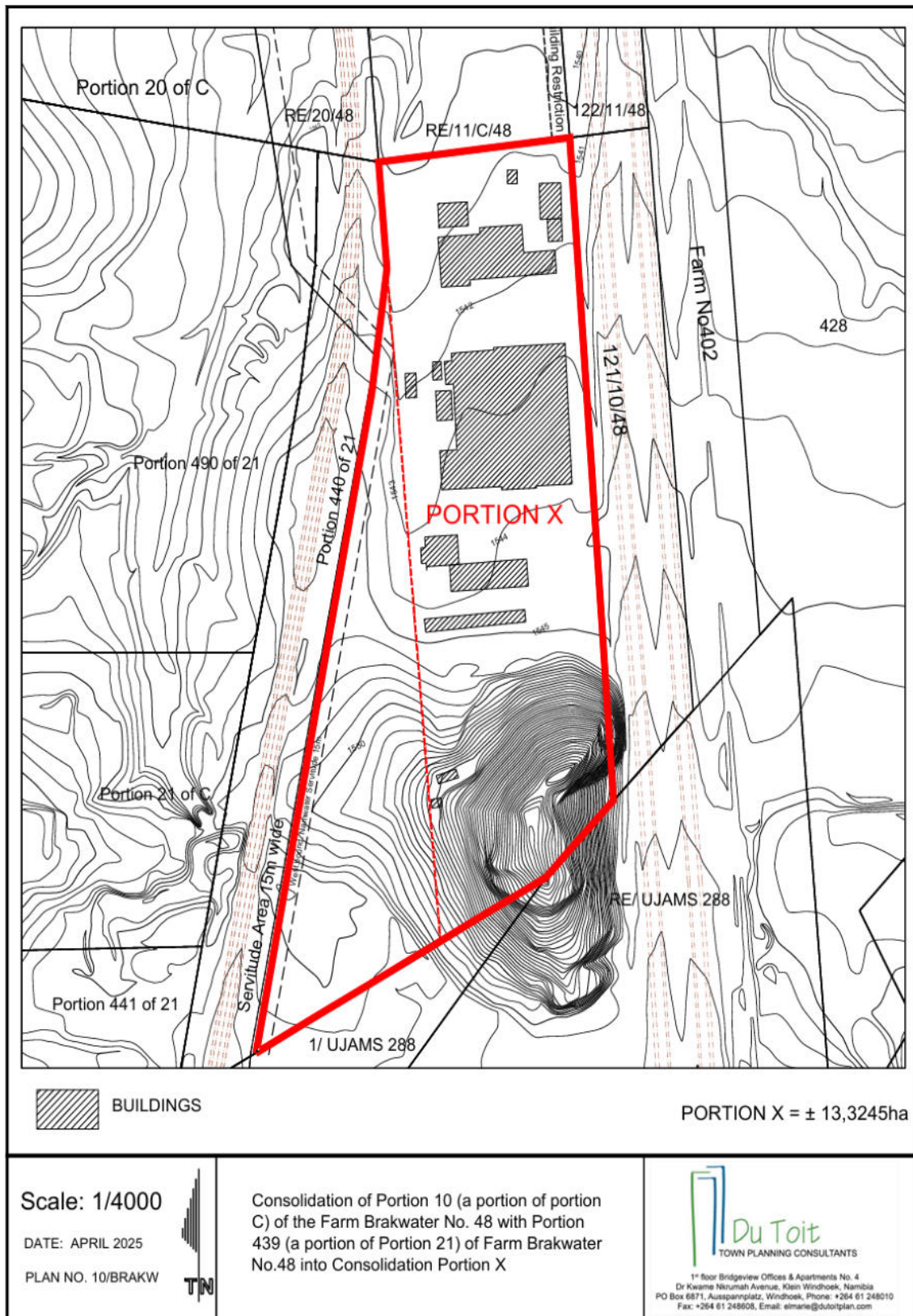


Figure 7: Portion 10 and 439, Brakwater location with consolidation contours

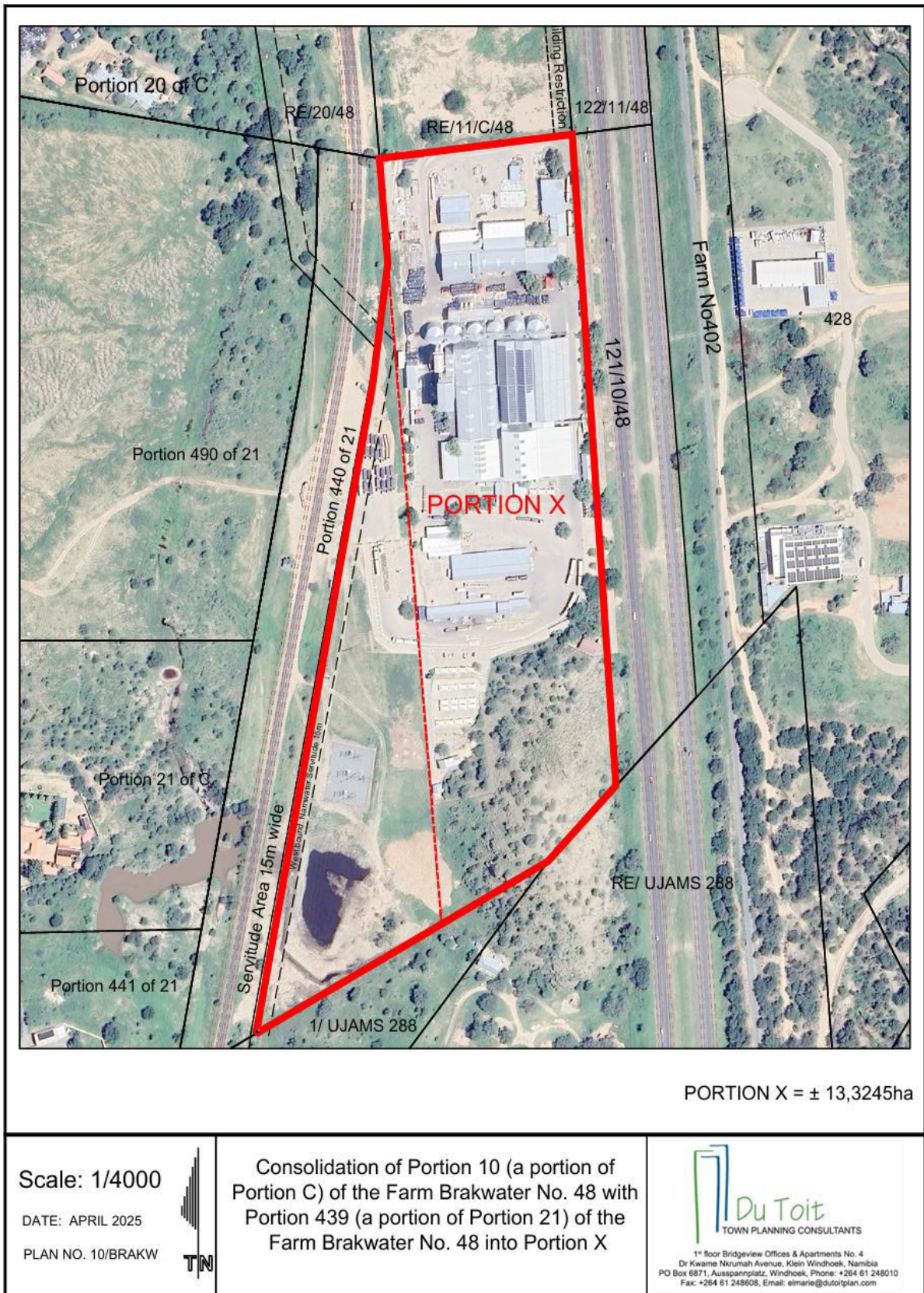


Figure 8: Consolidated Portion 10 and 439, Brakwater Map on image of area

3. Approvals obtained

3.1. Environmental Clearance obtained

An Environmental Clearance was obtained on 16 August 2022 for the Rezoning of a Portion of Portion 10 of Farm Brakwater No. 48 from 'residential' to 'industrial' as well as for the operations of Bokomo on the site. See copy of the ECC below:



Figure 9: Copy of the previous Environmental Clearance

This ECC expired on 16 August 2025. As the rezoning of Portion 439 of Farm Brakwater No. 48 from 'residential' to a 'commercial' use is a listed activity, a new Environmental Clearance is required. The Urban and Regional Planning Board will only approve the rezoning of Portion 439 once an ECC is used in this regard.

3.2. Rezoning approval obtained

The Urban and Regional Planning Board approved the rezoning of the Remainder of Portion 10 of Farm Brakwater on 27 February 2023. See below a copy of the approval letter:



Republic of Namibia

Ministry of Urban and Rural Development

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Our Ref.: 17/3/5/B2
Your Ref.:

Du Toit Town Planning Consultants
P. O. Box 6871
Ausspannplatz
Windhoek
10017

Dear Mrs. Du Toit,

SUBJECT: ITEM 439/2022: BRAKWATER: REZONING OF A SERVITUDE AREA OVER THE REMAINDER OF PORTION 10 (A PORTION OF PORTION C) OF THE FARM BRAKWATER NO. 48

1. Your letter dated 09 November 2022 has reference.
2. The attached Urban and Regional Planning Board Resolution Item 439/2022 dated 13 December 2022 has been approved.
3. Attached please find the original Urban and Regional Planning Board Resolution Item 439/2022 dated 13 December 2022.

Yours faithfully,



**SECRETARIAT
URBAN AND REGIONAL PLANNING BOARD**

Ministry of Urban and Rural Development
Division: Planning
27 FEB 2023
3289
WINDHOEK

All official correspondence must be addressed to the Executive Director

Item

Date

439/2022
17/3/5/B2

13 December 2022

BRAKWATER: REZONING OF A SERVITUDE AREA OVER THE REMAINDER OF PORTION 10 (A PORTION OF PORTION C) OF THE FARM BRAKWATER NO. 48 (MUNICIPAL COUNCIL OF WINDHOEK / DU TOIT TOWN PLANNING CONSULTANTS)

The Board recommended that -

- a) the rezoning of a Servitude Area over the Remainder of Portion 10 (a portion of Portion C) of the Farm Brakwater No. 48 from "residential" with a density of 1:5 to "industrial" with a bulk of 0.5 according to the Windhoek Zoning Scheme be approved in terms of Section 113(1)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018); and
- b) the Secretary of the Board must publish a notice in the *Gazette* in terms of Section 58 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), informing the Local Authority of the approval of the rezoning in writing and the rezoning must be included in the next 5 year Zoning Scheme.



82 *JB*
JP

To be able to consolidate Portion 439 with the Remainder of Portion 10 of Farm Brakwater No. 48, Portion 439 must be rezoned to 'industrial' which is subject to obtaining an ECC.

4. SUPPORTING BULK SERVICES AND INFRASTRUCTURE PROVISION

All the necessary services can be provided to Consolidated Erf X and are provided for by Bokomo Namibia. The following bulk services are available and already in use:

4.1. Access and parking

As mentioned above, the current access to the activities on Remainder Portion 10 (a portion of Portion C) of Farm Brakwater No. 48 is from the DR1491 over Portion 439.

Access to the Consolidated Portion X will remain in the current position as it has already been constructed. See *Map* below:

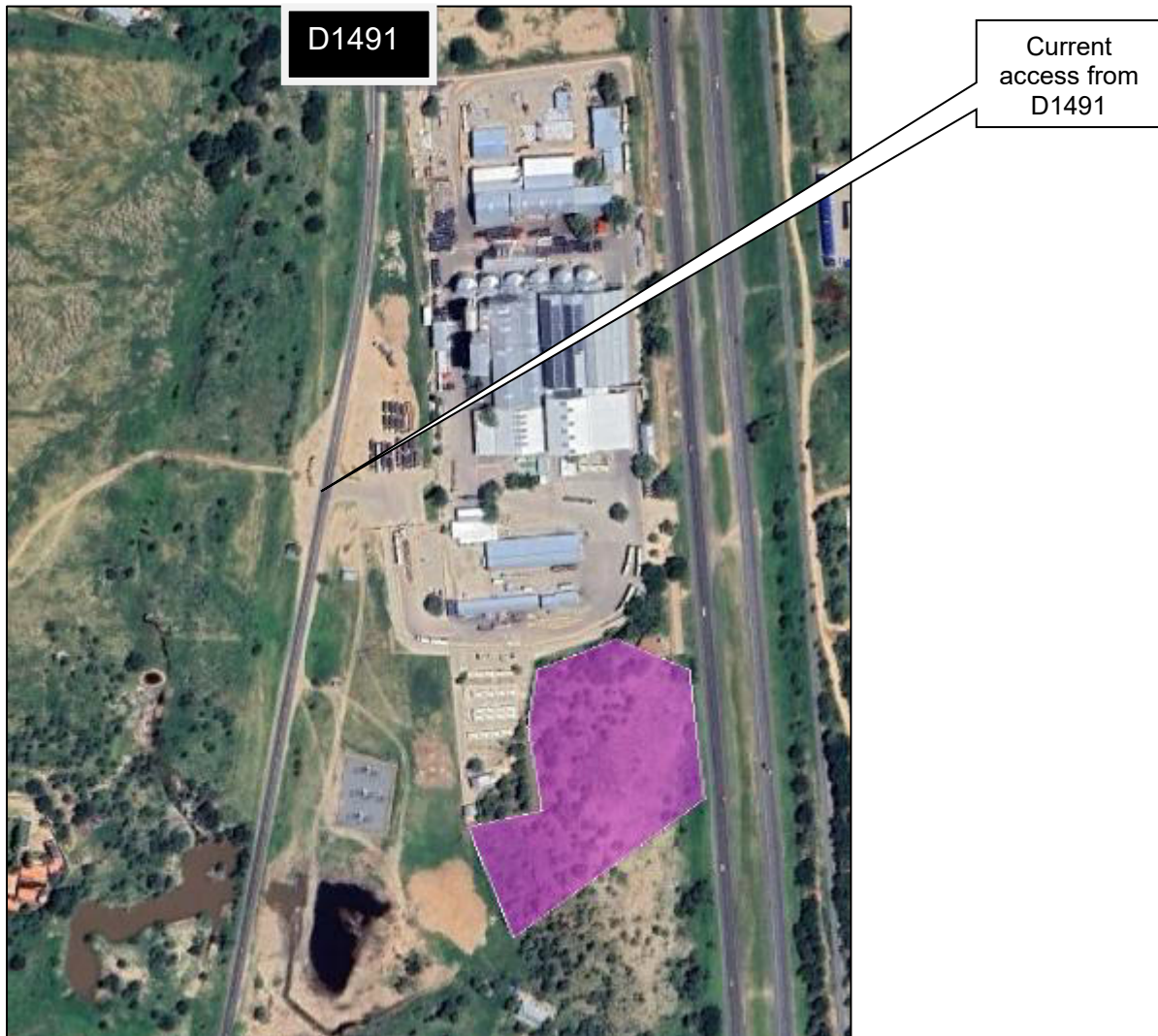


Figure 10: Current access to site

The existing access will also be used as access to consolidated Erf X.

All parking is provided for on-site and in line with the requirements. See the parking calculations and parking layout from the as-built plans below:

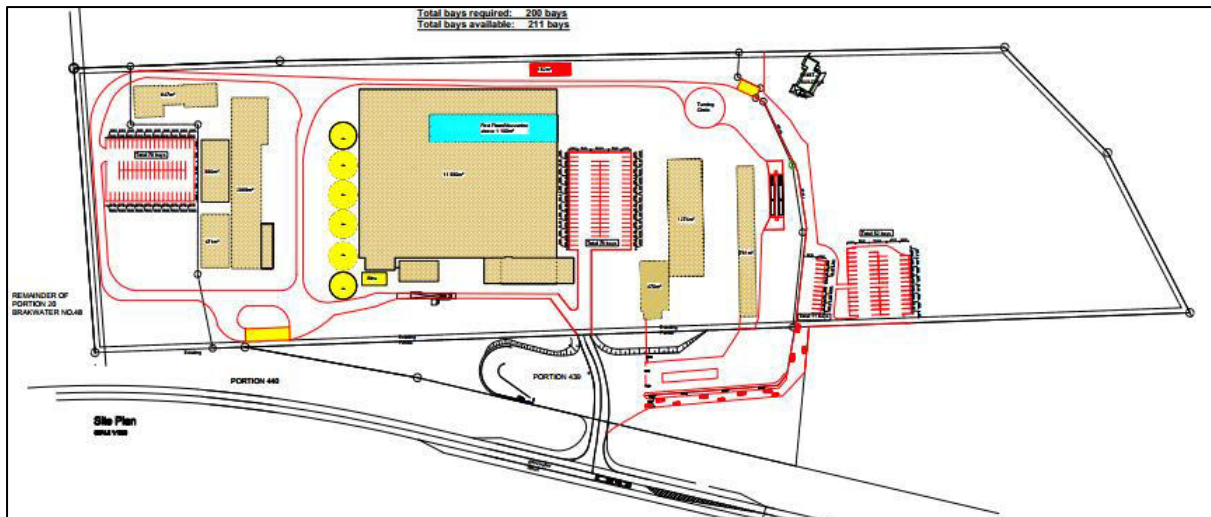


Figure 11: Parking layout

4.2. Water supply / requirements

Water is supplied by NamWater via the local City of Windhoek's water reticulation system.

4.3. Electricity

Electricity is supplied by NamPower and supplemented with Solar. The 14kVA NamPower Line provides electricity to the plant, while a 66kVa is partially over the southern portion of Portion 439. See screenshot below:



Figure 12: NamPower lines

4.4. Sewage disposal

Wastewater and sewage are disposed and collected in a bulk conservancy/septic tank and then collected by Sanitech and/or R-A-D (Rent-A-Drum) which is disposed of in an approved City of Windhoek sewer collection point.

4.5. Storm water and drainage

The existing infrastructure has been constructed to accommodate stormwater as per COW's building control requirements. Building plans, including the structures for stormwater management, will be submitted to COW for approval before any new infrastructure will be constructed on the Consolidated Erf X.

4.6. Solid waste

The domestic waste produced on site is sorted into recyclables and collected by a registered professional waste recycler (Kleen Tek/Rent-A-Drum) for further sorting and processing.

4.7. Fire protection

The Proponent have the necessary fire protection infrastructure / extinguishers as per the COW requirements. A Fire Protection Specialist will be contracted to introduce a proper fire protection plan once the new infrastructure is planned and to oversee the annual auditing and maintenance of the infrastructure. The site will operate under fire control measures as per the Windhoek Municipal Fire Regulations.

5. LISTED ACTIVITIES TRIGGERED BY THE PROPOSED PROJECT

In terms of the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 in GG 4878 of 6 February 2012) an Environmental Impact Assessment (EIA) Report and an Environmental Management Plan is required as the following listed activities are involved:

LAND USE AND DEVELOPMENT ACTIVITIES

5.1 The rezoning of land from -

(a) residential use to industrial or commercial use.

The proposed project is thus subject to obtaining an Environmental Clearance.

6. APPROACH TO THE ENVIRONMENTAL ASSESSMENT

The purpose of the Environmental Impact Assessment is to consider social, ecological, legal and institutional issues related to the intended use of the land, guided by the principles and stipulations of the Namibian Environmental Assessment Policy (1995) and Namibia's Environmental Management Act (2007), to determine the desirability of the proposed activities on the suggested area and to develop an Environmental Management Plan (EMP) to mitigate and manage environmental issues identified in the process.

To accomplish the above, the impact study will be undertaken and based on the outcome of the findings; further specialists' investigation might be required to fully assess all impacts.

6.1. Aims of the Assessment Process

- To ascertain existing environmental conditions on the site to determine its environmental sensitivity.
- To inform I&APs and relevant authorities of the details of the proposed activities and to provide them with an opportunity to raise issues and concerns.
- To assess the significance of issues and concerns raised.
- To compile an impact report detailing all identified issues and possible impacts, stipulating the way forward and identify specialist investigations required.
- To outline management guidelines in an Environmental Management Plan (EMP) to minimize and/or mitigate potentially negative impacts.
- To comply with Namibia's Environmental Management Act (2007) and its regulations (2012).

6.2. Methodology

a) Desktop sensitivity assessment

Literature available on the area will be reviewed to determine potential environmental issues and concerns.

b) Site assessment (site visit)

This involves investigating the environmental parameters on site to enable further understanding of the potential impacts on site.

c) Involvement of Interested and Affected Parties

Stakeholders will be notified and given the opportunity to comment on the proposed activities and engage in the planning process. The findings of the assessment process will be incorporated in the environmental impact assessment report.

7. EXPECTED IMPACTS ON RECEIVING ENVIRONMENT

From previous experience with developments of this nature and comments received from Affected Parties, the following key impacts on the receiving environment can be expected:

7.1. Socio-economic environment

- Community health issues - transmission of diseases.
- Increase in criminal activities.
- Cultural/heritage impacts.
- Employment creation.
- Improvement of service delivery.

7.2. Bio-physical environment

- Effect on natural and general ambiance of the area and surroundings.
- The use of water during construction and operations.
- The generation of dust during construction.
- Material wastage (packing, building waste) polluting the site and neighbouring environment.
- Health and safety of staff if not attended to satisfactorily.
- Impact on surface and groundwater.
- Noise during operation.
- Surface drainage systems (flow of surface draining systems).

These impacts and others which will be identified during the environmental scoping procedures and the engagement of the interested and affected parties will be evaluated to determine the significance of impact and if and how these impacts can be mitigated.

The above-named aspects will be covered in the Environmental Management Plan to be mitigated.

8. PUBLIC INVOLVEMENT PROGRAM

During the public consultation process, Green Earth Environmental Consultants do the following:

- Identify and inform key stakeholders, authorities, the local authority (municipality), and interested or affected members of the public (I&APs).
- Give notice of the proposed activity as per the requirement of the Regulations through national newspapers, site notices and letters.
- Provide I&APs with additional information on the proposed activity by sending them this Background Information Document (BID).
- Schedule a public meeting if there is enough public interest to which all registered and identified I&APs will be invited, facilitate stakeholder participation and engagement and provide details of issues raised during the public involvement program and scoping exercise.
- Record all comments of I&APs, supported by responses provided by Green Earth, in a report to be included in the EIA.
- Inform the Proponent of comments relevant to the project's planning, implementation and operations and for inclusion in the EMP and consideration.

As an important part of the Environmental Impact Assessment process, you as stakeholder or interested member of the public are invited to find out more about what is being proposed, the implications thereof on the environment and/or to raise any issues or concerns.

Should you have any questions regarding the project, please contact **GREEN EARTH Environmental Consultants** at the contact details (*Charlie du Toit: 081 127 3145 or carien@greenearthnamibia.com*) provided on *Page 1* of this document. **The closing date for any questions, comments, inputs or information is 27 February 2026.**

COMMENTS FROM INTERESTED AND AFFECTED PARTIES

PERSONAL PARTICULARS			
Name and Surname:			
Organization:			
Postal Address:			
Telephone Number:	Email Address:		
Fax Number:	Cellphone Number:		
INTEREST IN PROJECT			
COMMENTS ON PROJECT			
Signature:		Date:	

Kindly take note that comments should reach our office by 27 February 2026.