

# BACKGROUND INFORMATION DOCUMENT

## ENVIRONMENTAL SCREENING FOR THE PROPOSED SUBDIVISION OF ERF 738, WALVIS BAY, AND CREATION OF A PRIVATE RIGHT-OF-WAY SERVITUDE ERONGO REGION, NAMIBIA

**MARCH 2026**

Prepared For:

**Mr. M. Khan  
Walvis Bay  
Email: manzur@iafrica.com.na  
Cell: +264 81 378 7347**

Prepared By:

**Envirofficient Consultants cc  
Unit 8, Stop & Shop Complex, Vrede  
Rede str, Swakopmund  
envirofficient@gmail.com  
Cell: +26481 307 7370**



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BID: SUBDIVISION OF ERF 738, WALVIS BAY, AND CREATION OF A PRIVATE RIGHT-OF-WAY

MARCH 2026

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## 1. THE PURPOSE OF THIS DOCUMENT

The purpose of this Background Information Document (BID) is to provide an overview of the proposed subdivision of Erf 738, Walvis Bay, and the creation of a private right-of-way servitude.

This document forms part of the environmental screening process required by the **Environmental Management Act, 2007 (Act No. 7 of 2007)** and the Environmental Impact Assessment Regulations (2012).

The BID aims to:

- Provide background information on the proposed development
- Describe the location and nature of the project
- Support registration of the project on the Ministry of Environment, Forestry and Tourism (MEFT) online system
- Enable the Competent Authority to determine whether an Environmental Impact Assessment is required
- Inform Interested and Affected Parties (I&APs) and provide an opportunity for input

## 2. BACKGROUND INFORMATION

Mr. Manzur Charles Khan (hereafter referred to as “the Proponent”) proposes to subdivide Erf 738, Walvis Bay, into two portions, namely:

- The Remainder of Erf 738
- A new Portion X

The property currently contains two existing dwelling houses constructed in accordance with the Walvis Bay Town Planning Scheme, which allows for an additional dwelling unit on erven exceeding 500m<sup>2</sup>.

The subdivision will formalize the separation of these two dwellings onto individual erven.

Access to the newly created Portion X (rear erf) will be provided through a **private right-of-way servitude** registered over the Remainder of Erf 738. This servitude will ensure permanent legal access from Sam Nujoma Avenue.

The application has been submitted to the Ministry of Urban and Rural Development (MURD) Planning Board. During review, the Board requested confirmation regarding environmental requirements, specifically the need for an Environmental Clearance Certificate (ECC).

A preliminary review of the Environmental Management Act (2007) and EIA Regulations (2012) indicates:

- Subdivision of land is not a listed activity

- Creation of a right-of-way servitude is not a listed activity

However, following consultation with the Competent Authority (MEFT), it was advised that the project be formally registered and a BID submitted to allow for an official screening decision.

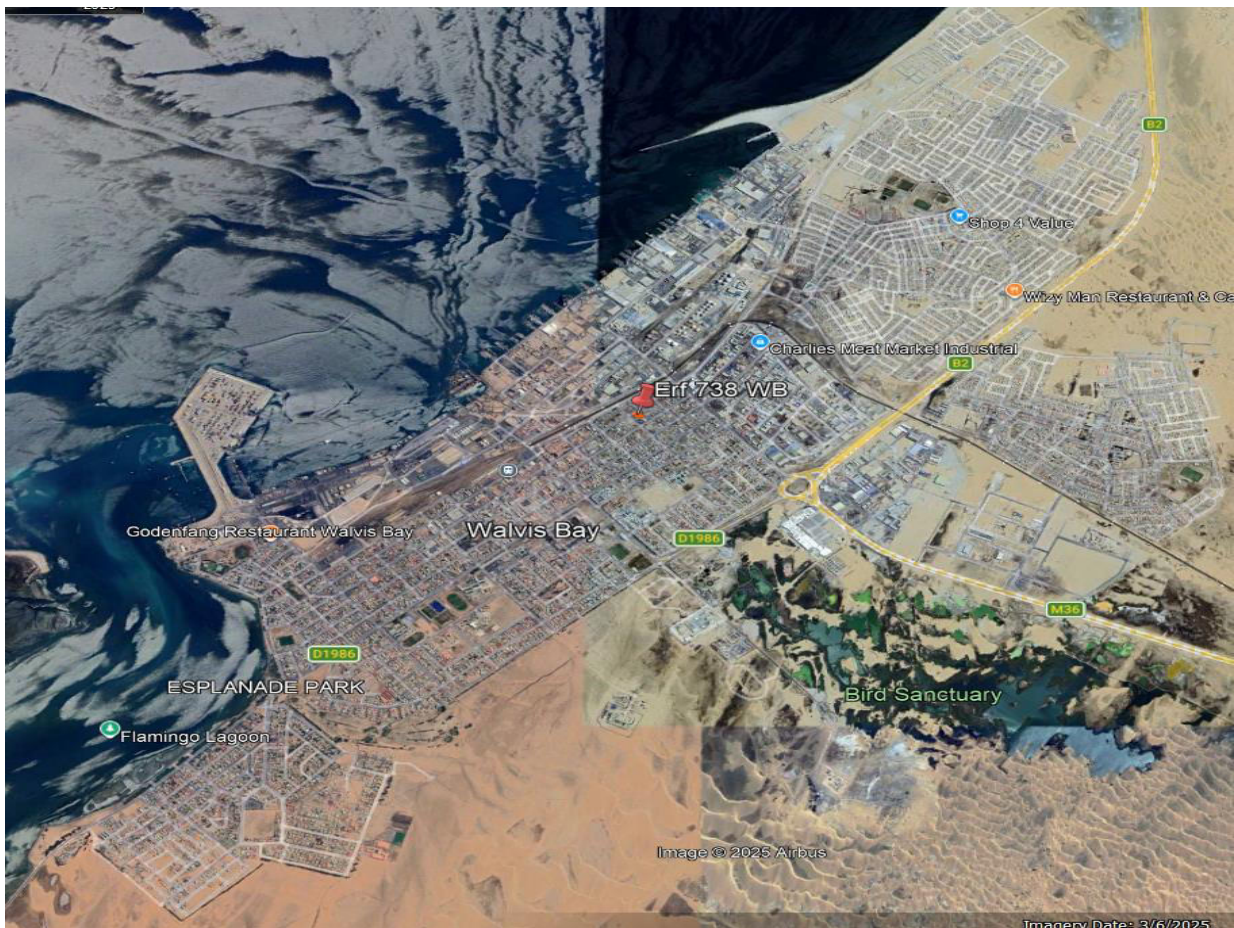
### 3. PROJECT DESCRIPTION

#### 3.1. Project Location

Erf 738, Walvis Bay Proper, is situated within a mixed-use development area that was originally established as a residential neighborhood. However, due to its strategic proximity to the Central Business District (CBD) of Walvis Bay, in the Erongo Region of Namibia, the area is gradually transitioning into a more commercially oriented zone. The property is accessed via the main Sam Nujoma Avenue.

The erf is fully serviced and forms part of the formal urban structure of Walvis Bay. Its absolute geographical coordinates are Lat; -22.949468, Lon; 14.510214

FIGURE 1 LOCALITY MAP



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**FIGURE 2 SITE MAP**



### **3.2. Area Extent**

Erf 738, which has a total area of 1,250 m<sup>2</sup> and is zoned for “Single Residential” with a density of 1 dwelling per 500 m<sup>2</sup>. It is proposed to be subdivided into two portions of A Remainder, measuring 593 m<sup>2</sup>, and Portion X, measuring 657 m<sup>2</sup>. Both portions will retain the same single residential zoning and density requirements.

Table 1: Property Description

<b>Erf Number</b>	<b>±Area (m<sup>2</sup>)</b>	<b>Zoning</b>	<b>Density</b>
738	1,250 m <sup>2</sup>	Single Residential	1,500 m <sup>2</sup>
<b>Subdivision</b>			
Remainder of Erf 738	593 m <sup>2</sup>	Single Residential	1,500 m <sup>2</sup>
Portion X	657 m <sup>2</sup>	Single Residential	1,500 m <sup>2</sup>

### **3.3. Surrounding land uses and features**

The surrounding area is predominantly characterized by single residential properties, supported by well-established road infrastructure and access to essential municipal services, including water, sewerage, and electricity. There are no environmentally sensitive features, such as rivers, wetlands, or protected areas, located on or near the site.

The subject property is situated within the older township area of Walvis Bay, commonly referred to as a “zone of decay,” in town planning terms. However, this area is currently undergoing gradual revitalization, with many properties being renovated and converted into business premises as the central business district continues to expand. The erf is strategically located along Sam Nujoma Avenue, and near the 16th Road, further enhancing its accessibility and visibility.

The site is already developed and accommodates two existing residential structures, distributed across each of the proposed portions of Erf 738.

### **3.4. The need and desirability of development**

The proposed subdivision facilitates the formalization of two existing dwelling units currently situated on the property, thereby aligning the physical development with cadastral and legal boundaries. This ensures improved tenure security and clarity of ownership.

The subdivision further complies with applicable local planning policies and zoning regulations, maintaining the existing single residential land use and prescribed density. As such, it supports orderly and regulated urban development.

The proposal also promotes efficient utilization of urban land by optimizing the use of an already developed erf within an established area. This is particularly important in the context of ongoing urban growth and increasing demand for well-located residential properties. The development is consistent with municipal planning frameworks and does not introduce any new or incompatible land uses.

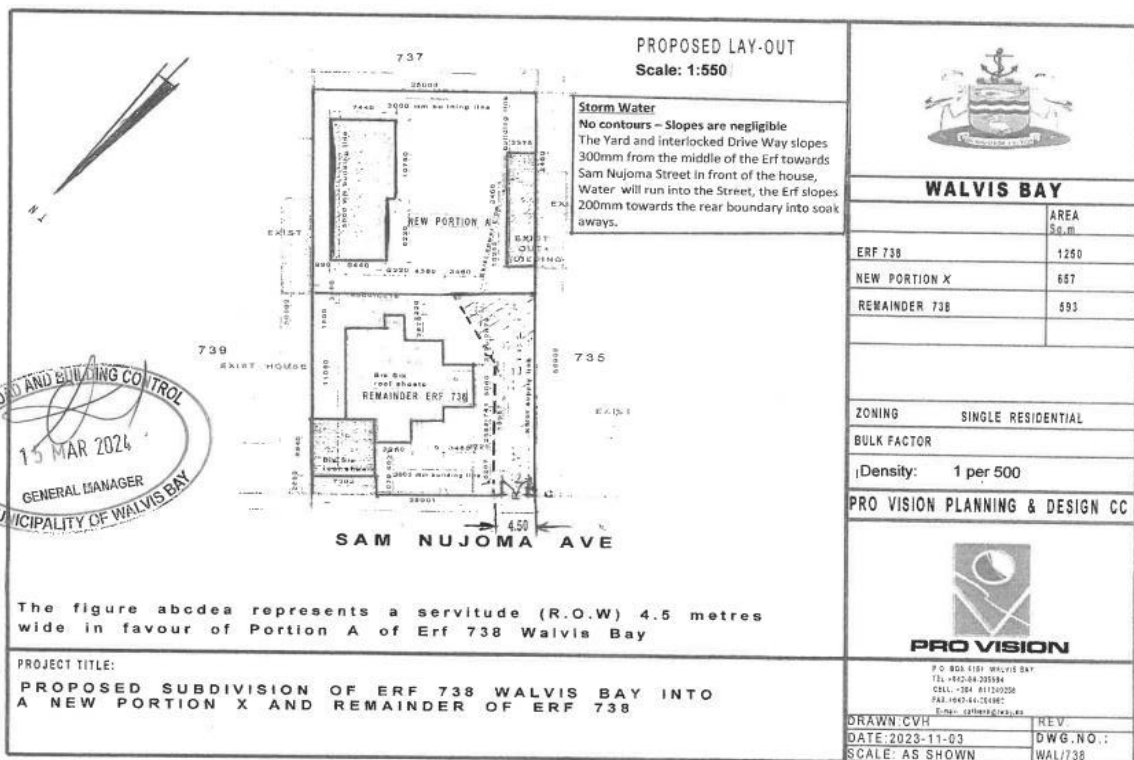
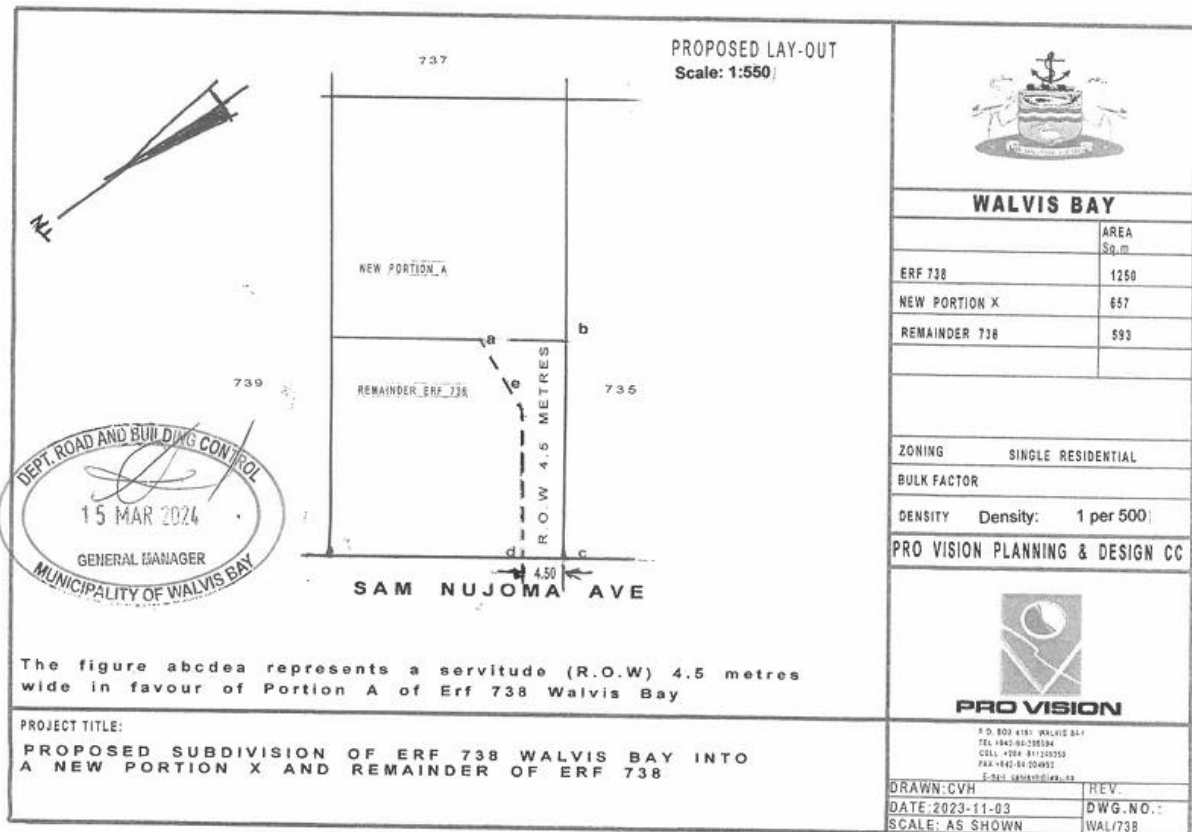
### **3.5. Access and Servitude**

Access to Portion X will be secured through a private right-of-way servitude over the Remainder of Erf 738, as Portion X does not have direct access to a public street. This arrangement ensures that the portion remains functional and accessible while maintaining compliance with planning requirements.

The servitude will be formally registered against the respective title deeds, guaranteeing its legal enforceability. It will be permanent in nature (in perpetuity), clearly defined and surveyed to avoid ambiguity, and will impose restrictions on any development within the servitude area to preserve access at all times.

The preparation and registration of the servitude will be undertaken by a conveyancer and executed through a Notarial Deed, ensuring full legal compliance and protection of the rights of both property portions.

FIGURE 3 RIGHT OF WAY SERVITUDE (PRO-VISION,2024)



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#### **4. APPLICABLE LEGISLATION AND SCREENING**

The proposed development is subject to the provisions of the Environmental Management Act, 2007 and the accompanying Environmental Impact Assessment Regulations, 2012.

In terms of these regulations, the proposed subdivision does not fall within the scope of listed activities that would automatically trigger the requirement for an Environmental Clearance Certificate (ECC). As such, the development is not, by default, subject to a full environmental impact assessment process.

- **The proposed activity is not listed under triggered activities**
- **Therefore, an ECC can be issued for the project to proceed**

Notwithstanding this, the Basic Information Document (BID) is submitted to the Ministry of Environment, Forestry and Tourism in order to formally confirm the screening outcome and to obtain written confirmation regarding the need, or provide the ECC, confirming that servitude or subdivision is not a listed activity.

#### **5. ENVIRONMENTAL BASELINE**

The site is situated within a fully developed urban environment characterized by previously disturbed soils, established infrastructure, and generally low ecological sensitivity. The surrounding area has been extensively transformed by existing development, limiting the presence of natural features.

There are no natural habitats of ecological significance, watercourses, or protected vegetation present on or adjacent to the site. The environmental conditions have already been substantially altered by urbanization, and the proposed subdivision is unlikely to result in any notable additional environmental impact.

#### **6. ENVIRONMENTAL SCREENING PROCESS**

The environmental screening process includes:

- Registration of the project on the MEFT system
- Submission of this BID
- Review by the Competent Authority
- Determination on ECC requirement

If required, a full Environmental Impact Assessment (EIA) will be undertaken.

## **7. POTENTIAL ENVIRONMENTAL IMPACTS**

Given the small scale and urban location, impacts are expected to be minimal:  
Potential impacts include:

- Minor disturbance during surveying or registration processes
- Increased residential density (already compliant with zoning)

No significant impacts are expected on:

- Biodiversity
- Water resources
- Air quality
- Soil integrity

The development is considered low-risk from an environmental perspective.

## **8. PUBLIC CONSULTATION**

Public participation will be undertaken if required by the Competent Authority.  
Where applicable, the process will include:

- Notification of neighboring property owners
- Distribution of BID
- Opportunity to register as Interested and Affected Parties (I&APs)

Neighbor consent has already been obtained as part of the subdivision application b Pro  
Vision Consultants.

**ANNEXURE A: 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>Area of Interest:</b>	
<b>I would like to hear more about the project: Yes / No</b>	<b>Are you a resident of the area: Yes / No</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:**

**Envirofficient Consultants cc  
Unit 8, Stop & Shop Complex, Swakopmund  
Email: envirofficient@gmail.com  
Tel: +26481 307 7370**