

# BACKGROUND INFORMATION DOCUMENT

**ENVIRONMENTAL IMPACT ASSESSMENT FOR REZONING OF ERF 546,  
KEETMANSHOOP PROPER, //KARAS REGION, FROM "RESIDENTIAL III" WITH  
A DENSITY OF 1:100 TO "GENERAL BUSINESS" WITH A BULK OF 2**

**April 2026**

Prepared For:

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BID: REZONING OF ERF 546, KEETMANSHOOP PROPER, //KARAS REGION FROM "RESIDENTIAL III" TO "GENERAL BUSINESS" - APRIL 2026

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## 1. THE PURPOSE OF THIS DOCUMENT

This Background Information Document (BID) has been prepared to provide a clear and accessible overview of the proposed rezoning of Erf 546, Keetmanshoop Proper, in the //Karas Region. The rezoning application seeks to change the current land use from "Residential III" with a density of 1:100 to "General Business" with a bulk of 2 and allow for development of medical offices and retail shops.

This document forms part of the Environmental Impact Assessment (EIA) process required in terms of the Environmental Management Act, 2007 (Act No. 7 of 2007), and its Regulations of 2012. The BID is intended to inform Interested and Affected Parties (I&APs) about the proposed development and to provide an opportunity for stakeholders to participate in the assessment process by submitting comments, concerns, or suggestions.

The BID further supports the application for an Environmental Clearance Certificate (ECC) and assists the Environmental Commissioner in understanding the nature and potential implications of the proposed project during the screening process.

The purpose of this document is to:

- Provide background information on the proposed development
- Describe the location and nature of the project
- Inform Interested and Affected Parties (I&APs)
- Facilitate stakeholder engagement
- Support the application for an Environmental Clearance Certificate (ECC)

## 2. BACKGROUND INFORMATION

Mr. Benhard Petrus, hereafter referred to as the proponent, is the registered owner of Erf 546 in Keetmanshoop Proper. The proponent intends to rezone the property from "Residential III" with a density of 1:100 to "General Business" with a bulk of 2, to enable the intended development of medical consulting rooms as well as retail shops.

Envirofficient Consultants cc has been appointed to undertake the Environmental Impact Assessment and manage the environmental authorization process on behalf of the proponent.

The rezoning application triggers activities listed under the Environmental Impact Assessment Regulations, which makes it necessary to conduct an environmental assessment and obtain an Environmental Clearance Certificate prior to implementation as follows:

- **Activity 5.1 (a): Rezoning of land from residential to commercial use**

### 3. PROJECT DESCRIPTION

#### 3.1. Project Location

Erf 546 is situated in Keetmanshoop Proper, within the //Karas Region of southern Namibia. The property is located within an established urban area and it is located at the corner of Sam Nujoma Drive and 3<sup>rd</sup> Avenue which are existing municipal roads. Its geographical coordinates are at latitude -26.579423 and longitude 18.137649.



Figure 1 Locality Map (Afrishine Investment cc, 2026)



**Figure 2 Aerial Site Map**

The surrounding area consists predominantly of mixed land uses and, and a noticeable shift toward commercial and service-oriented land uses. The site is therefore well positioned to support a transition to business-related activities.



Figure 3 Proposed Zoning Map (Afrishine Investment cc,2026)

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### **3.2. Property Description and Zoning**

Erf 546, Keetmanshoop Proper, which is 2,660 square meters in size, is currently zoned as “Residential III.” This zoning allows for higher-density housing, meaning multiple residential units can be built on the land at a ratio of one unit per 100 square meters. The proposal is to change the zoning to “General Business,” which would allow for a wider variety of uses, such as shops, offices, or medical services. It would also increase the allowable building capacity (bulk factor) to 2, meaning a larger building can be developed on the site. This rezoning will ensure that the property’s official land use rights as indicated in the Keetmanshoop Town Planning Scheme match the developer’s plans for the site.

| <b>Erf Number</b> | <b>Size (m²)</b> | <b>Current Zoning</b> | <b>Density</b> | <b>Proposed Zoning</b> | <b>Bulk</b> |
|-------------------|------------------|-----------------------|----------------|------------------------|-------------|
| 546               | 2660             | Residential III       | 1:100          | General Business       | 2           |

### **3.3. Proposed Development**

The proposed development reflects broader urban trends in Keetmanshoop especially around the Central business District, where surrounding properties are gradually transitioning into mixed-use or commercial zones in response to growing demand for services and economic opportunities.

The proposed development will consist of medical offices and retail shops designed to serve the local community. The medical component is expected to include consulting rooms and associated healthcare services, while the retail component will provide space for small businesses and shops.

The development will be designed to integrate with the surrounding urban environment and will make use of existing municipal services such as water supply, sewerage, electricity, and road infrastructure. No large-scale construction or industrial activities are anticipated, and the scale of development will remain consistent with urban standards for similar business uses.

The proposed rezoning will enable the establishment of:

- Medical consulting rooms
- Healthcare-related offices
- Retail outlets and shops
- Associated administrative and service facilities

The development will operate within municipal guidelines and planning regulations.

### **3.4. Need and Desirability of the Development**

The proposed rezoning is considered necessary in order to respond to the increasing demand for accessible healthcare and commercial services within Keetmanshoop. At present, residents may need to travel considerable distances within town to access such services, and the development aims to improve convenience and accessibility.

From an economic perspective, the project is expected to contribute positively by creating employment opportunities during both the construction and operational phases. It will also support small business development and contribute to the diversification of the local economy.

In terms of urban planning, the proposal is consistent with ongoing changes in land use patterns within Keetmanshoop, where certain properties especially, around the CBD are renovated and converted into commercial zones. The rezoning will therefore support more efficient land use and align with broader municipal development objectives.

### **3.5. Services and Infrastructure**

Erf 546 is already connected to essential municipal services, including water, sewerage, electricity, and road access. The existing infrastructure is considered adequate to support the proposed development, although minor upgrades may be required depending on the final design and scale of operations.

## **4. APPLICABLE LEGISLATION**

The proposed development is governed by the provisions of the Environmental Management Act, 2007 (Act No. 7 of 2007), as well as the Environmental Impact Assessment Regulations of 2012. In accordance with these regulations, the rezoning of land is classified as a listed activity, thereby necessitating the undertaking of an Environmental Impact Assessment (EIA) process and the acquisition of an Environmental Clearance Certificate (ECC) prior to the commencement of the proposed project.

In addition to the above, the following legislative frameworks are applicable and will guide the planning and implementation of the development:

- The Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), which regulates land use planning and development within urban and regional contexts;
- The applicable Town Planning Scheme, which provides zoning regulations and development parameters within the jurisdiction of the relevant local authority;
- The Local Authorities Act, 1992 (Act No. 23 of 1992), which governs the administration and functions of local authorities.
- Further relevant legislation, policies, and guidelines may be identified and incorporated during the environmental scoping process to ensure full compliance with all regulatory requirements.

## 5. ENVIRONMENTAL ASSESSMENT PROCESS

The EIA process will include:

- Project registration with the Environmental Commissioner
- Stakeholder engagement and public consultation
- Identification of environmental impacts
- Development of mitigation measures
- Preparation of:
  - Environmental Assessment Report (EAR)
  - Environmental Management Plan (EMP)
- Submission to MEFT
- Decision-making process
- Communication of outcomes

## 6. POTENTIAL ENVIRONMENTAL IMPACTS

The proposed development is anticipated to have generally low to moderate environmental impacts, given its location within an already developed urban area. Potential negative impacts may include increased traffic, minor noise disturbances during operation, waste generation, and changes to the visual character of the area.

On a positive note, the development is expected to yield several positive impacts, such as job creation, improved access to healthcare services, enhanced service delivery, and stimulation of local economic growth.

Impacts are considered manageable and can be effectively mitigated through appropriate planning and implementation of mitigation measures.

## 7. PUBLIC CONSULTATION

Public participation is a key component of the Environmental Impact Assessment (EIA) process. Interested and Affected Parties (I&APs) are invited to register and provide input on the proposed development. Stakeholders will be informed through appropriate channels, including direct communication, site notices, and public advertisements.

Registered I&APs will receive updates on the assessment process and will have the opportunity to review and comment on relevant documentation. All written submissions must be provided to Envirofficient Consultants cc by **22 May 2026**.

Given the small scale of the project, no public meeting is planned at this stage. However, should significant interest arise, a meeting may be arranged and registered stakeholders will be notified accordingly.

## 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**  
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