

ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED ACTIVITY IN OKAHANDJA

Registration of a Right of Way
Servitude over “Consolidated
Portion X” and Plot 29 Nedersetting
in favor of “Consolidated Portion X”
and Plot 29 Nedersetting
Okahandja, Otjozondjupa Region

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

Activity 10.1 (b) Infrastructure
The construction of Public roads
(The proposed project includes the
construction of roads)

Activity 10.2 (a) Infrastructure
The route determination of roads
and design of associated physical
infrastructure where – it is a public
road

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

Copper Sand Investments Close Corporation hereinafter referred to as the proponent intends to undertake the following activities:

- **Subdivision of Portion S Farm Osona Commonage No. 65 into Portion A and the Remainder;**
- **Consent use for the operation of a Service Station on Portion A (a portion of Portion S);**
- **Rezoning of Portion R of the Farm Osona Commonage No. 65 from “Agriculture” to “Special” for Biltong shop, Butchery, Coffee Shop, Information Centre, Local Fresh Produce, Retail space, ATM, Restaurant with liquor license, wood carvers, brewery, storage and parking;**
- **Rezoning of the Remainder of Portion S from “General Business” to “Special” for Biltong shop, Butchery, Coffee Shop, Information Centre, Local Fresh Produce, Retail space, ATM, Restaurant with liquor license, wood carvers, brewery, storage and parking;**
- **Consolidation of Portion R of the Farm Osona Commonage No. 65 and the Remainder of Portion S into “Consolidated Portion X”;**
- **Alteration of Okahandja Local Authority Area to include Portion S of the Farm Osona Commonage No. 65 and Portion R of the Farm Osona Commonage No. 65 into the Local Authority Boundary;**
- **Registration of a Right of Way Servitude over “Consolidated Portion X” and Plot 29 Nedersetting in favor of “Consolidated Portion X” and Plot 29 Nedersetting.**

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

Portion S and R of the Farm Osona Commonage No. 65 is strategically located at the intersection of the A1 national trunk road and the Main Road (MR) 87 outside the urban area of Okahandja. Please refer to below locality map (**Figure 1**).

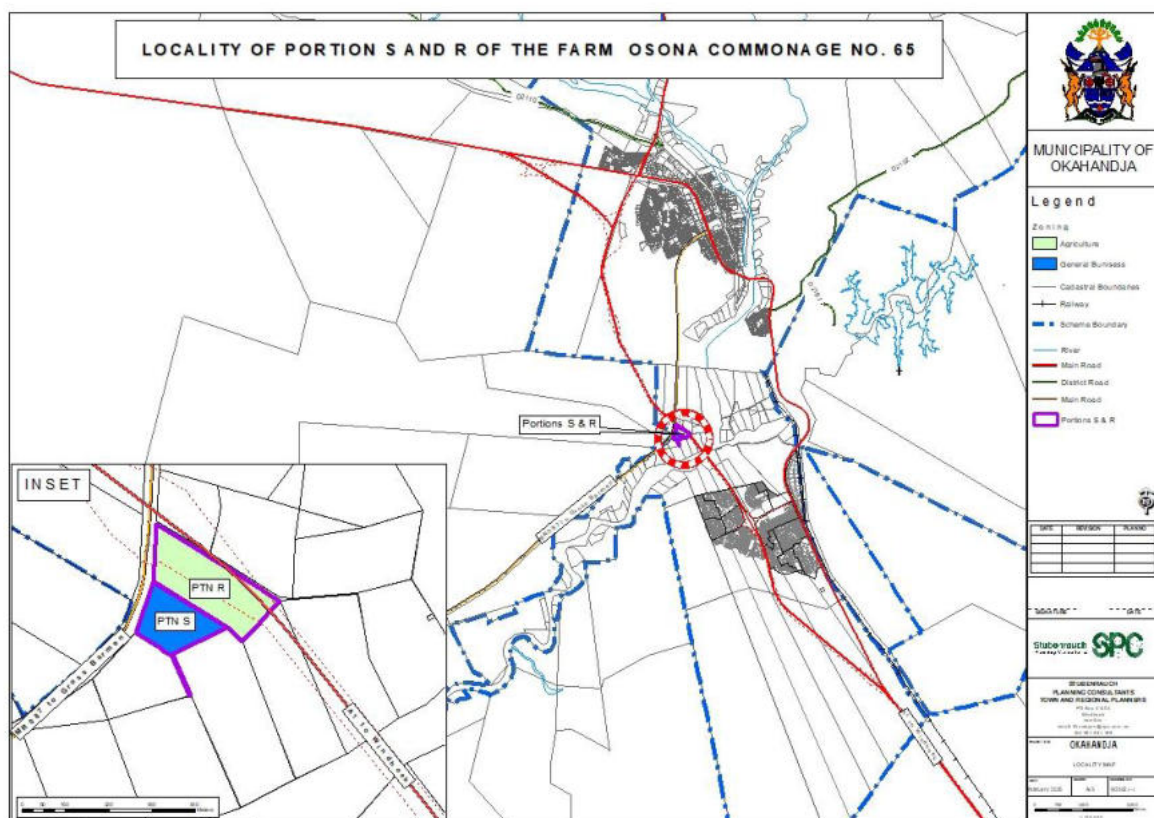


Figure 1: Locality map

3.2 Size and Zoning

Table 1 below depicts the portion sizes and current zonings.

Table 1: Portion Sizes and Current Zoning

Portion Number	± Size (ha)	Current Zoning
Portion S of the Farm Osona Commonage No. 65	47243	Currently in the process of being rezoned from “Agriculture” to “General Business” with a bulk of 0.4.
Portion R of the Farm Osona Commonage No. 65	87959	In accordance with the Okahandja Zoning Scheme No. 5 this portion is zoned “Agriculture”.

3.3 Status Quo

Portion S of the Farm Osona Commonage No. 65 is currently vacant with no physical structures on-site as depicted in **Figure 2** below.

Majority of Portion R of the Farm Osona Commonage No. 65 is occupied by the A1 Trunk Road leading to Windhoek, while the remaining portion is vacant as depicted in **Figure 2** below.

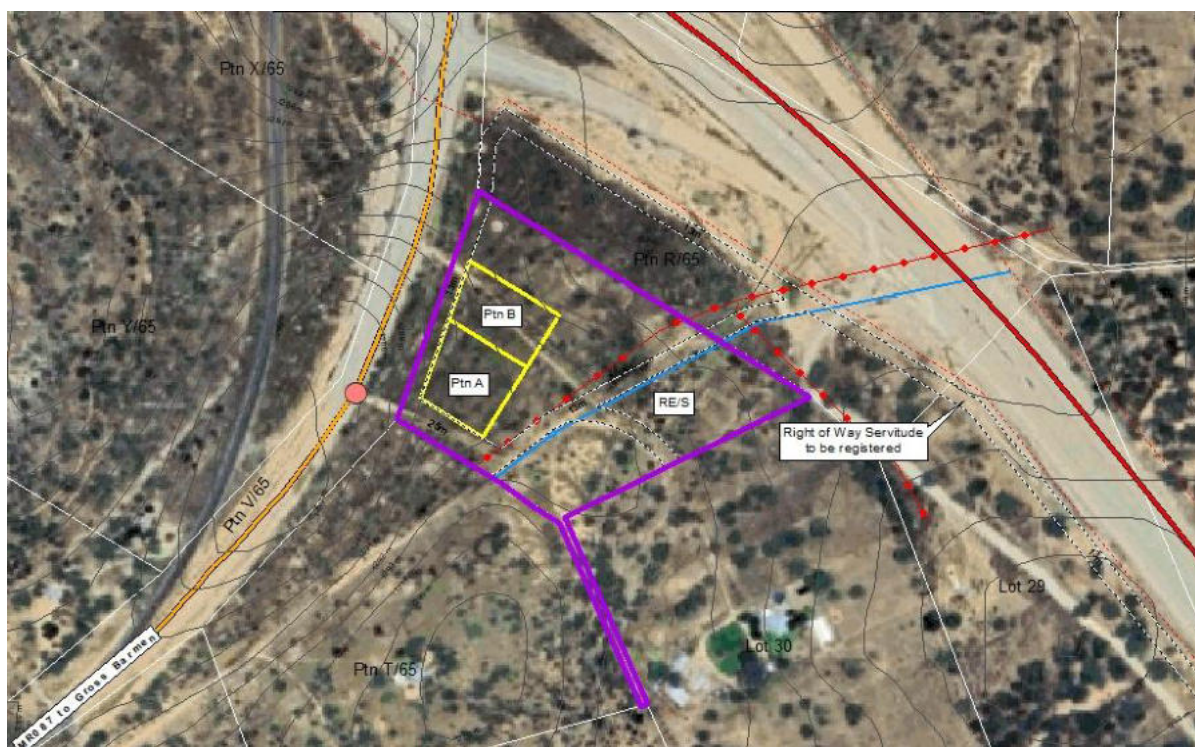


Figure 2: Aerial Map

3.4 Proposed Development

The proponent intends to develop a mixed-use commercial and tourism node on Portions S and R of the Farm Osona Commonage No. 65, located at the intersection of the A1 National Road and MR087 (D1972), north of Okahandja. The proposed development will include the relocation of the existing Puma Service Station, the establishment of commercial and tourism facilities, the development of a local market, and the relocation of a portion of the Mbangura Woodcarvers Craft Market.

The site is strategically positioned along the Trans-Kalahari and Trans-Caprivi Corridors to provide essential services to long-distance travellers while supporting local economic growth and tourism. The project forms part of the proposed Gross Barmen Gateway, as identified in the Draft Okahandja Structure Plan, and is intended to establish an attractive gateway destination that strengthens Okahandja's role as a commercial and tourism hub. Associated infrastructure, including access roads, parking, bulk services, landscaping, and municipal engineering services, will be constructed to support the proposed development. The project is expected to improve traveller convenience, promote local economic development, create employment opportunities, and contribute to the long-term growth of the region.

In order to align the intended land uses with statutory requirements, the necessary town planning procedures must be undertaken to ensure conformity with the relevant zoning regulations. This application is therefore motivated on the basis that the proposed development will not only meet the needs of the community but will also contribute positively to the spatial, social, and economic development of Okahandja and its surroundings.

3.4.1 The Subdivision of Portion S Farm Osona Commonage No. 65 into Portion A, B and the Remainder

The portion of the site designated for the relocated service station and the proposed grocery shop will need to be subdivided to create two separate properties and the Remainder. This is necessary as the service station and the grocery shop will have different ownership and distinct land use activities from the remainder of the development. Refer to **Figure 3 and 4** below.

Table 2 below depicts the subdivision of Portion S of the Farm Osona Commonage No. 65.

Table 2: Subdivision of Portion S of the Farm Osona Commonage No. 65

Portion No	± Area (m ²)
Portion A	4500
Portion B	4000
Remainder	38743
Portion S	47243

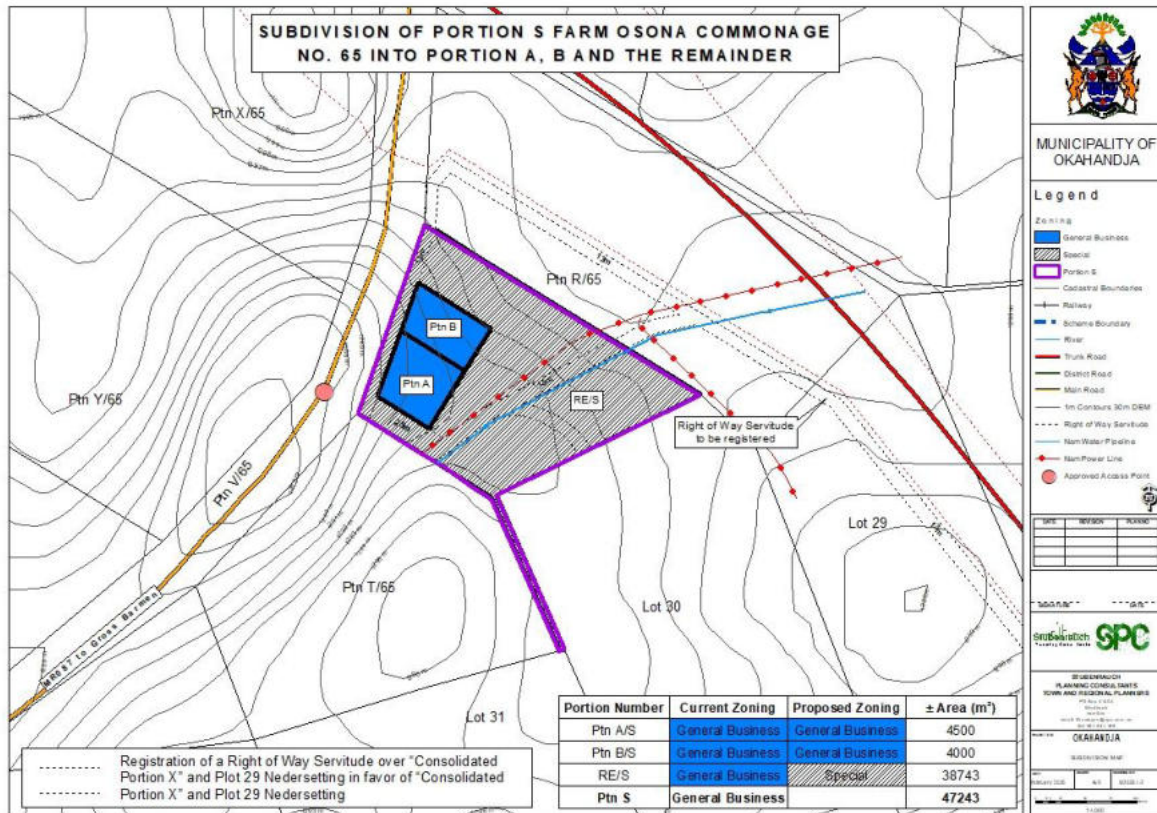


Figure 3: Proposed Subdivision of Portion S of the Farm Osona Commonage No. 65

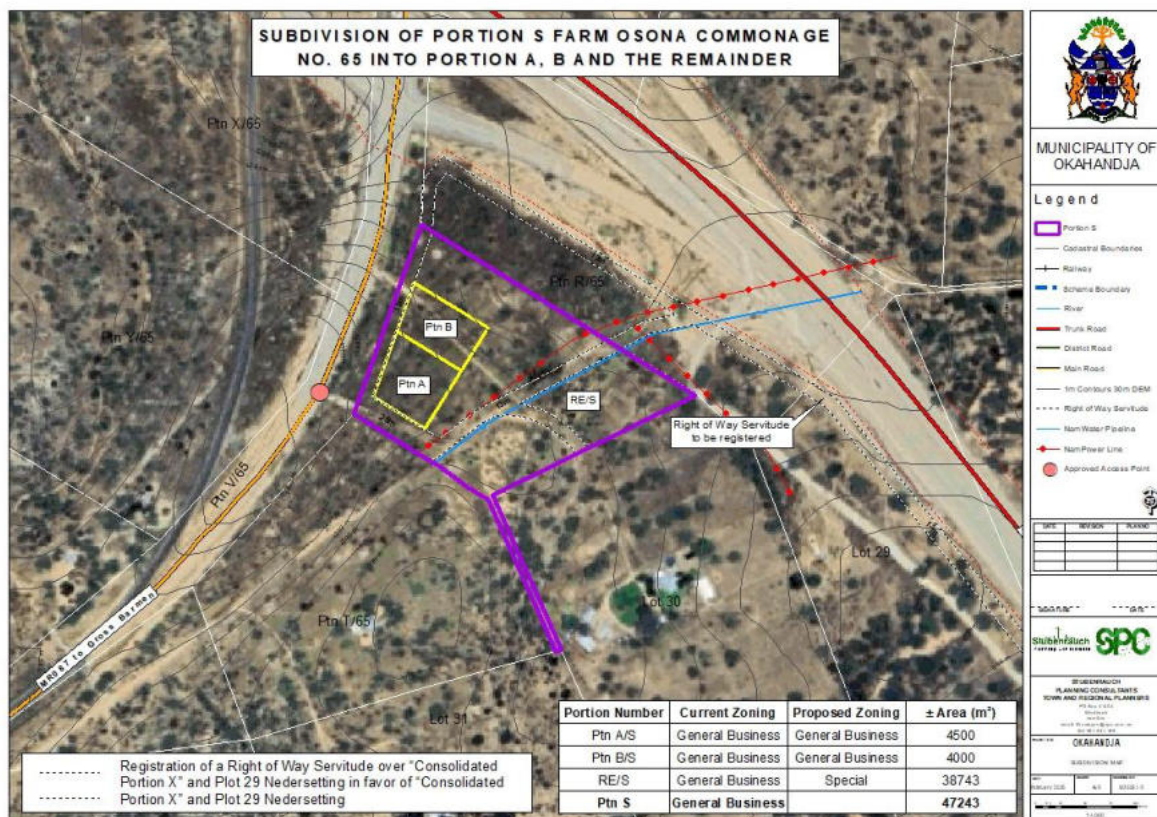


Figure 4: Proposed Aerial Image for the Subdivision of Portion S of the Farm Osona Commonage No. 65

3.4.2 Consent use

It is the Proponents intention to operate a service station on proposed Portion A, however a service station is not a primary use under the zoning for “General Business”, it is however a consent use under the “General Business” zoning.

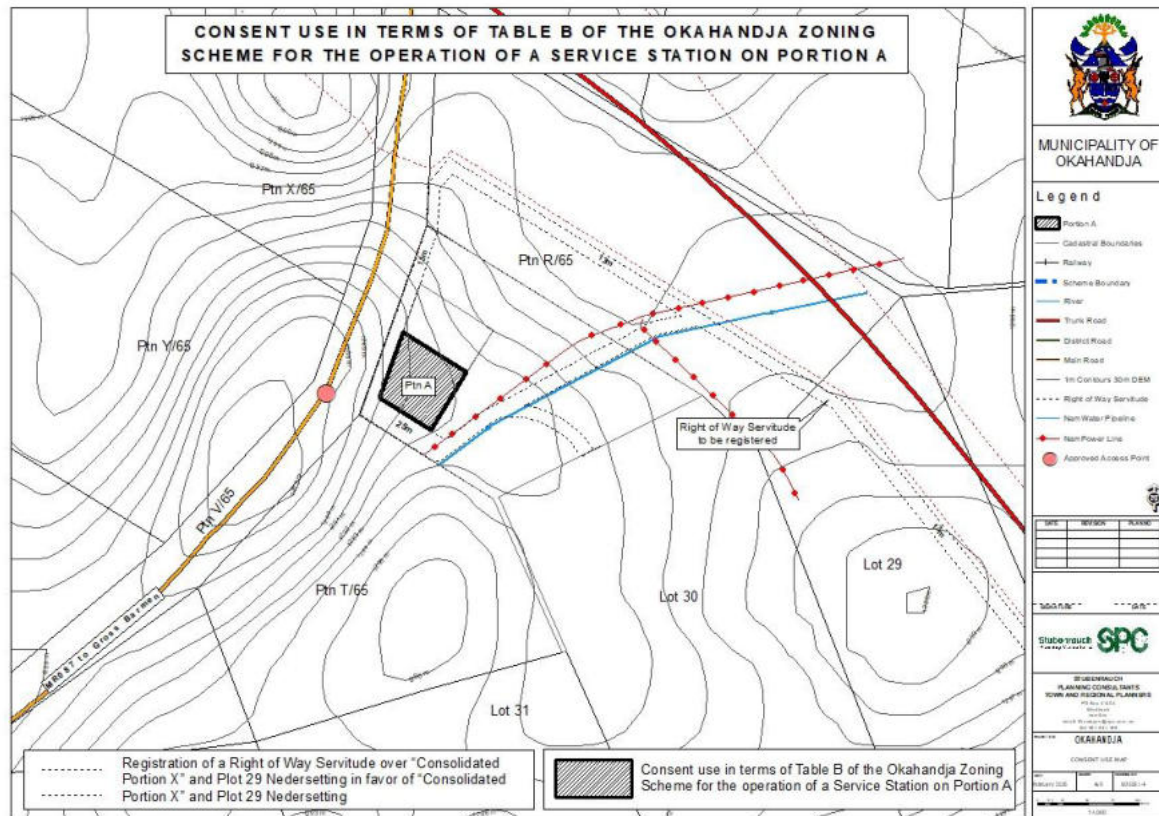


Figure 5: Consent Use

3.4.3 The Rezoning of Portion R of the Farm Osona Commonage No. 65 from “Agriculture” to “Special” for Biltong shop, Butchery, Coffee Shop, Information Centre, Local Fresh Produce, Retail space, ATM, Restaurant with liquor license, wood carvers, brewery, storage and parking;

Portion R of the Farm Osona Commonage No. 65 will need to be rezoned to “Special” in order to accommodate the proposed activities. Refer to **Figure 6** below.

Table 3 below depicts the proposed rezoning of Portion R of the Farm Osona Commonage No. 65.

Table 3: Rezoning of and Portion R

Portion No.	Current Zoning	Proposed Zoning
Portion R of the Farm Osona Commonage No. 65	Agricultural	Special for Biltong shop, Butchery, Coffee Shop, Information Centre, Local Fresh Produce, Retail space, ATM, Restaurant with liquor license, wood carvers, brewery, storage and parking

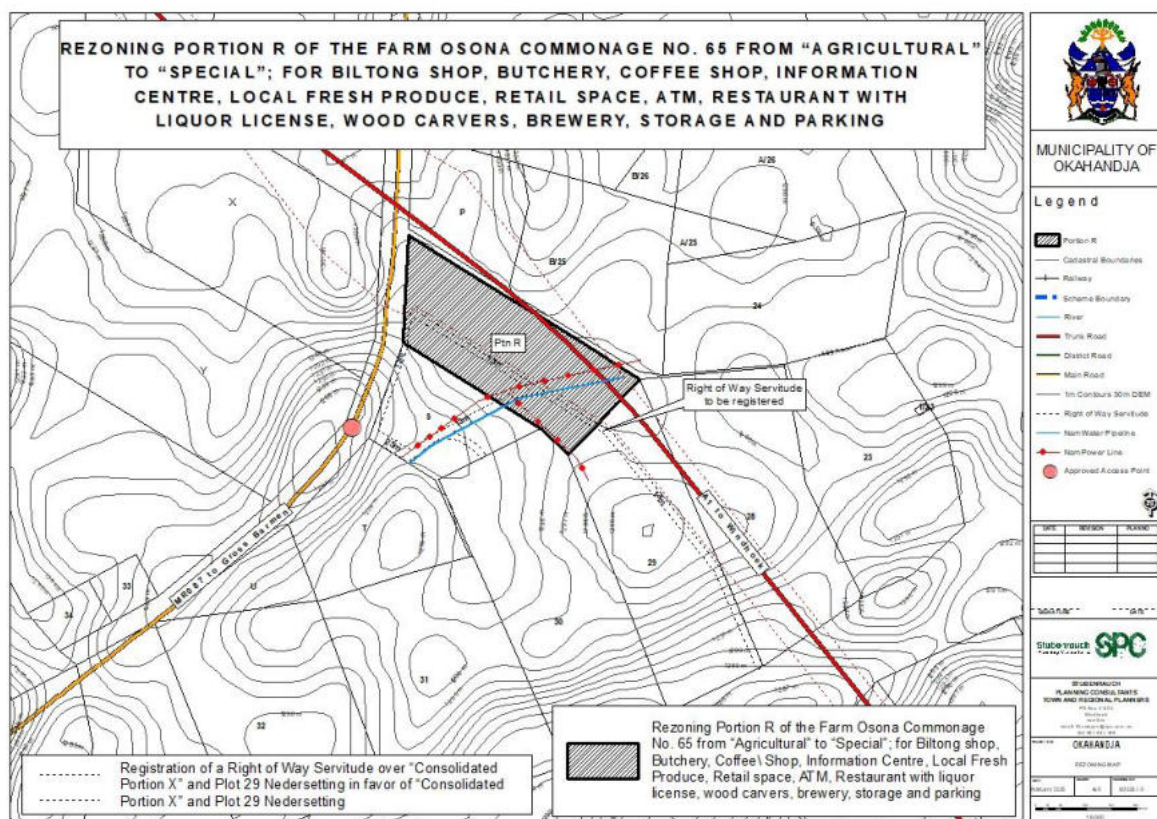


Figure 6: The Rezoning of Portion R of the Farm Osona Commonage No. 65 from “Agriculture” to “Special”

3.4.4 The Rezoning of the Remainder of Portion S of the Farm Osona Commonage No. 65 from “General Business” with a bulk of 0.4 to “Special” for Biltong shop, Butchery, Coffee Shop, Information Centre, Local Fresh Produce, Retail space, ATM, Restaurant with liquor license, wood carvers, brewery, storage and parking;

The Remainder of Portion S of the Farm Osona Commonage No. 65 must be rezoned from “General Business” with a bulk of 0.4 in order for the property to be consolidated for the Remainder of Plot No. 29 Osona Nedersetting and Portion R of the Farm Osona Commonage No. 65.

Table 4 below depicts the proposed rezoning of Remainder of Plot No. 29 Osona Nedersetting and Portion R of the Farm Osona Commonage No. 65.

Table 4: Rezoning of the Remainder of Portion S

Portion No.	Current Zoning	Proposed Zoning
Remainder of Portion S of the Farm Osona Commonage No. 65	Agricultural	Special for Biltong shop, Butchery, Coffee Shop, Information Centre, Local Fresh Produce, Retail space, ATM, Restaurant with liquor license, wood carvers, brewery, storage and parking

3.4.5 The Consolidation of Portion R of the Farm Osona Commonage No. 65 and the Remainder of Portion S of the Farm Osona Commonage No. 65 into “Consolidated Portion X”;

The consolidation of the two portions are essential, as the proposed development will be developed over the cadastral boundaries.

Table 5 and **Figure 8** below depict the consolidation of Portion R of the Farm Osona Commonage No. 65 and the Remainder of Portion S.

Table 5: Consolidation Portion R and the Remainder of Portion S

Portion No	± Area (m ²)
The Remainder of Portion S of Portion S of the Farm Osona Commonage No. 65	38 743
Portion R of the Farm Osona Commonage No. 65	87 959
Consolidated Portion X	126 702

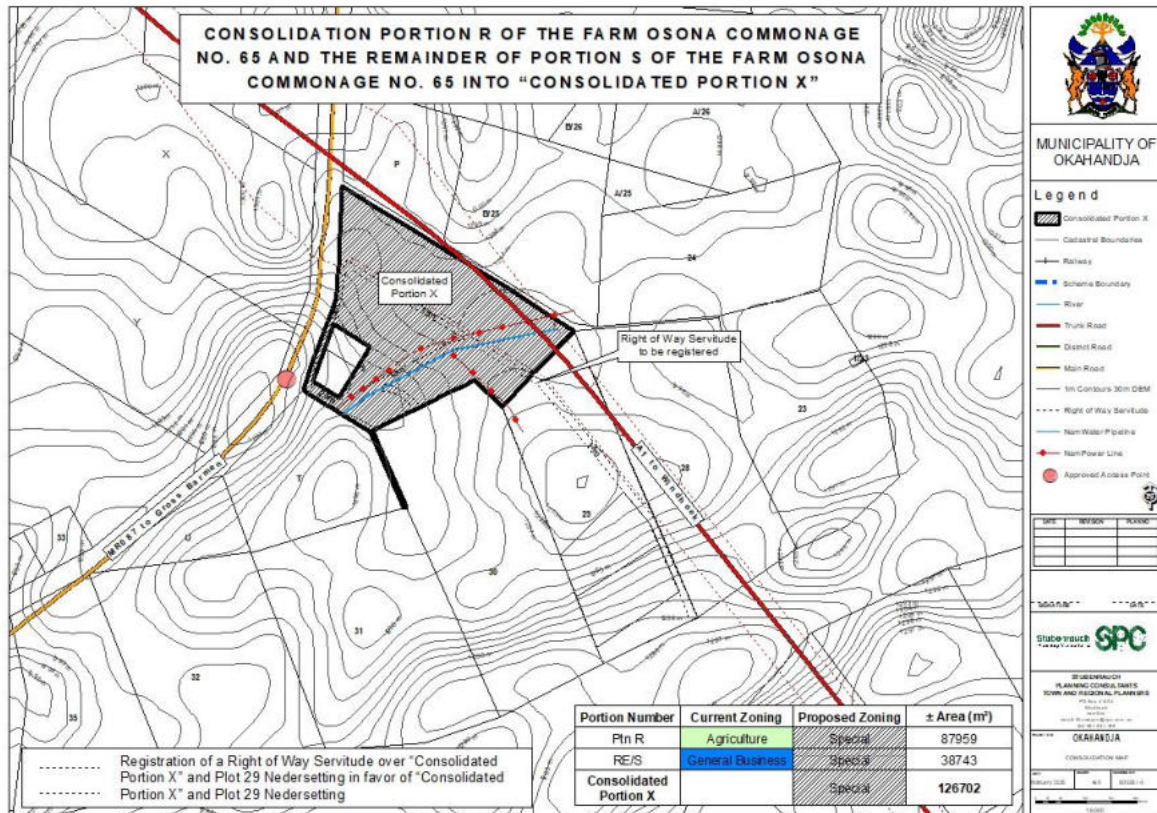


Figure 7: The Consolidation of Portion R of the Farm Osona Commonage No. 65 and the Remainder of Portion S of the Farm Osona Commonage No. 65 into "Consolidated Portion X"

3.4.6 The Alteration of Okahandja Local Authority Area to include Portion S of the Farm Osona Commonage No. 65 and Portion R of the Farm Osona Commonage No. 65 into the Local Authority Boundary;

Portion S of the Farm Osona Commonage No. 65 and Portion R of the Farm Osona Commonage No. 65 currently falls part of the Okahandja Zoning Scheme, but not the Local Authority Boundary, as such, the Local Authority Boundary of Okahandja needs to be altered in order to include Portion S of the Farm Osona Commonage No. 65 and Portion R of the Farm Osona Commonage No. 65.

3.4.7 The Registration of a Right of Way Servitude over "Consolidated Portion X" and Plot 29 Nedersetting in favor of "Consolidated Portion X" and Plot 29 Nedersetting.

A Right of Way Servitude will be registered over "Consolidated Portion X" and Plot 29 Nedersetting in favor of "Consolidated Portion X" and Plot 29 Nedersetting. This Right of Way Servitude connects to Main Road (MR) 87.

3.5 Engineering services and Access Provision

The Proponent has appointed a Consulting Engineer to design and overlook the installation of the required municipal services to the satisfaction of the Okahandja Municipality. A services master plan for the development will be drawn up by a professional engineer, the cost of the services to be at the account of the clients for the following:

- a) **Provision of Bulk services, including water, sewer and electricity**
- b) **Stormwater management and channeling.**

Access

A Right of Way Servitude will be registered over “Consolidated Portion X” and Plot No. 29 Osona Nedersetting in favor of “Consolidated Portion X” and Plot No. 29 Osona Nedersetting. This Right of Way Servitude connects to Main Road (MR) 87.

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

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.

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).

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 **24 August 2026**. 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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