

BACKGROUND INFORMATION DOCUMENT (BID)
ENVIRONMENTAL IMPACT ASSESSMENT & ENVIRONMENTAL MANAGEMENT PLAN (EMP)
FOR THE PROPOSED DEVELOPMENT OF A MULTIPURPOSE SHOPPING COMPLEX (MALL) ON
49.8 HECTARES OF OMUTHIYA COMMUNAL LAND, ONDONGA TRADITIONAL AUTHORITY OF
OSHIKOTO REGION.

(New Application)

Application date: April 2023



MAIN OBJECTIVE OF THIS DOCUMENT

The purpose of this document is to:

- To apply for the acquisition of the Environmental Clearance Certificate (ECC) for the proposed development of a multi-purpose shopping complex (mall) on a 49.8 hectares communal land under the of the Omuthiya Traditional Authority
- To provide a brief background, changes of the land use of the proposed Shopping Complex development project and its proponents;

- Comply with Namibia's Environmental Assessment Policy, Environmental Management Act (2007) and its February 2012 EIA Regulations
- Provide for the Compliant and updated Environmental Management Plan for the project and explain all matters in relation to the Bio-physical environment of the project area;
- Identify and assess impact related to the construction, operation and later decommissioning of the certain parts of the development, associated infrastructure and propose suitable mitigation strategies.
- To explain the process that was followed during the Environmental Scoping Study;

1.1 INTRODUCTION

Special Inn logistics, cc/2017/05491 is the proponent and developer that acquired a portion of communal land from Omuthiya traditional authority (through the administration of the Chief) through

customary allocation to Namibian resident as prescribed by the Namibia Land Reform Act of 2007. The proponent proposes to establish and develop a multi-purpose shopping complex (mall) on the piece of land acquired.

The project's proposed development concept is estimated to cost N\$ 15 million including land servicing and project Activities will include;

- Construction of (10 000m²) shopping complex mall for retail stores for different retail shops,
- An outdoor recreation relaxation area
- Administrative offices.
- A convenient gym
- Rental office spaces, Bank ATM facilities
- Public vehicle parking's and streets

Other basic services such as water and electricity services will be connected as they exist. The connection will be conducted by Cenored on the facility on the expense of the developer once the clearance is acquired.

1.2 LOCALITY

The project is on a 49.8 Hectares of Land, undeveloped, vacant and not operational. The project site area is situated in Omuthiya near to the B1 main road, South of the town about +- 10 kilometres South of

Omuthiya Central Business district. The project site is vacant, zoned undetermined and an application for alienation by leasehold was approved by the Ondonga Traditional Authority (Chief) and will subsequently be recommended for registration and approval by Ministry of land reform.

1.3 BASELINE PROJECT ENVIRONMENT

The project area is also associated with the following biodiversity characteristic of vegetation species; Terminalia sericea, Burkea Africana, Baikiaea plurijuga, pterocarpus angolensis, ricinodendron rautanenii and the commiphora. There is no communal sensitive pastural grass observed to exist on the project site, since the land or area was previously used as a cropfield and the proponent is frequently maintaining the area to prevent invasive acacia plant species which are in abundance.

As a result, the project area has no existence of protected plant species. The site has no profound ground, no archiological sites, no surface watercourse, no wildlife conservation areas and no historical land uses of significancy importance to the communities around the site. Hence the site was chosen for development.

It is therefore required as per the Environmental Act no. 7 of 2007 that a scoping report and a relevant Environmental Management Plan be crafted and submitted for approval for compliance purposes.

The compliance report detailing such environmental changes and impacts is thus required to be compiled and submitted to the environmental commissioner for approval. Hence this submission.

1.4 SOCIO-ECONOMIC ASPECT OF THE PROJECT

According to the proponent, the proposed multipurpose shopping mall development shall serve as a service retail centre for precious, modest landmark development that shall serve/ provide goods and services, market and enrich the local diversity of Omuthiya town to suit the local and international standard. This shall boost the local socio-economic, promote and improve surrounding property values, market and competitive employment creation, promote the beautiful scenery, aesthetics of town of Omuthiya.

This proposed multipurpose shopping mall development and land use is in line with the Oshikoto Region Integrated Communal Land Use Plan and in line with the Omuthiya's future spatial development plan which permits and allows the development of an economic commercial business expansion in communal as priority growth paradigm.

The project is expected to create about 100 jobs on the construction phase of the entire development, about 200 shall be employed during the operational phase of development. It is therefore expected that the proposed development shall create a total sum of about 200-250 permanent jobs once the project becomes operational

1.5 SCOPING OBJECTIVE

The intention for applying for the Environmental clearance certificate is therefore to;

- Ensure the identification of different environmental factors and issues that might affect the environment as a result of the implementation of the proposed project,
- To ensure the incorporation of activities of the proposed project into the environmental management plan (EMP) for possible identification of major environmental issues, for continuous application of suitable mitigation, monitoring of operational activities of the proposed development.
- To minimize the impact of proposed development on the Environment, including natural resources, local residents and existing surrounding land uses;

- To ensure site selected for multipurpose shopping mall development is appropriate for long term operation and that methods are sustainable;
- To ensure proper consideration of the effects of new developments on the environment and surrounding areas; and,
- To ensure compliance with environmental requirements.
- Provide training and empowerment for local communities to achieve sustainable development in the region
- Create jobs for the local community (estimated about 200 skilled and unskilled to be employed)

This will demand the accountability of the project to operate in a profitable, eco-friendly and sustainable way. The aim is to follow the Principles of Eco-development and offer clients the attraction that conserves the environment and improves the well-being of local people. Eco-project development is about uniting conservation, communities, and sustainable environmentally friendly project by minimizing impact on the environment

Special Inn logistics cc appointed Nyepez Consultancy cc to apply for an Environmental Clearance Certificate from the Ministry of Environment, forestry & Tourism to obtain approval for environmental clearance for the proposed development for

compliance purposes. The Environmental Impact Assessment (EIA) will be conducted under the requisites of the Environmental Management Act (EMA) (Act 7 of 2007) and its Regulations (2012).

1.6 CONSTRUCTION DEVELOPMENT PHASES

The following facilities are planned to be established on the site.

- Subdivision, verification & surveying of the land (fencing)
- Internal layout design and subdivision (indicative of proposed land use segments)
- Project site levelling, planning, design & drafting of building plans
- Construction of the project infrastructures by phases
- Ground opening of the development and usage thereof

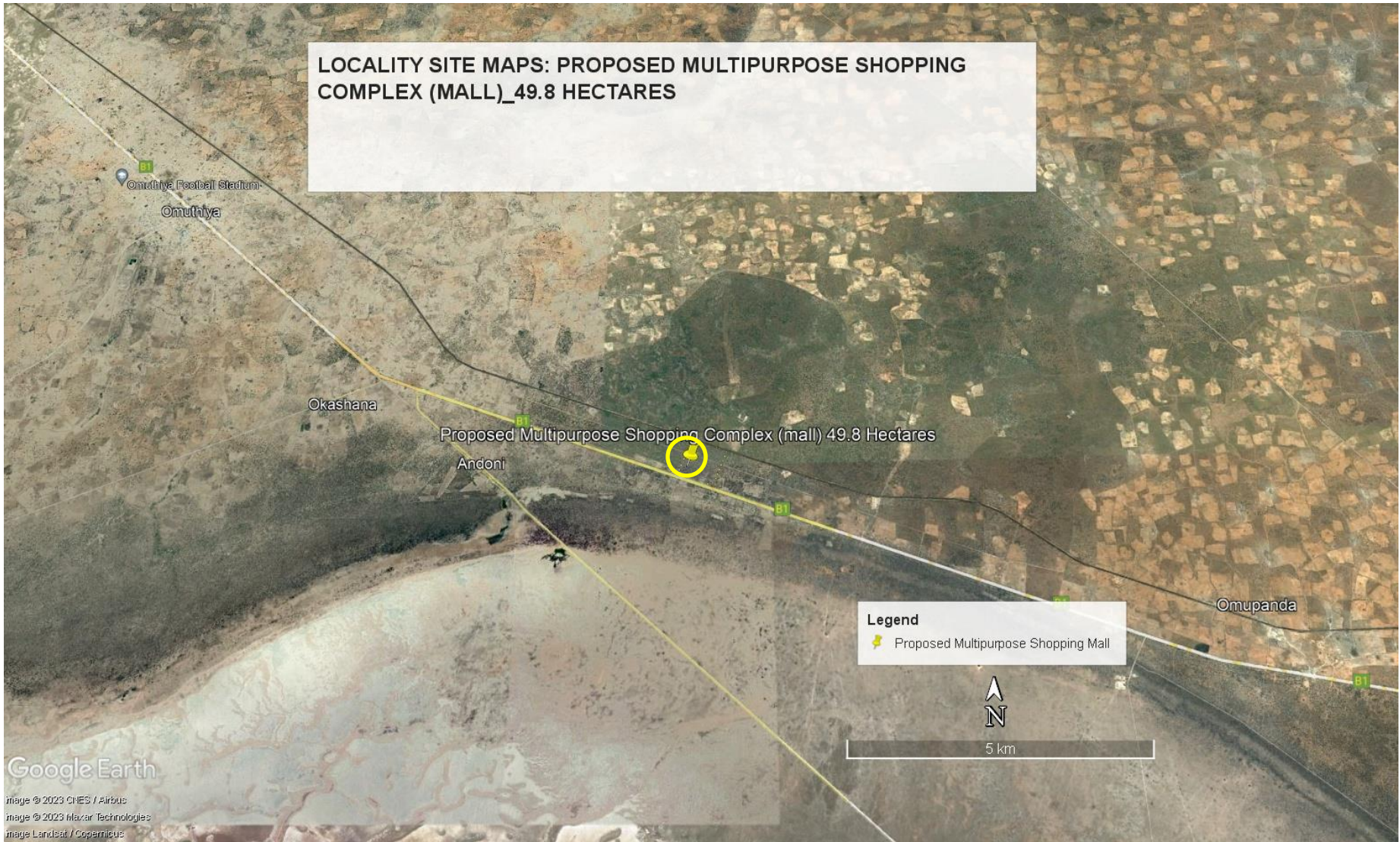
1.7 CONCLUSION

It should therefore be noted that during various site visits, monitoring and analysis, it was discovered that the project site allocated is ideal for this type of commercial business as the site is highly accessible (travellers from the North to central Vice versa) with potential to attract demand from consumers. That the proposed development is not the first of this kind to be developed in the same area, as there has been a continuous transformation of the communal land into commercial centres through rural development

These existing commercial activities have therefore created a presence of future developments in the area and that no severe disturbances or negative impacts has been caused to the surrounding communities as a result of the on-going rural or communal developments.



LOCALITY SITE MAPS: PROPOSED MULTIPURPOSE SHOPPING COMPLEX (MALL)_49.8 HECTARES



Google Earth
Image © 2023 CNES / Airbus
Image © 2023 Maxar Technologies
Image Landsat / Copernicus

LOCALITY SITE MAPS: PROPOSED OMUTHIYA MULTIPURPOSE SHOPPING COMPLEX (MALL) 49.8 HECTARES



Proposed Multipurpose Shopping Complex (mall) 49.8 Hectares

Legend
* Proposed Multipurpose Shopping Mall



400 m

Google Earth
Image © 2023 CNES / Airbus
Image © 2023 Maxar Technologies



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CONSENT LETTER FOR A LEASEHOLD

SECTION "A"

- The Ondonga Traditional Authority hereby give consent that, Mr. **Simon Urbanus Nadhipite Nambahu** Id No. **71091100292** a resident of **4 Abraham Geldenhuys Olympia, Windhoek** is granted the right to carry out business activities in **Omutsegwondjamba** village with size of..... situated in **Uukwanambwa** Traditional District of **Oshikoto** Region.

Nature of application

Individual Group/Family Married couple Juridical entity

SECTION "B"

- To be completed by all applicants**

2.1. Are you allocated more than one land parcel? Yes No

If yes please state the purposeand sizeHa

2.2. Traditional Authority where the land parcel is located

2.3. Are you subleasing from another person? Yes No.....

If yes, why are you intending to leave that portion?

SECTION "C"

- Application**

NB: This consent should not be used for a purpose other than the one stated under paragraph 1 of this consent.

Signed at Ondangwa on 23-03 of 2023.

Chairperson of the Council



Secretary

1.7. REGAISTRATION AND COMMENTS

Participant Name:	Organisation/affiliations:
Position:	Telephone:
Fax:	Email:

Postal address:
Comments/suggestion and questions:

Please fill in particulars and return completed document to be registered as an Interested and Affected Parties (I&AP) on or before the 31th July 2023:

NYEPEZ Consultancy cc Cell: +264 814554221 Email: gsinyepe@yahoo.co.uk
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