

ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED ACTIVITY IN OTAVI

Rezoning of Erf 236, Otavi Extension 1 from "Residential" with a density of 1:900 to "General Business" with bulk of 1.0.

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

Activity 5.1 (a) Land Use and Development Activities

The rezoning of land from Residential use to industrial or commercial use.

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 Otavi.

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

Birgit Münz and Simon Markus Ernst Josef Haag hereinafter referred to as the proponent intends to undertake the following activities:

- a) Rezoning of Erf 236, Otavi Extension 1, from "Residential" with a density of 1:900 to "General Business" with a bulk of 1.0.**

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

Erf 236 is located along Outjoweg Street in the neighbourhood of Otavi Extension 1, As depicted in **Figure 1** overleaf. The subject Erf measures approximately 1 751 m² in extent.

3.2 Zoning and Rezoning

According to the Otavi Town Planning Amendment Scheme, Erf 236, Otavi Extension 1 is currently zoned for “Residential” purposes with a density of 1:900. The subject erf is to be Rezoned from “Residential” with a density of 1:900 to “General Business” with a bulk of 1.0, as shown in **Figure 2** below.

3.3 Ownership

As per the Deed of Transfer No.5087/2010, the ownership of Erf 236, Otavi Extension 1 vests with Birgit Münz and Simon Markus Ernst Josef Haag. Erf 236, Otavi Extension 1 is currently vacant and undeveloped.

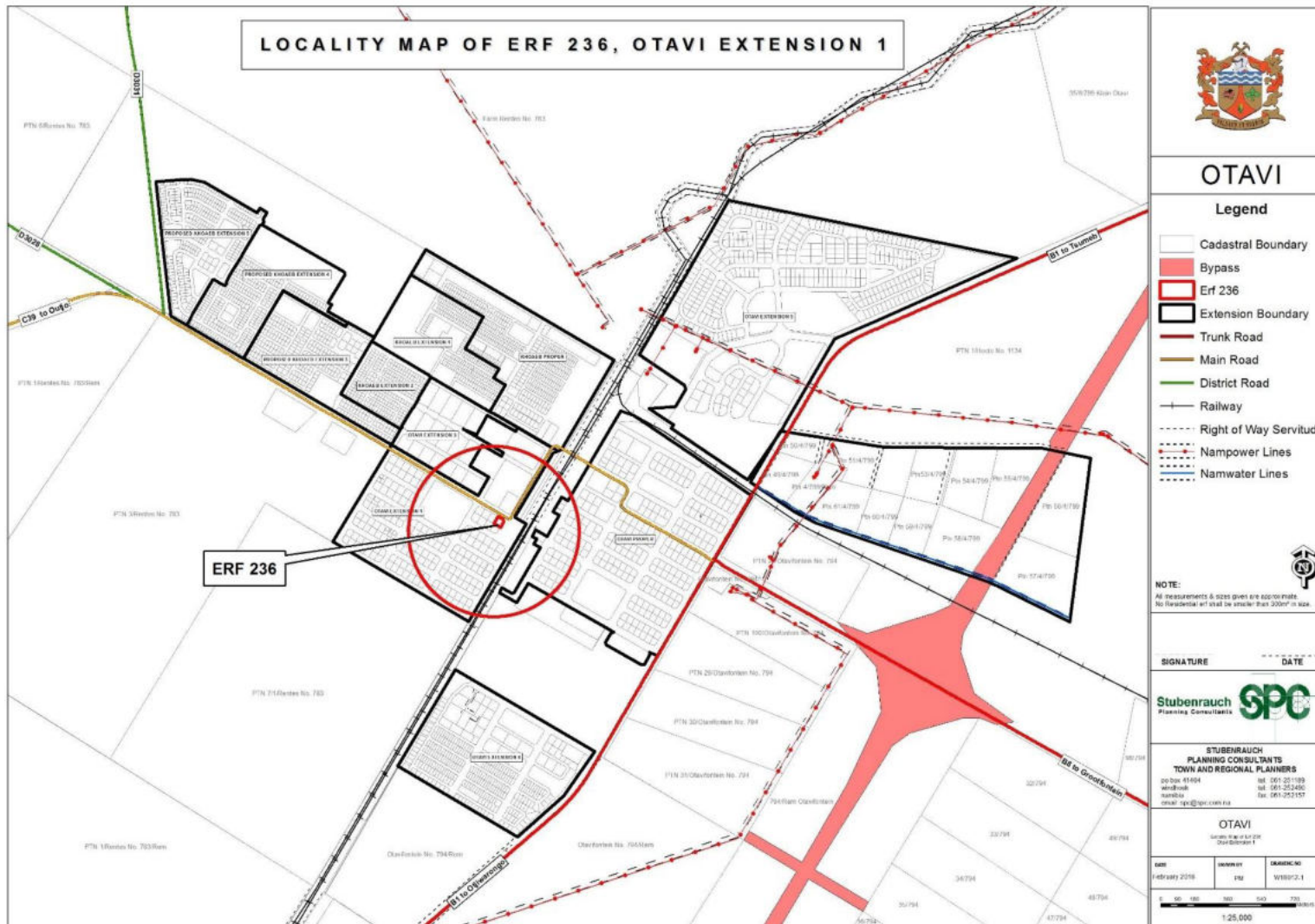


FIGURE 1: Locality map of Erf 236, Otavi Extension 1

3.4 Proposed Development

Erf 236, Otavi Extension 1 is currently vacant and undeveloped. The subject Erf is zoned for “Residential” purposes; thus, the Proponents (Birgit Münz and Simon Markus Ernst Josef Haag) intends to rezone Erf 236, Otavi Extension 1 from “Residential” with a density of 1:900 to “General Business” with a bulk of 1.0 for the purposes of a self-catering accommodation establishment. The erf is surrounded by erven zoned similarly for “Residential” purposes, with some “General Residential”, “Institutional”, “Parastatal “and “General Residential” erven located in proximity.

The town of Otavi is situated along major routes and is a resting place for long distances travelers, this has raised the need for accommodation facilities within the town and prompts development response such as this. The proposed rezoning will enable the owners to construct and operate a Self-Catering accommodation Establishment on the rezoned property. This rezoning will provide accommodation to travelers and people visiting/touring Otavi and nearby areas.

TABLE 1: REZONING OF THE ERF 236, OTAVI EXTENSION 1

Erf Number	± Size (m²)	Current Zoning	Proposed
236	1 751	Residential	General Business

Table 1: Proposed Rezoning

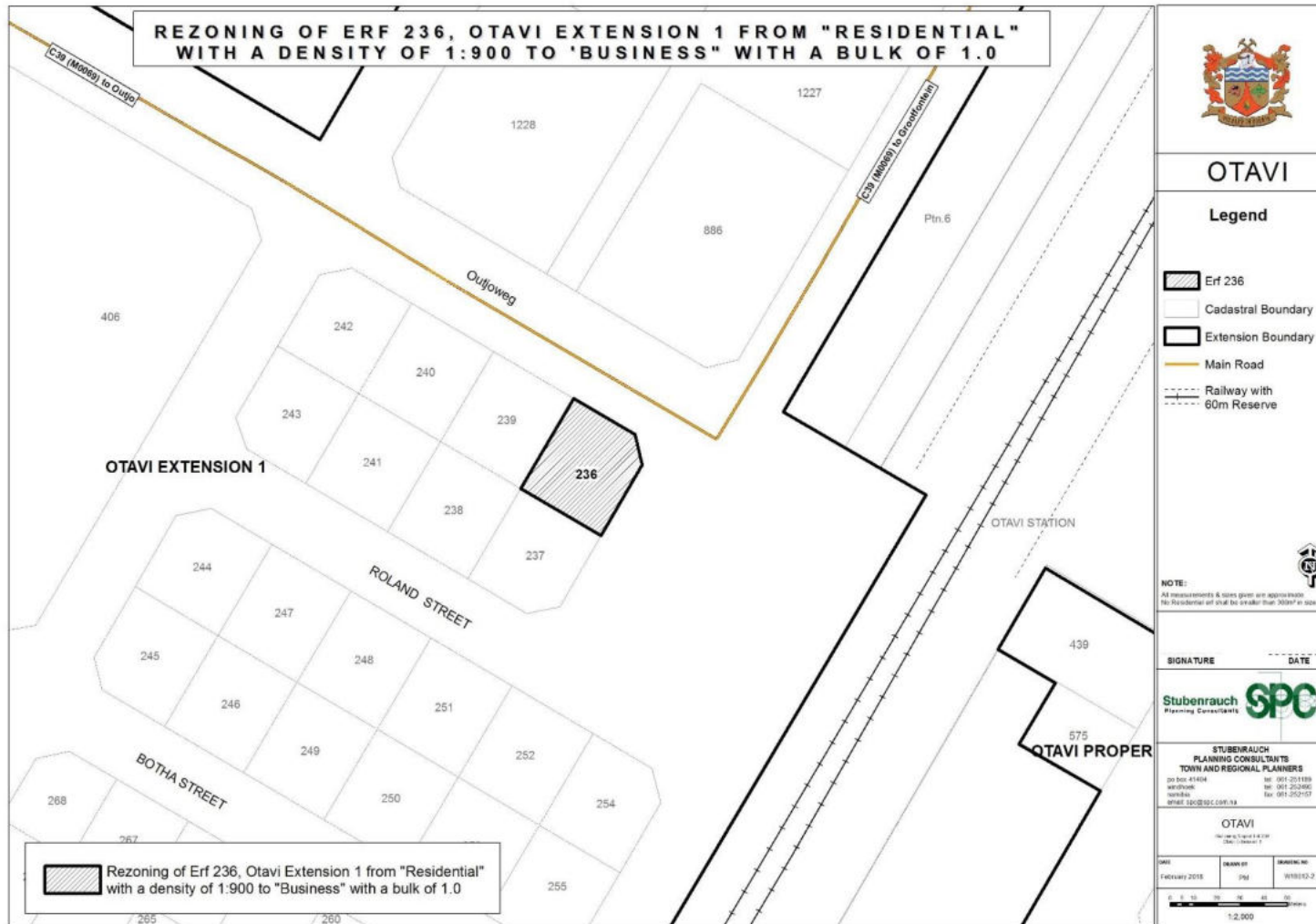


Figure 1: Rezoning of Erf 236, Otavi Extension 1 from “Residential” to “Business”



Figure 3: Aerial Photo of Erf 236, Otavi Extension 1

4 ENVIRONMENTAL BASELINE INFORMATION

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 Climate

The Otjozondjupa Region is largely semi-arid with rainfall ranging from 300-600mm increasing from south-west to north-east. Otavi receives summer rainfall ranging from 325 – 350mm per year. The area is characterised by sporadic and erratic rainfall season and droughts are considered common (Strohbach, et al., 2004). Daily average temperatures for summer are approximately 32°C (maximum) and 17°C (minimum) (Strohbach, et al., 2004). Minimum temperatures during the coldest months range between 4 – 6°C (Mendelsohn, et al., 2009).

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 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 et al., 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.

4.2.4 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

Otavi falls within the broader Tree-and-Shrub Savanna biome and forms part of the Acacia Tree-and-shrub Savanna sub-biome. The Acacia Tree-and-shrub Savanna sub-biome is characterized by large, open expanses of grasslands dotted with Acacia trees (Mendelsohn et al., 2002). The trees within this biome are tallest in the east where they grow in deeper sands and become more shrub-like to the west where they grow in shallower soils. The vegetation type of Otavi is classified as Karstveld with the dominant soils being Mollic Leptosols. The structure in the area is dominated by mixed woodlands (Mendelsohn et al., 2002).

4.2.5 Social Environment

The population of the Otjozondjupa region is reported to be 144,248 people with Otavi being approximately 5,242 people (NSA, 2014).

4.3 Engineering Services

4.3.1 Water, Electricity, and Sewer

Erf 236, Otavi Extension 1 is connected to the municipal reticulation system of the Otavi Town Council. The existing services are assumed to be sufficient to accommodate the proposed development. These connections will be maintained.

4.3.2 Access Provision

Access to Erf 236, Otavi Extension 1 is gained from either Outjoweg Street or the road leading to Grootfontein. The rezoned Erf 236 will continue gaining access from this existing street network.

5 POTENTIAL IMPACTS

The following potential impacts have been identified so far:

- **Traffic Impacts:** During construction the movement of construction material to and from site may cause additional traffic. Traffic may also be increased in the area once the areas are fully developed.
- **Disturbance:** During construction the surrounding property owners and community members may be disturbed by the construction activities.
- **Waste:** During construction and operation, waste may be generated on site which would have to be disposed of at an approved landfill site.
- **Ground and surface water impacts:** may be experienced during construction due to the use of machinery and chemicals to construct the roads and services infrastructure as well as during operational activities.
- **Dust and noise** may be generated during construction activities.
- **Visual Impact:** The area is currently mostly undeveloped as such there may thus be a change in visual characteristics of the site once it becomes developed.
- **Employment Creation:** During construction temporary jobs may be created for the construction of the associated services.

More potential impacts of the proposed activity will be identified upon consultations with the public and further research on the area.

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 MEFT
- Awaiting decision from Authorities
- Communicating decision to Interested & Affected Parties

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 Otavi 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 **Friday, 18 August 2023**. 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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