

ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED ACTIVITY IN OSHAKATI

Rezoning of Erf 119, Oshakati North Proper from “General Residential” to “Accommodation”, Oshana Region

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

Activity 6 Tourism Development Activities

The construction of resorts, lodges, hotels or other tourism and hospitality facilities.

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 Ondangwa.

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

Mr Antonio Manuel Cerveira Rocha, hereinafter referred to as the proponent intends to undertake the following activities:

- **Rezoning of Erf 119, Oshakati North Proper from “General Residential” with a density of 1:600 to “Accommodation”**

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 119 is located in the neighbourhood of Oshakati North Proper. It is located north of Ehenye Primary School and west of Kristene Court. Please refer to below locality map (**Figure 1**).

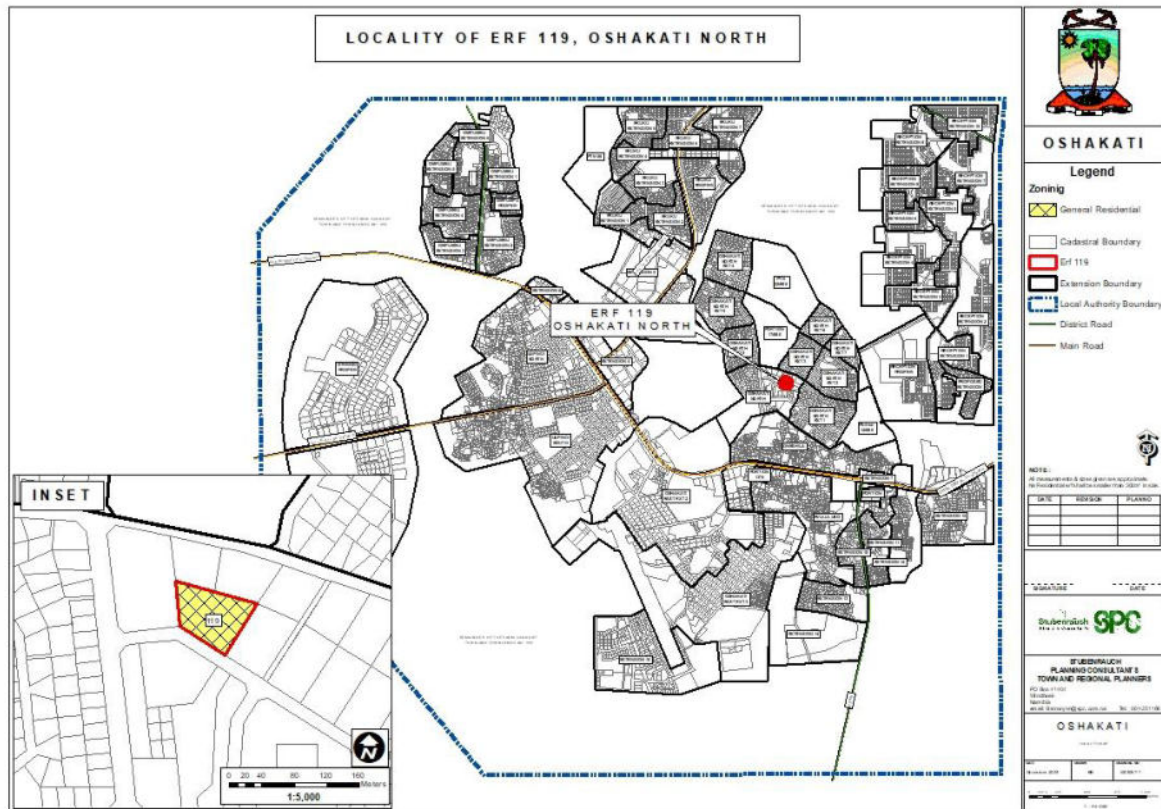


Figure 1: Locality map of Erf 119, Oshakati North Proper

3.2 Proposed Development

Antonio Manuel Cerveira Rocha, the owner of Rochas Hotel and Restaurant, is faced with a dilemma whereby his property, Erf 6, Evululuko Proper on which his employees are accommodated, is affected by the road constructions, hence, he is required to demolish some of the structures to pave way for the road constructions.

He then approached the Oshakati Town Council to deliberate on the matter and decide on the way forward. In a letter dated 09 August 2024, the Oshakati Town Council gave him an Offer to Purchase Erf 119, Oshakati North Proper. He accepted the offer and the Deeds of Sale was signed on 19th September 2024, and the transfer procedures are currently underway. He intends to utilise Erf 119, Oshakati North Proper for the development of a hotel and conference centre, as well as cottages for the employees' accommodation. The prospective owner of Erf 119, Oshakati North Proper intends to develop a hotel and conference centre on the subject property. The envisioned hotel will comprise of at least 60 rooms, a conference centre that can accommodate up to 300 people, a restaurant and bar, gym and wellness facilities and 15 cottages for employees' accommodation.

To ensure that the envisioned development materialises, it is necessary to rezone Erf 119, Oshakati North Proper from "General Residential" with a density of 1:600 to "Accommodation". The proposed rezoning is to be conducted in accordance with the Oshakati Zoning Scheme and in terms of Section 56 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).

The proposed rezoning allows for the optimal use of land by accommodating modern needs for temporary housing and business events. This can justify the transition from a primarily residential area to one that can support a diverse range of functionalities. The development will provide much-needed accommodation facilities for visitors, thereby supporting local events, tourism, and businesses. It can also serve as a venue for community events and activities.

The rezoning from "general residential" to "accommodation" will not only facilitate the development of a hotel, conference center, and employee accommodation facilities but will also support economic growth, enhance community amenities, provide job opportunities, and align with modern planning principles. The proposed development represents a strategic investment in the future of the community that embraces both local needs and wider economic trends.

The construction and operation of a hotel and conference center will also create numerous job opportunities, both during the construction phase and in the long term. This contributes to local employment and economic growth.



Figure 2: Aerial image

3.2.1 Rezoning of Erf A 1-9/5491, Ondangwa Extension 25 from “Public Open Space” to “Single Residential” with a density of 1:300.

To enable our client to create more housing options and meet the demand for serviced residential land for its inhabitants on the subject Erven, it must be rezoned from “Public Open Space” to “Single Residential” with a density of 1:300.

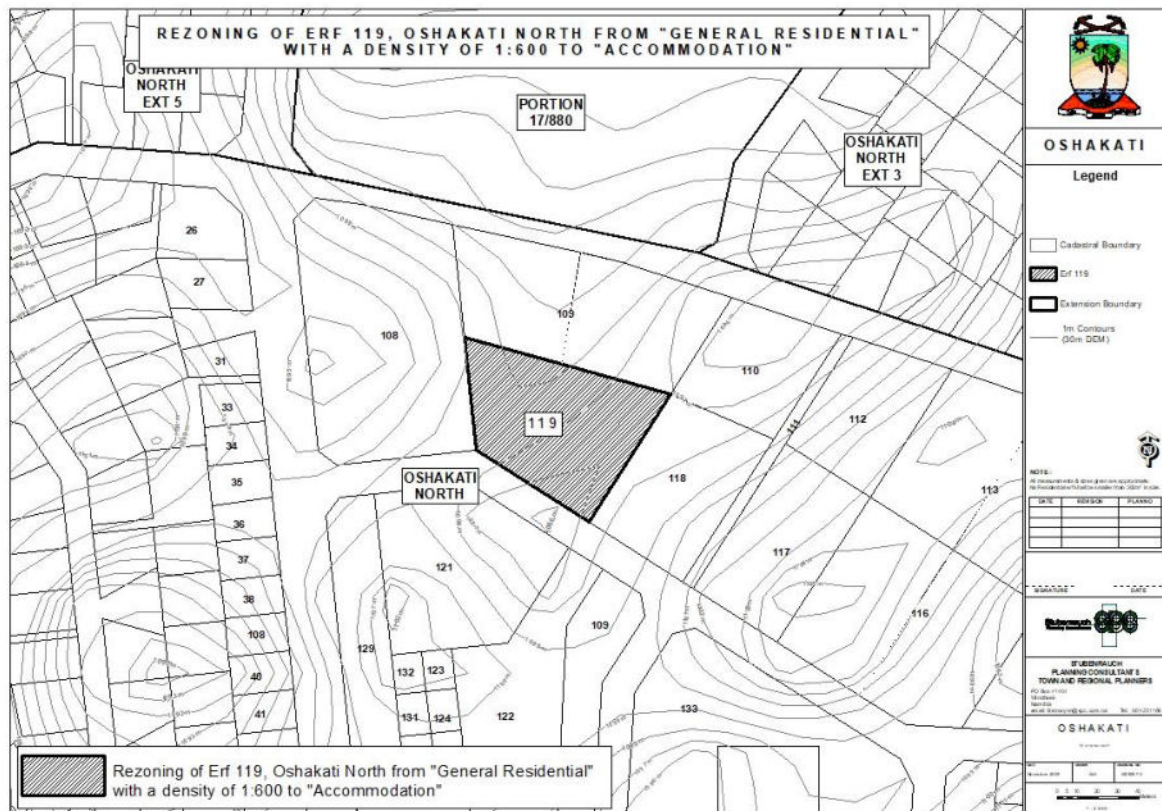


Figure 3: Proposed Rezoning

3.3 Engineering services and Access Provision

Water and Sewer

Erf 119, Oshakati North Proper is fully connected to the bulk water and sewer reticulation system as provided by the Oshakati Town Council. Should any service upgrading be required, it will be done in accordance with the Engineering Standard of the Oshakati Town Council.

Electricity

Erf 119, Oshakati North Proper is connected to the Oshakati Premier Electric grid which provides electricity to the neighbourhood of Oshakati North Proper and to the entire development of Oshakati. Should any service upgrading or additional connections be required, it will be done in accordance with the standards of the Oshakati Premier Electric.

Stormwater

Stormwater drainage on Erf 119, Oshakati North Proper follows the natural drainage patterns on the erf and is further accommodate on the drainage patterns within Oshakati North Proper in terms of the Stormwater Drainage System of the Oshakati Town Council.

Access to Erf 119, Oshakati North Proper is obtained from the internal street network of Oshakati North Proper.

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.

Oshakati is located within Oshana Region in the northern part of Namibia. It is situated in the Oshakati East and West Constituencies.

4.2 Biophysical Environment

4.2.1 Fauna and Flora

Ondangwa lies in the Savanna vegetation zone with a Cuvelai drainage vegetation type. Trees such as *Hyphaena petersiana*, *Sclerocarya birrea*, *Ficus sycamores* and a variety of other trees are characteristic of this zone (Twenty Namibian Trees, 2011).

4.2.2 Geology and soils

The soil of the northern Namibia is dominated by deep Kalahari and Namib sand that mostly occur in the formation of sands and other sedimentary materials, while the clay sodic sands dominate in the Oshanas . (Mendelsohn, Jarvis, Roberts & Roberston, 2002).

4.2.3 Hydrology and Hydrogeology

The groundwater of the Cuvelai Basin is relatively shallow but mostly brackish or saline. The ground water in the area is found in shallow discontinuous aquifers (Perched Aquifers). All groundwater within the basin flows towards the Etosha Pan, due to the structure of the basin and because it's the pans deepest point, is the base level of the groundwater flow system (MWAf, 2011). The indigenous trees dominantly found in the region include Makalani Palm Trees (*Hyphaene petersiana*) and Mopane Trees (*Colophospermum mopane*). The local occurring fauna that are expected or known to occur at the site includes domestic animals (cattle, sheep and goats), small ground burrowing animals, reptiles, and local bird's species (Ministry of Agriculture Water and Rural Development, 2011).

4.3 Social Environment

The population of Oshakati is 58 656 (NSA, 2024).

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.

5 POTENTIAL IMPACTS

The following potential impacts have been identified so far should the subject portion become developed:

- **Environmental Degradation:** may result due to the clearance of vegetation for construction of the proposed development.
- **Waste:** During construction, 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 due to the use of machinery and chemicals during construction.
- **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.

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 Ondangwa 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 **07 February- 2025**. 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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