

BACKGROUND INFORMATION DOCUMENT (BID)
**ECC APPLICATION FOR PROPOSED HOTEL DEVELOPMENT ON ERF 1333 (ZONED GENERAL
RESIDENTIAL 1) KRAAL STREET SWAKOPMUND OF ERONGO REGION**
(Application for New Environmental Clearance Certificate)

Application date: May 2026



MAIN OBJECTIVE OF THIS DOCUMENT

The purpose of this document is to:

- To apply for the Environmental Clearance Certificate (ECC) for the newly proposed Modern Luxury Hotel Development on erf 1333 Kraal Street Swakopmund.
- To provide a brief background on changes of the land use of the proposed and envisaged hotel development 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 Environmental Management Plan for the Hotel development 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

FABRIKANT CONSTRUCTION & MANUFACTURING CC legal owners of erf 1333 Kraal Street, Swakopmund are the developers and operators that intend to develop, manage and operates the luxury Hotel development on Erf 1333 in Swakopmund Urban. Erf 1333 Kraal street size is **1746m²**. It is situated in Swakopmund Urban and is zoned "General Business". The primary land uses permitted for construction and development under this zoning which requires the need to conduct Environmental Impact Assessment includes the

licensed Hotel Development. Hotel development is also listed activity in the Environmental Act under “land use and transformation” which necessitated and/or which requires for this type of development to undertake Environmental Scoping Assessment study as a pre-requisite for Council to consent and approval this development for implementation. The table from the Swakopmund Amendment Scheme no. 12 below explains the above statement.



D	General Business	Blue fill	Shops, Office Buildings, Parking Garages, Licensed Hotels, Blocks of Flats, Residential Buildings	Service Stations, Service Industry, Launderettes, Dry-cleanettes, Place of Assembly, Place of Amusement, Institutional Buildings, Drive-in Cafés, Funeral Parlours and Chapels, Warehouses, Liquor Stores, Bed and Breakfast, Pensions.
E	Local Business	Blue cross-hatch	Shop, Office Building, Dwelling House	Place of Public Worship, Place of Instruction, Institutional Building, Blocks of Flats, Residential Building, Place of Assembly, Place of Amusement, Service Stations, Drive in Cafés, Bed and Breakfast, Pensions, launderettes and Dry-cleaners, .

The proponent acquired erf 1333 through private land sale and has a title deed. The intention is to transform the erf into a hotel development. Erf 1333 is currently vacant with no improvement on the land. Hence the proponent’s proposal to invest into the construction and development of a modern luxury worldclass

property development by turning the erf into a fully-fledged Hotel development that will portray its exceptional structural outlook, durability and sustainability.

Socio-economic impacts of hotel development

Some of the predetermined positive outcomes of hotel development will include the creation of employments (approximately +-70 workers during construction) and approximately 200 employees during operation phase. These will include

- Management & Admin
- Supervisors of Hospitality & Housekeepers
- Waiters & Chefs
- Cleaners (1)
- Gardners and Security

Further benefits will include the increase in property market value for properties adjacent or in close proximity to the Hotel. The hotel shall also enhance and direct revenue to the proponent and to Swakopmund Municipality through charges of rates and taxes. for the lodge and its employees. More importantly, the lodge has the potential to provide employment in an area characterised by remoteness and the lack of employment and training opportunities.

The proponent plan to implement hotel development as a best erf improvement, construction, transformation of the erf by constructing a Modern Luxury Hotel, adhering to strict “eco” principles within Swakopmund Urban area. The Hotel is envisaged to provide excellent “Urban aesthetic view” accommodation and desert routed or game-drive integrated route drive) tourism services for medium and upper-market clients.

1.2 LODGE ASSOCIATED INFRASTRUCTURE

The newly envisaged Hotel development will comprise of the following departments or section;

- Hotel / residential units (50/50)
- Total 90 units
- Restaurant on the eleventh floor
- Max 200 workers

The Hotel will provide amplifying accommodation services to tourists, travellers, and local residents (clients). Hotel Landscaping and eco-friendly designs will enhance guest experience. The main objectives are tourism development, revenue generation, job creation, sustainability and promoting Namibia’s natural and cultural heritage. The Hotel rooms will be attractively furnished incorporating

locally found natural materials and all rooms will have overhead fans and air-conditioning. In addition, the lodge will make provision for;

- Security room (with controlled alarm system)
- Kitchen area and Swimming Pool
- Electric wall fence

Most workers and employees to be employed will be drawn from within Swakopmund and nearby towns such as (Arandis, Henties bay & Walvis Bay) some who might commute to and from work with transport provided by the Hotel.

Proposed Hotel Design Layout

The Proponent intends to construct and develop the Hotel in the following manner;

DEVELOPMENT DATA:

ERF: 1333 SWAKOPMUND

ZONING: GENERAL BUSINESS

USE: 50% HOTEL / 50% RESIDENTIAL TOTAL ERF AREA: 1746m²

TOTAL BUILDING COVERAGE: 984.17m² **COVERAGE:** 32.27% (Max 60%)

BULK: 2.0 (FLOOR AREA= 3338.97) (BASEMENT: 1439.76m²)

(**GROUND FLOOR AREA:** 1439.76m²) **FIRST FLOOR AREA:** 273.46m²

SECOND TO TENTH FLOOR: (370.35m² X 9) 3333.15m² **ELEVENTH FLOOR:** 225.12m²

TOTAL FLOOR AREA: 6711.25m²
ROOF APEX: 40 Meters (Max 40 Meters)
PARKING REQUIRED: RESIDENTIAL 1 PER UNIT HOTEL = 1 PER 50m²
 45 UNITS = 45 PARKING
45 HOTEL ROOMS X 29.68m² = 1335.6m² / 50m² = 27 PARKING
TOTAL = 72 PARKING REQUIRED PARKING PROVIDED: 100 PARKINGS

In accordance with the Environmental Management Act (No 7 of 2007) and in accordance with Swakopmund Amendment Scheme no. 12, a scoping study is required to be undertaken before the Hotel is established. The proponent (Fabrikant Construction & Manufacturing Cc) has thus applied to acquire a valid Environmental Clearance Certificate (ECC) for compliance with the Environmental Management Act of 2007 and to comply with the Swakopmund Amendment Scheme no.12. Fabrikant Construction & Manufacturing Cc has thus appointed by Nyepez Consultancy cc to apply for a valid Environmental Clearance Certificate (ECC).

1.3 LOCALITY

Erf 1333 is situated in Swakopmund Urban. The Erf is located on the Corner of Kraal Street and Kolonnen Street. The erf is **1746m²**, zoned "General Business". The Erf is currently vacant with no property improvement on site. the site is in a proclaimed township which is

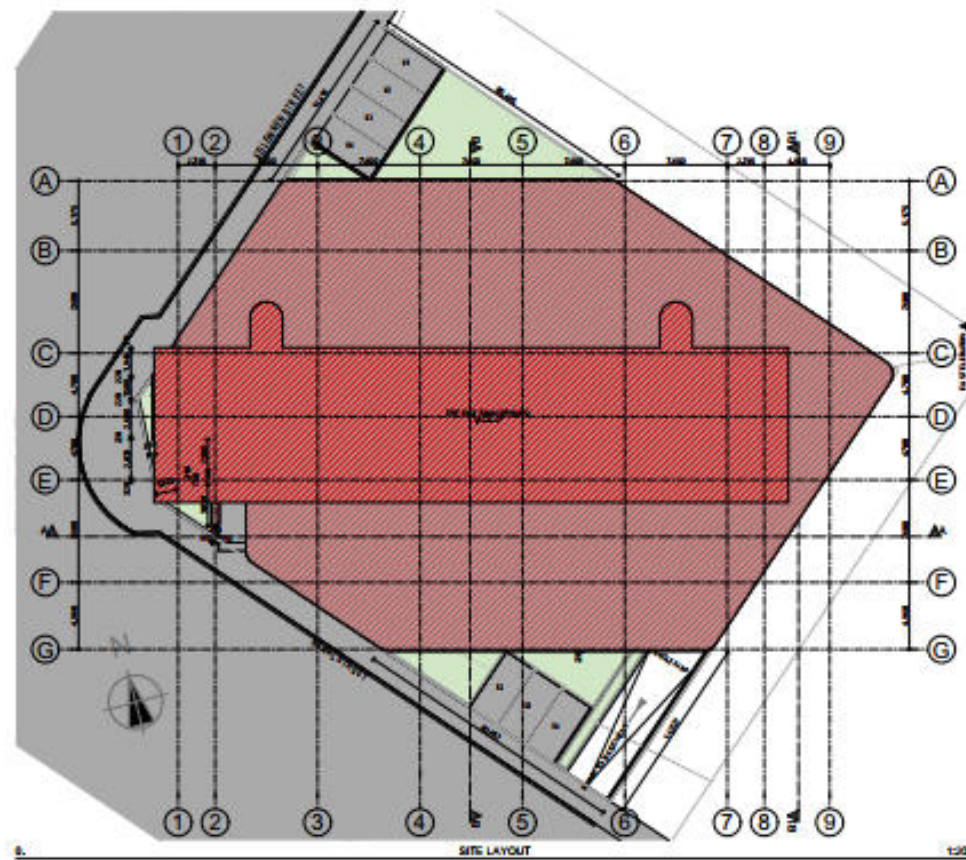
already planned, surveyed and registered in the deed's registry. The coordinates of the site are *Lat -22.672638, Lon 14.528917*

1.4 THE OPERATIONAL UTILITY SERVICES

Erf 1333 is situated within an urban built environment where high valuable properties of General Residential 1, General Residential 2 and where General Business land uses operate and exist. the locality of the erf 1333 has provision for existing and operation or active Municipal services such as access road, electricity, water and sewer systems. These services run along municipality servitude public open spaces which allows and that gives municipality workers to have access to such amenities for routine maintenance.

1.5 PUBLIC PARTICIPATION

Public participation is important in the EIA process. It allows active interaction between (I&AP's) and the client. The aim of this participatory opportunity is for I&APs to voice their opinions, suggestions and/or comments on this project.



01 SITE LAYOUT

DATE: 01/11/2017

DEVELOPMENT DATA:

SITE: 110 THE CENTRAL
 ZONING: M-1 (MEDIUM DENSITY RESIDENTIAL)
 USE: 100% HOTEL / 100% RESIDENTIAL
 TOTAL GFA: 1,100,000 sq ft
 TOTAL BUILDING COVER: 1,100,000 sq ft
 COVERED: 1,100,000 sq ft (100% GFA)
 GROUND FLOOR AREA: 1,100,000 sq ft
 (GROUND FLOOR AREA: 1,100,000 sq ft)
 FIRST FLOOR AREA: 1,100,000 sq ft
 SECOND TO TENTH FLOOR: 1,100,000 sq ft
 ELEVENTH FLOOR: 1,100,000 sq ft
 TOTAL FLOOR AREA: 1,100,000 sq ft
 ROOF AREA: 10,000 sq ft (10% of GFA)
 PARKING REQUIRED: RESIDENTIAL 1 PER UNIT
 HOTEL - 1 PER 100 sq ft
 10 UNITS = 10 PARKING
 10 HOTEL ROOMS = 10 PARKING
 TOTAL = 20 PARKING
 PARKING PROVIDED: 20 PARKING

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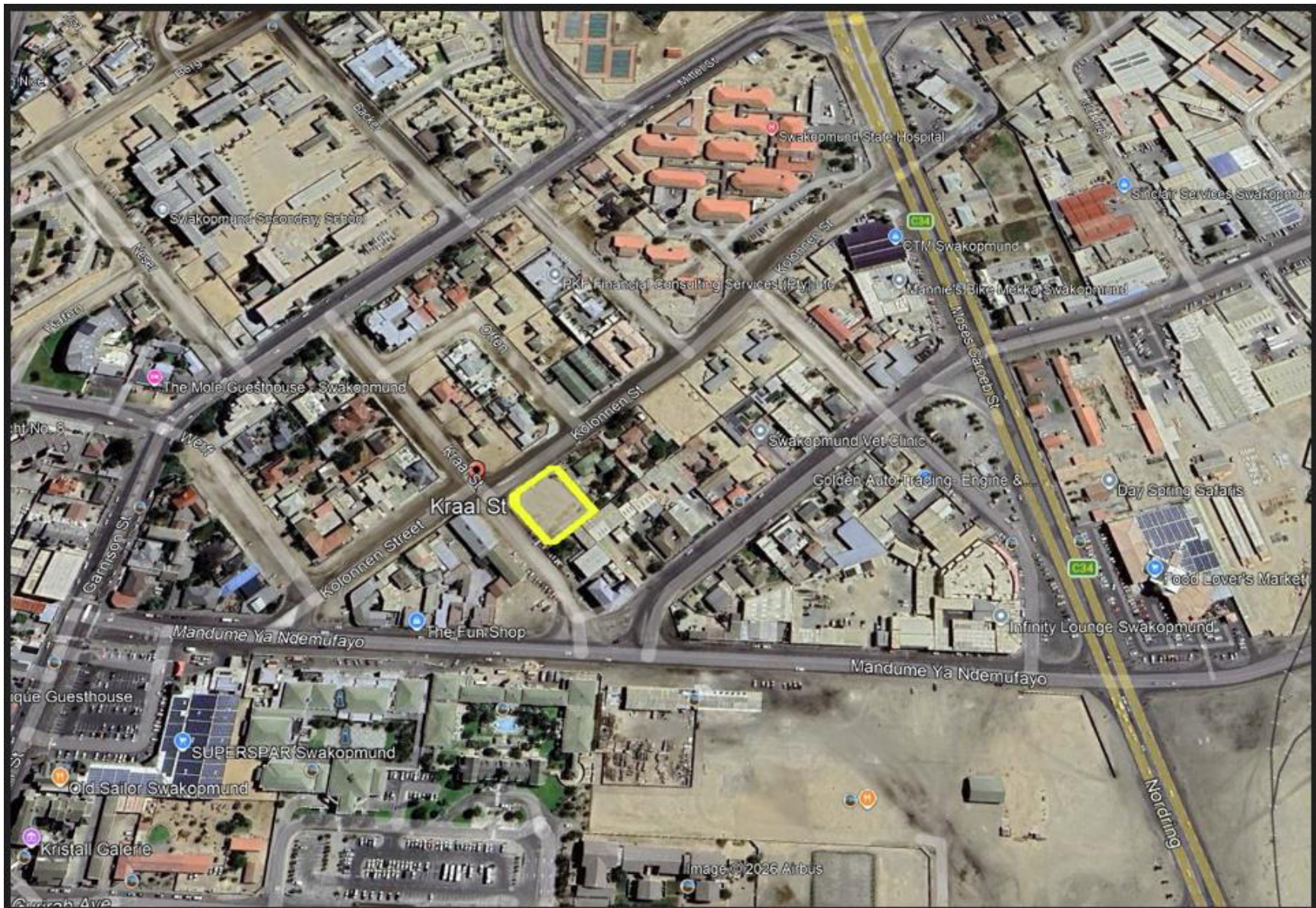
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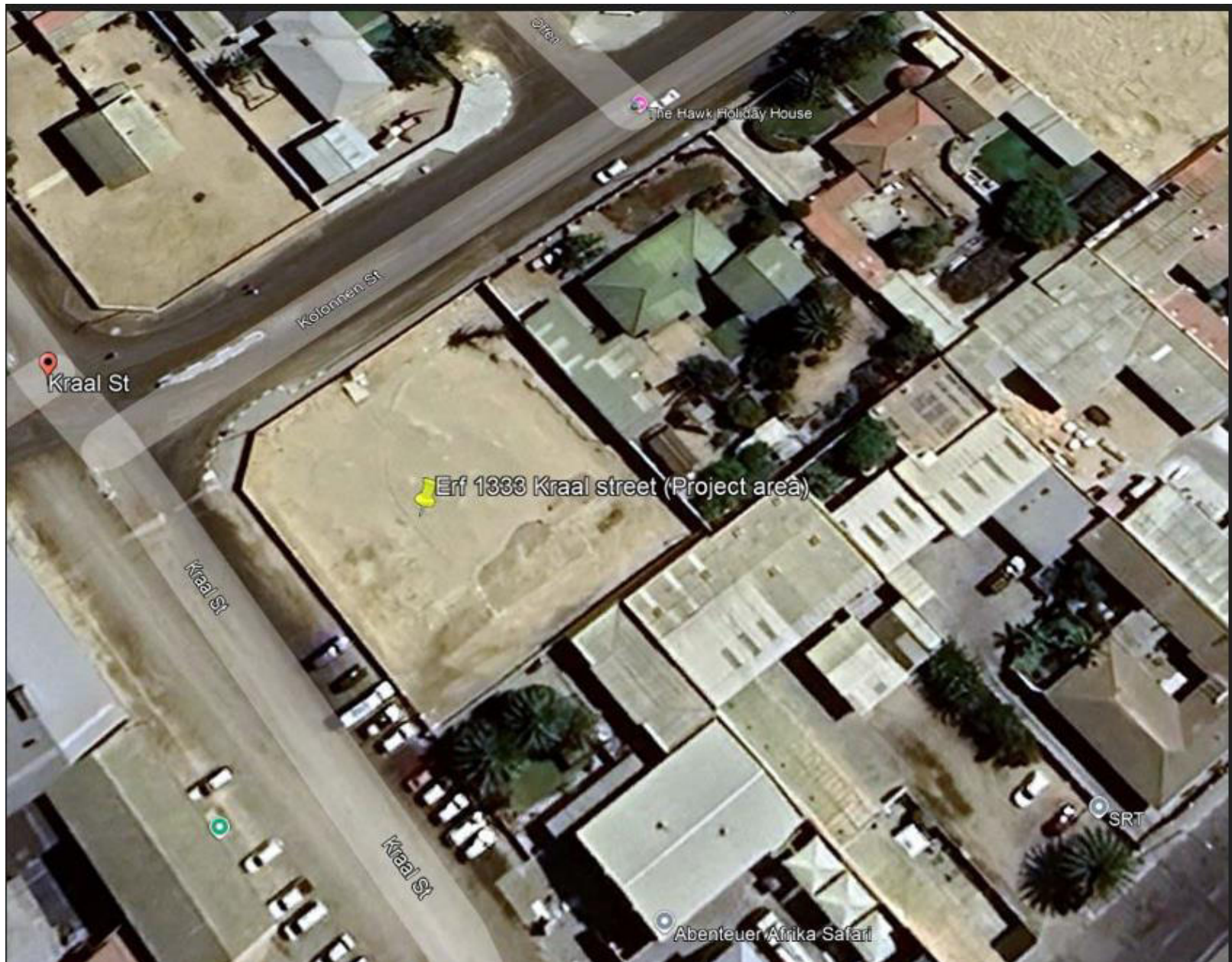
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HOWARDKROGH
 ARCHITECTS









Send Comment/views / objections to:

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