



STEWART PLANNING
TOWN & REGIONAL PLANNERS

First Floor CLA Building
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Reference: Erf 1464

27 April 2023

Ministry of Environment, Forestry and Tourism
Department of Environmental Affairs
Private Bag 13306
Windhoek

For Attention: Environmental Commissioner

Renewal: Environmental Clearance Certificate
Public Open Space: Erf 1464 Hentiesbaai Extension 4

I refer to the above Environmental Clearance Certificate (ECC) issued to Erongo RED on behalf of the Environmental Commissioner on 12 April 2019.

This ECC has lapsed and must be renewed to enable the project (the construction of an electricity substation) – the subject of the ECC – to proceed. This project has been severely delayed because of the delay in obtaining approval from the Minister of Urban and Rural Development for the closure of a portion of the Public Open Space on which the electricity substation is to be built. The Minister's approval was only obtained on 30 November 2022.

The related subdivision and rezoning applications are still outstanding but have now been submitted to the Urban and Regional Planning Board for consideration and approval. Such U&RPB approval is dependent on a current and valid ECC: hence this application for the renewal of the lapsed 12 April 2019 ECC.

The on-site situation and on-site circumstances have not changed since the ECC was issued on 12 April 2019. There is still the need to protect the existing on-site transformer within a substation building and simultaneously to upgrade the electricity supply in the wider area. Due to its small size, the substation will have a minimal ecological footprint on the Public Open Space and nor will it reduce the amenity and viability of the remaining Public Open Space.

The content of Section 7: Impact Assessment of the original ECC submission remain valid and are still applicable. Furthermore, the mitigation measures as proposed in Section 7: Impact Assessment of the original ECC submission also remain valid and applicable and remain valid as the relevant and applicable Environmental Management Plan.



For your records and further attention attached please find the necessary documentation to enable this renewal application to be considered and approved:

1. The original ECC Scoping Report as submitted on 5 September 2018 ✓
2. The renewal Application Form – including payment of the N\$300 renewal application fee ✓
3. A copy of the previously issued ECC ✓
4. A Locality Plan of the site ✓
5. CV of the EAP ✓

I ask you to give careful consideration to this renewal application and I await your feedback in due course. In the meantime, please feel free to contact me in case of any queries, for further clarification or for any further outstanding documentation.

Yours faithfully

Bruce Stewart

Bruce Stewart
Town & Regional Planner

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Reference: 1464 HB

5 September 2018

RENEWAL

Environmental Clearance Certificate

Closure and Rezoning of a portion of Erf 1464, Hentiesbaai Extension 4
From Public Open Space to Local Authority

Submission to:

Environmental Commissioner
Ministry of Environment and Tourism
Directorate of Environmental Affairs
Private Bag 13306
Windhoek
Namibia
Tel: 061 284 2111

Client:

Erongo Regional Electricity Distribution Company (Pty) Ltd
P. O. Box 2925
Walvis Bay

Consultant:

Stewart Planning
First Floor CLA Building
84 Theo Ben Gurirab Avenue
Walvis Bay

Attention: Environmental Commissioner

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1. Executive Summary

Introduction

According to the Environmental Management Act No 7 of 2007 and its Regulations, the closing of public open spaces cannot be undertaken without an Environmental Clearance Certificate. This application is hereby made to enable the Environmental Commissioner to evaluate whether or not the proposed closure of a portion of public open space will negatively affect the surrounding area.

The ECC required, is in terms of the Environmental Management Act No 7 of 2007 and the Environmental Assessment Regulations (Government Gazette No. 30 of 2012). The purpose of this scoping report is for the above mentioned proposed activity.

Proposed description, the need and motivation

The proposed land will be used in accordance with the regulations of the Hentiesbaai Town Planning Regulations. The proposed electrical substation will cater to the electricity needs of the Henties Bay community. It is therefore appropriate to close the 120m² portion of the public open space.

- Need for an electrical substation

The current electricity connection point is too far away, which is why a site is being created close to the growing residential neighborhood to reduce the length of electricity cables. The closure of a public open space portion is also important because it will allow separate ownership of the electricity substation site and the public open space site.

- Land Use Compatibility

The creation of the site for the development of an electrical substation is a compatible land use for a residential area like Hentiesbaai Extension 4. This is because it is not a land use that will be inhabited by the residents but will actually be the one to serve the residents. Service provision is a compatible land use with residential or any other land use, as it does not pose any danger if it is well secured nor does it generate any pollution.

- Traffic Impact and Access

The site will not be used directly by the public, as it may cause danger to them. It can however be accessed by the maintenance people as they are the only people that will be allowed access to the site. Access will be obtained from north western side of Swakop Street, while the remaining public open space will obtain access from the remaining sides of Swakop Street.

Alternatives

The proposed closure of a portion of public open space will not negatively affect the surrounding area because there will still be land available to be used as a public open space. There is no other suitable alternative site that is as easily accessible as this site to which the development of an electrical substations can be relocated to. This site is the only one that is large enough and centrally located to be partially used for the proposed development without diminishing the original function of the site.

Legal Requirements

In terms of section 58 of the EMA, the Environmental Management Act came into force on the 6th of February 2012, as determined by the Minister of Environment and Tourism (Government Notice No.28 of 2012). Under section 56 of the Environmental Management Act, 2007 (Act No.7 of 2007), the Minister has made the regulations for Environmental Impact Assessment as set out in the Schedule of Government



Notice no.30 (2012). These regulations require that all projects, plans, programmes and policies that have a detrimental effect on the environment must be accompanied by an EIA.

Under section 27 of the Environmental Management Act, 2007 (Act No.7 of 2007), and after following the consultative process referred to in section 44 of that Act, the Minister lists in the Annexure to the above-mentioned schedule, activities that may not be undertaken without an environmental clearance certificate.

Public Participation

Public Participation was carried out in accordance with the EIA Regulations. Neighbours and the general public were notified of the closure of a portion of the site. Only one objection against the change of land use/closure of public open space were received at Stewart Planning.

This objection was over-ruled by the Henties Bay Council and the Minister of Urban and Rural Development.

2. Introduction

Terms of Reference

The Terms of Reference for the proposed project is based on the requirements set out by the Environmental Management Act (2007) and its EIA Regulations (2012). The process covered the following steps, which are reported on in this document as follows:

- Provide a detailed description of the proposed activity;
- Identify all legislation, policies and guidelines that have reference to the proposed project
- Identify existing environmental (both ecological and socio-economic) conditions of the receiving environment in order to determine environmental sensitivities;
- Inform Interested and Affected Parties (I&APs) and relevant authorities of the details of the proposed development and provide them with a reasonable opportunity to participate during the process ;
- Consider the potential environmental impacts of the development, and assess the significance of the identified impacts.

Legal Framework Consulted

The following table identifies the laws and policies that have been considered in the preparation of this Scoping Report:

Table 1: Laws and Policies applicable to the proposed activity and considered in the Scoping Report

| Legislation/Policies | Provision | Relevant Authority | Application |
|---|---|---------------------------------------|---|
| The Constitution of the Republic of Namibia | Article 95(1): the State shall actively promote and maintain the welfare of Namibians by promoting sustainable development. | Government of the Republic of Namibia | The proposed activity should not pose a threat to the natural and human environment in both present and the future. |



| | | | |
|---|--|---|--|
| Environmental Management Act (No. 7 of 2007) and its Regulations | Provides guidance on how assessments should be undertaken for "listed activities". | Ministry of Environment and Tourism (MET) | The proposed activity requires and Environmental Clearance Certificate. |
| Atmospheric Pollution Prevention Ordinance of 1976 (APPO:1976) | Provides general guidance on pollution control such as dust. | MET | This Ordinance requires any construction site to adopt the best practicable method to prevent dust from dispersing and causing a health issue. |
| Hentiesbaai Planning Scheme (TPS) | This statutory document provides land use regulations and development. | Hentiesbaai Municipality (HBM) | Land uses and developments should be in accordance with the TPS. |
| Electricity Control Board | Mandated to provide and distribute and supply electricity in the Erongo Region. | Erongo RED | Agenda to replace miniature substation within the coastal towns in the Erongo Region by means of brick build substations. |

3. Proposed Project Description

Description of the proposed activity

The owner wishes to rezone a portion of Erf 1464, Hentiesbaai Extension 4 (the site), from "Public Open Space" to "Local Authority" in order to permit the development of a small electrical substation. An electrical substation is a subsidiary station of an electricity generation, transmission and distribution system where voltage is transformed from high to low using transformers.

The proposed land use prompts the changing of the current zoning of the site to suitable Local Authority zoning. Such a change may yield possible environmental problems which is why an ECC is required in terms of the Environmental Management Act 7, of 2007 and its Regulations.

The proposed development will allow the existing "open" substation to be placed inside a building for the provision of electricity to the surrounding development and will be in accordance with the Hentiesbaai Town Planning Scheme. The substation will be used for low voltage electricity to the surrounding houses, and ancillary land uses. Parking spaces will be provided in accordance with the required number of parking spaces this development will need.



4. Description of the Site

Location

The site is situated along the corner of Swakop Street, within the Hentiesbaai Extension 4 Township as seen in the image below



Physical environment

The site is currently vacant, and the surrounding area of the site is fully developed with residential developments and ancillary land uses. The site forms part of the Hentiesbaai Extension 4 Township and has been well-designed to suit the surrounding land uses. The site has a few vegetation but none of them are of special environmental, historical, cultural value on the site and require no retention or impose development constraints. The site has a flat slope with a moderate slope and will require no earthworks for installation of services or for development. The soil conditions comprise of the normal soil conditions found on properties on the coast of the country which are aeolian and holomorphic soils.

Existing services and access

The site is currently undeveloped, but the surrounding developments around the site are already connected to the bulk infrastructure service since it was created within the overall extension of this suburb. The site was designed to be used for public purposes, either for as a park as the current land use or as a connection point for municipal services. The proposed subdivision will reduce the pressure off the services in other areas, as the newly created erf will not use services but rather provide a connections point for electricity. Hence, the subdivision is beneficial for the provision of services and is not going to add on the pressure to accommodate the development.

Access to and from the site will be from the existing Swakop Street which is a circular street that goes all around the site, making the newly created portion easily accessible from any direction.



5. Description of the Environment Activity

The proposed activity is to permit the development of a electrical substation on the site. There are no development plans for the proposed development, however development will likely cover about 50% of the site. The development layout will be designed to fit the shape and size of the site making it suitable for an electrical sustation.

❖ Geophysical Aspects

The site is close to the existing public park, thus rezoning the site will not hinder any private use of the site, as it was original public space. The site is $\pm 120\text{m}^2$ in size, is flat and level, and has a rectangular shape. There is sufficient bulk services connected to the site, which will be required to serve this development-even though it is a service provision site itself.

The proposed activity may affect the following geophysical aspects:

- **Negative:** Dust particles will be created during the construction phase.
- **Positive:** Particles of dust can be blown away by the wind reducing the chances of people inhaling it.
- **Positive:** The physical size of the site only permits the proposed development size, and will not require or take up too much space as it will not require high density, and on-site parking.
- **Negative:** The proposed development will increase electrical provision to the area which are both derived from non-renewable resources in Namibia.

❖ Biological Aspects

The site is located in an urban environment that has been in existence for a long time. This environment has transformed from the natural environment to a human habitat now, which has caused a total wipe out of the natural habitat. Street grading, level ground, and buildings have covered up the natural environment, leaving no endangered species, few plants, and animals. Due to the existing character of the area, rezoning to permit an electrical substation will not cause any biological or environmental impact that does not already exist.

The proposed activity may affect the following biological aspects:

- **Negative:** None observed.
- **Positive:** No impacts will be generated by this rezoning because development will take place in an existing urban environment.

❖ Social Aspects

The site is located along Swakop Street, a quiet predominately residential street surrounding the site, which is a portion of a well maintained public open space. This neighbourhood is very quiet during the day, and night on weekdays, with fairly low movements during weekends.

This is why the proposed development of an electrical substaion is suitable for this site, as it is a land use that does will not be frequently accessed.

The proposed activity may affect the following social aspects:



- **Negative:** Construction activities can be eyesore to the nearby residents and pedestrians passing by.
- **Negative:** The size of the usable public open space will be reduced due to the extraction of a 120m² portion of land to accommodate the electrical substation.
- **Positive:** Rezoning the site to enable the provision of electricity will attract development to the two vacant properties across the street from this site, as there is now electricity brought close to them.
- **Positive:** A development intended to serve the people will help reduce pressure off from the current electricity connection points in other areas that may be overloaded at the moment.

❖ Economic Aspects

The relocation of the electrical substation may incur some economic benefits and disadvantages.

The proposed activity may affect the following economic aspects:

- **Negative:** Construction of electrical substation is expensive.
- **Positive:** Bringing the electrical substation closer to the people, may reduce the costs required to connect as lines will no longer run along a long distance.

❖ Cultural Aspects

The site and immediate neighborhood pose no historical or culturally sensitive value. There are no existing development on the site that may have architectural significance or any importance to the community.

The proposed activity may affect the following economic aspects:

- **Positive:** No objections were received from the public; therefore the proposed activity is in accordance with the community's values, norms, and cultural principles.

6. Motivation

Planning Principle

The use of public open space to accommodate services intended to serve the public is common practice, and this closure and rezoning of a portion of erf 1464 Hentiesbaai Extension 4 is fully in accordance with standard planning practices. Only a portion of erf 1464 will be closed off as public open space and be rezoned, a remaining portion measuring 5049.45m² in extent will be left open for the public open space to be continue being available for the public. Land is a scarce resource, therefore to close this portion is better than creating a completely new site elsewhere, whilst there is large piece of public open space that is not being fully utilised.

Need for electrical substations

Currently the electrical substations serving the residential developments around this site is located far away, and it is important that it be relocated and brought close to the people. This will save on the cost spent on electrical cables running over a long distance and enable electricity to be supplied to many more upcoming developments in the area. There is a need for a new substation in order to provide electricity, so that it helps reduce the pressure off from other electrical substations.

Accessibility and Traffic Impact

The location of the site is ideal because it is surrounded by Swakop Street, making it accessible from all sides, even though it does not require maximum accessibility. This development will not be accessible to the public, nor will it generate traffic therefore no parking is required.



Parking is already provided as part of the park, to be used by the maintenance person that will come to the substation once every 6 months or so. The development is of low bulk thus it will most unlikely not cause traffic noise, disturbance, pollution or create any conditions to cause traffic accidents.

Alternatives

The proposed activity will greatly benefit the community and there is no better alternative that can be considered. It is therefore recommended that the closure and approval of a portion of erf 1464 be supported and an ECC be granted for this activity. This activity will have no larger impact on the environment and therefore, it is feasible and recommended.

7. Impact Assessment

Methodology

Table 2 below shows the criteria that were used to assess the significance of the identified impacts of rezoning Erf 1464 Hentiesbaai Extension 4.

Table 2: Criteria used to determine the significance of impacts and description thereof

| CRITERIA | DESCRIPTION |
|--------------------------------|---|
| (i) DIRECTION | Indicates whether the proposed activity has beneficial (positive) or adverse (negative) impacts on all aspects of the environment. |
| (ii) MAGNITUDE | Indicates the order of magnitude the impact will have relative to the size and value of the environment such as none (no impact); small (impact on environment is negligible and sustainable); medium (impact modifies environment, but continues to function); large (impact on environmental is harmful and unsustainable). The larger the magnitude, the greater the significance. |
| (iii) EXTENT | Indicates measures on what spatial scale the potential impact will have on the environment such as: site-specific (on site); sub-local (limited to within 1km of the site); local (limited to within 15km of the site); regional (limited to within the borders of the Erongo region); national (limited to within the borders of Namibia); and international (beyond Namibia's borders). The larger the scale, the greater the significance. |
| (iv) DURATION | Indicates the time period of the impact which will either be: short-term (in days, less than a month); medium-term (in months, less than a year); long-term (in years, less than a decade); or permanent (more than 10 years). The longer the duration, the greater the significance. |
| (v) FREQUENCY | Indicates the return period of impacts which will reoccur over time such as: never (will not reoccur); daily (will reoccur everyday); monthly (will reoccur every 30 days); seasonally (will reoccur every few months); or annually (will reoccur every year). |
| (vi) REVERSIBILITY | Indicates the permanence of the impact on the environment, for example, reversible (environment will rehabilitate itself over time); semi-reversible (human intervention can rehabilitate the environment); and irreversible (permanent damage to the environment, cannot be rehabilitated). |
| (vii) LIKELIHOOD OF OCCURRENCE | Indicates the possibility of a particular impact occurring as predicted such as: improbable (low likelihood of occurring); probable (possible likelihood of occurring); highly probable (high likelihood of occurring); and definite (will happen regardless of prevention measures). |



A significance level was given to each impact according to the severity of the criteria discussed above. The significance levels are described in the table below:

Table 3: Significance levels and their description

| SIGNIFICANCE LEVEL | DESCRIPTION |
|--------------------|---|
| LOW | Impact on the environment is negligible and no mitigations are necessary. |
| MEDIUM | Impact could potentially affect the environment and requires some form of mitigation. |
| HIGH | Impact will have a significant influence on the environment and in case of a negative impact, require an Environmental Management Plan. |

Potential impacts

The impacts outlined in the next section were identified during the construction and operation phase of the proposed activity. The idea is to construct a single storey building that will house an electrical substation.

1) **Dust pollution impact:**

Construction of a building to house the electrical substation may result in increased dust levels which can affect the respiratory health of workers and that of members of the community. It may, however, be blown away by the wind before it could spread too far areas. It is possible impact will be assessed in the table 4 below: There may be a slight difference between this evaluation and the real life impact.

Table 4: Significance level assessment: Dust pollution impact

| POTENTIAL IMPACT | DIRECTION | MAGNITUDE | EXTENT | DURATION | FREQUENCY | REVERSIBILITY | LIKELIHOOD OF OCCURRENCE | SIGNIFICANCE LEVEL |
|--|---|-----------|-----------|-------------|-----------|---------------|--------------------------|--------------------|
| Increased dust levels caused by construction activities. | Negative effect on health and respiratory of workers and nearby residents | Small | Sub-local | Medium term | Daily | Reversible | High probable | MEDIUM |

The dust pollution impact has a **MEDIUM** significance level and requires the following mitigation to lessen the impact.

Proposed mitigation:

- Use all control measures as required by the Atmospheric Pollution Prevention Ordinance of 1976;
- Equip all workers (and adjacent residents) with dust masks;
- Spray water to reduce dust dispersal;
- Avoid construction activities on windy days to prevent fast spread of dust particles.

The proposed mitigation will reduce the significance level to **LOW**.

2) **Noise pollution impact:**

Construction of a building to house the electrical substation can cause increased noise levels that can be nuisance and disturbance to adjacent residents. The significance level is assessed in table 5 below:



Table 5: Significance level assessment: Noise pollution impact

| POTENTIAL IMPACT | DIRECTION | MAGNITUDE | EXTENT | DURATION | FREQUENCY | REVERSIBILITY | LIKELIHOOD OF OCCURRENCE | SIGNIFICANCE LEVEL |
|--|---|-----------|-----------|-------------|-----------|---------------|--------------------------|--------------------|
| Increased noise levels generated from construction activities. | Negative impact on workers, children in the park and nearby residents | Small | Sub-local | Medium term | Daily | Reversible | Highly probable | MEDIUM |

The noise pollution impact from demolishing activities has a **MEDIUM** significance level and requires mitigation to reduce noise levels to the immediate community.

Proposed mitigation:

- Equip all workers with ear plugs to protect them from high noise levels;
- Operate heavy machinery during work hours only when most residents are at work;
- Operate heavy machinery during school breaks and in the afternoon to prevent any disturbance to the school.
- Temporarily close off the remainder of the park to ensure that no children come close to construction site.

The proposed mitigation will reduce the significance level to **LOW**.

3) Pollution impact:

The site can be polluted by construction activities such as oil spills from using heavy machinery, dumping of building rubble and various plastic containers on site, and metabolic waste from construction workers. Chemical and human waste could have a detrimental effect on the environment. The significance level is assessed in table 6 below:

Table 6: Significance level assessment: Pollution impact

| POTENTIAL IMPACT | DIRECTION | MAGNITUDE | EXTENT | DURATION | FREQUENCY | REVERSIBILITY | LIKELIHOOD OF OCCURRENCE | SIGNIFICANCE LEVEL |
|---|--|-----------|-----------|-------------|-----------|-----------------|--------------------------|--------------------|
| Increased pollution such as chemical/oil and human waste. | Negative impact on urban and natural environment if not contained and disposed properly. | Medium | Sub-local | Medium term | Daily | Semi-reversible | Definite | MEDIUM |

The pollution impact from construction activities has a **MEDIUM** significance level and therefore, requires the following mitigation to reduce pollution to the environment.



Proposed mitigation:

- Any measures to be taken to prevent air pollution as required by the Atmospheric Pollution Prevention Ordinance of 1976.
- Ensure that all waste from construction activities are properly contained and disposed of at the landfill site of Hentiesbaai.
- Provide adequate mobile toilets on-site for the construction workers.

The proposed mitigation will reduce the significance level to **LOW**.

4) Employment opportunities:

Constructing and relocating old substation to this new site requires unskilled and semi-skilled labor which will provide temporary employment opportunities to Hentiesbaai residents. The significance level is assessed in table 7 below:

Table 7: Significance level assessment: Employment opportunities

| POTENTIAL IMPACT | DIRECTION | MAGNITUDE | EXTENT | DURATION | FREQUENCY | REVERSIBILITY | LIKELIHOOD OF OCCURRENCE | SIGNIFICANCE LEVEL |
|------------------------------------|--|-----------|--------|-------------|-----------|---------------|--------------------------|--------------------|
| Increased employment opportunities | Positive impact on socio-economic well-being of Hentiesbaai residents. | Medium | Local | Medium term | Daily | Reversible | Definite | LOW |

Employment opportunities will have a positive impact on the socio-economic aspects of the urban environment and therefore, have a **LOW** significance level. No mitigation is necessary.

5) Community interests:

Construction of a new substation means residents will have more than enough access to electricity, which can encourage development in area. The significance level is assessed in table 8 below:

Table 8: Significance level assessment: Community interest

| POTENTIAL IMPACT | DIRECTION | MAGNITUDE | EXTENT | DURATION | FREQUENCY | REVERSIBILITY | LIKELIHOOD OF OCCURRENCE | SIGNIFICANCE LEVEL |
|---|--|-----------|--------|-------------|-----------|---------------|--------------------------|--------------------|
| Construction of electrical substation will encourage development in the area. | Positive impact on social aspect and sense of community. | Medium | Local | Medium term | Daily | Reversible | Definite | LOW |



The development will have a positive impact on the community's interest and sense of place and therefore, has a **LOW** significance impact on the environment. No mitigation is required.

6) Reduction of Size of POS:

Construction of a new substation means residents will reduce the total size of the public open space. The significance level is assessed in table 9 below:

Table 9: Significance level assessment: Reduction of size of POS

| POTENTIAL IMPACT | DIRECTION | MAGNITUDE | EXTENT | DURATION | FREQUENCY | REVERSIBILITY | LIKELIHOOD OF OCCURRENCE | SIGNIFICANCE LEVEL |
|---|---|-----------|--------|-----------|-----------|---------------|--------------------------|--------------------|
| Construction of electrical substation will reduce the size of the POS | Negative impact on the space of the POS | Medium | Local | Long term | Daily | Irreversible | Definite | LOW |

The development will reduce the size of the public open space, but that will only be like 2% of the total erf size of ±5000 m². There is sufficient space left behind for the public open space. Therefore there is a **LOW** significance impact on the environment.

7) Electricity from non-renewables:

Construction of a new substation means more electricity will be supplied from using non-renewables. The significance level is assessed in table 10 below:

Table 10: Significance level assessment: Electricity from non-renewables

| POTENTIAL IMPACT | DIRECTION | MAGNITUDE | EXTENT | DURATION | FREQUENCY | REVERSIBILITY | LIKELIHOOD OF OCCURRENCE | SIGNIFICANCE LEVEL |
|--|---|-----------|--------|-----------|-----------|---------------|--------------------------|--------------------|
| Provision of electricity from non-renewable resources. | Negatively reduce the supply of non-renewable resources | Medium | Local | Long term | Daily | Reversible | Definite | MEDIUM |

The development may use non-renewable energy resources for now, but Namibia will invest in renewable sources of energy in the near future. Therefore, has a **MEDIUM** significance impact on the environment. Mitigation required:

- ❖ Encourage solar, wind, hydro-electricity uses.
- ❖ To reduce electricity consumption through encouraging energy saving appliances.



Summary

There are five (7) identified impacts in total of which 5 were negative and 2 were positive. Three of the 7 identified impacts had a significance level of **LOW**, therefore, required no mitigation due to the impact being negligible. Four of the 7 identified impacts had a significance level of **MEDIUM** which could potentially affect the environment and required some sort of mitigation measures. All **MEDIUM** impacts could be successfully mitigated to a **LOW** significance level. There were no identified impacts with a **HIGH** significance level during the impact assessment.

It can thus be concluded that the proposed activity of closing and rezoning a portion of erf 1464 Hentiesbaai Extension 4 to "Local Authority" will not cause any significant impacts on the urban and natural environment. Most of the potential impacts identified during the study are generic construction impacts that will be eliminated as soon as the development starts operating. There are some positive impacts the development will bring such as bringing more development to the area, employment creation, and improved quality of life.

8. Public Consultation

Steps of consultation

The following steps were taken to consult the public:

- 1) The proposed permanent closure of the public open space was advertised in the **Namib Times, The Namibian** on 16 March 2018 and in the **Government Gazette November** on 15 March 2018, to notify interested and affected parties;
- 2) Adjacent owners were notified about the proposed activity via **Registered Mail**;
- 3) A notice of the proposed activity was up on the Hentiesbaai Municipality notice board from **15 March 2018 to 6 April 2018**.
- 4) A notice was placed on site to advertise the proposed activity from **15 March 2018 to 6 April 2018**.

Proof of consultation

Please find attached:

- Copy of the Newspaper extracts;
- Copy of Registered Mail letter sent to adjacent owners ;
- Photo of the notice on site.

List of stakeholders

Table 1: A list of all stakeholders relevant to the proposed activity

| NAME | STAKEHOLDER | POSTAL ADDRESS | CONTACT NUMBER |
|-----------------------------|--------------------|-------------------------------|----------------|
| Erongo RED | Client | P.O.Box 2925, Walvis Bay | 064 217 6000 |
| Stewart Planning | EAP | P. O. Box 2095, Walvis Bay | 064 280 770 |
| Municipality of Hentiesbaai | Relevant Authority | P.O. Box 61, Hentiesbaai | 064 502 000 |
| L.C. Von Solms | Potential I&AP | P. O. Box 9, Hentiesbaai | Unknown |
| J.F. & Ellitson | Potential I&AP | P. O. Box 307, Hentiesbaai | Unknown |



Issues raised

Only one issue/comment/objection to the application was raised by any Interested and Affected Parties – JE and A Ellitson. No other written comments were received from 15 March 2018 to 6 April 2018 and thus no issues were recorded.

The objection was set aside by the Henties Bay Council and the Minister of Urban and Rural Development for the following reasons:

1. Site already occupied by an electricity transformer.
2. Electricity transformer needs to be protected within a substation building.
3. Any negative electrical magnetic field will be contained within the substation building.
4. Due to the small size of the substation building ($\pm 100\text{m}^2$) the view and amenity of the park will not be prejudiced and/or negatively affected.

9. Draft Management Plan

There is no precise Draft Management Plan (DMP), however, section 7 of this report, labeled: "Impact Assessment" will act as the DMP for the purposes of this Scoping Report. Please refer to the identified impacts and proposed mitigation measures outlined in the previous sections for this proposed activity.

10. Conclusion

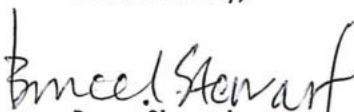
The electrical substation proposed on a portion of Erf 1464 Hentiesbaai Extension 4 will take place within an area covered by a Town Planning Scheme. The scheme will regulate the impact of the development together with the regulations of the Environmental Management Act. The development of substation within residential neighbourhoods is common practise and will not cause any problems for the residents.

Closing and rezoning the 120m² portion from "Public Open Space" to "Local Authority" will have a minimal ecological footprint as it on brownfield land compared to developments in rural/natural ecosystem areas. It is best to use underutilised sites to provide services. This is also the more cost-effective and environmentally friendly way than to service new land to provide services. Land is scarce therefore services should be provided in already developed area, close to the people it is intended to serve.

The Environmental Commissioner should thus issue an Environmental Clearance Certificate to allow the rezoning of a portion of Erf 1464 Hentiesbaai from "Public Open Space" to "Local Authority" to be finalized.

I trust that my application will meet with your favorable approval, should there be any outstanding information or documents, please do not hesitate to contact me.

Yours faithfully,



Bruce Stewart
Town Planner



Tel: (064) 280 770 | Email: bruce@sp.com.na



ORIGINAL

REPUBLIC OF NAMIBIA

ENVIRONMENTAL MANAGEMENT ACT, 2007

(Section 32)

APPLICATION FOR ENVIRONMENTAL CLEARANCE CERTIFICATE



PART A: DETAILS OF APPLICANT

1. Name: Stewart Planning
2. Business Registration: 2013/5757
3. Correspondence Address: P.O. Box 2095 Walvis Bay
4. Name of Contact Person: Bruce Stewart
5. Position of Contact Person: Town Planner
6. Telephone No.: 064 280 770
7. E-mail Address: bruce@sp.com.na

PART B: SCOPE OF THE ENVIRONMENTAL CLEARANCE CERTIFICATE RENEWAL

1. The environmental clearance certificate renewal is for:

Renewal of ECC for the closure and rezoning of a portion of Erf 1464 Hentiesbaai Extension 4 from "Public Open Space" to "Local Authority" to permit the development of a 120m² Erongo RED electrical substation.

2. Details of the activity(s) covered by the environmental clearance certificate renewal:

Title of Activity:

Development of a portion of Erf 1464 Hentiesbaai Extension 4 for an electrical substation.

Nature of Activity:

- *Rezoning (Permanent)*
The client intends to rezone a 120m² portion of erf 1464 from public open space use to local authority use.

A "Local Authority" zoning permits the development of land for the provision of services (other than those provided by the Council) and includes communication towers and electrical substations and other similar facilities that are uninhabited.

- *Construction (Temporary)*

After completion of the closure and rezoning, the client intends to construct a building on the site to house an electrical substation.

Location of Activity:

Erf 1464 Hentiesbaai Extension 4 (the site) is located along Swakop Street.

Co-Ordinates: 22°07'30.36" S and 14°17'24.20" E

Scale and Scope of Activity:

The scale of the proposed development is not extensive. The erf size of the site is 120m² which is very small in comparison to the Public Open Space on which it is situated and other nearby properties.

The proposed development will only consist of a small building to house an electrical substation.

PART C: DECLARATION BY APPLICANT

I hereby certify that the particulars given above are correct and true to the best of my knowledge and belief. I understand the environmental clearance renewal may be suspended, amended or cancelled if any information given is false, misleading, wrong or incomplete.



Signature of Applicant

BRUCE INGRAM STEWART

Full Name in Block Letters

Town Planner

Position

On behalf of **Erongo RED**

Date: **27 April 2023**



REPUBLIC OF NAMIBIA

MINISTRY OF ENVIRONMENT AND TOURISM

Tel: (00 26461) 284 2111
Fax: (00 26461) 232 057

Cnr Robert Mugabe &
Dr Kenneth Kaunda Street
Private Bag 13306
Windhoek
Namibia

Enquiries: Ms. Mwaka Lushetile
E-mail: mwaka.lushetile@met.gov.na

12 April 2019

OFFICE OF THE ENVIRONMENTAL COMMISSIONER

The Managing Director
Erongo Regional Electricity Distribution Company (Pty) Ltd
P.O. Box 2925
Walvis Bay
Namibia

Dear Sir or Madam,

SUBJECT: ENVIRONMENTAL CLEARANCE CERTIFICATE FOR THE PROPOSED CLOSURE AND REZONING OF ERF1464 HENTIESBAAI EXTENSION 4 FROM 'PUBLIC OPEN SPACE' TO LOCAL AUTHORITY', ERONGO REGION

The Environmental Scoping Report and Environmental Management Plan submitted are sufficient as it made provisions of the environmental management concerning the project's activities. From this perspective regular environmental monitoring and evaluations should be conducted. Targets for improvements should be established and monitored from time to time.

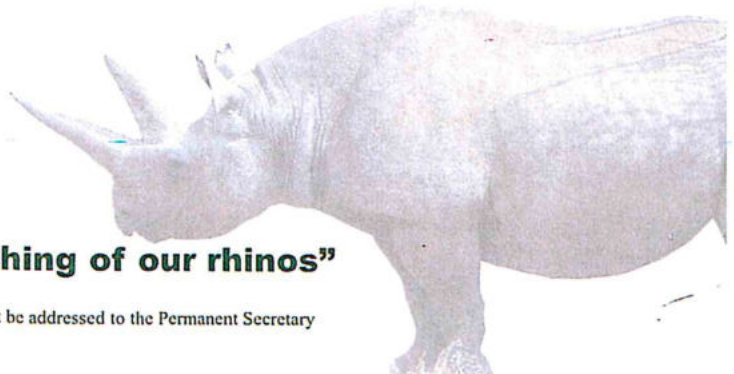
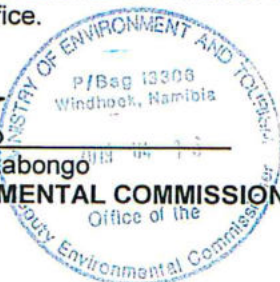
This Ministry reserves the right to attach further legislative and regulatory conditions during the operational phase of the project.

On the basis of the above, this letter serves as an Environmental Clearance Certificate for the project to commence. However, this clearance letter does not in any way hold the Ministry of Environment and Tourism accountable for misleading information, nor any adverse effects that may arise from this project activity. Instead, full accountability rests with Erongo Regional Electricity Distribution Company (Pty) Ltd and their consultants.

This environmental clearance is valid for a period of 3 (three) years, from the date of issue unless withdrawn by this office.

Yours sincerely,

Frederick Mupoti Sikabongo
DEPUTY ENVIRONMENTAL COMMISSIONER



“Stop the poaching of our rhinos”

All official correspondence must be addressed to the Permanent Secretary



| | |
|---------|-------------|
| DWG NO: | 1464 HB |
| DATE: | 7 JULY 2017 |
| SCALE: | |
| DRAWN: | H THOMAS |

TITLE:
LOCALITY MAP OF ERF 1464, HENTIESBAAI EXT 4



Personal Details

Surname and Name : Bruce Ingram Stewart
Date of Birth : 5 February 1952
Nationality : South African – Namibian Permanent Residence
Profession : Town and Regional Planner

Membership in Professional Societies

Registered with the Namibian Council of Town and Regional Planners.
Member of the Namibia Institute of Town and Regional Planners.

Key Qualifications

Currently the sole proprietor of Stewart Planning, a small and newly established town and regional planning practice in Walvis Bay. Two full time members of staff – make use of specialised consultants as required. Undertake all town and regional planning work in the Erongo Region

Extensive public/private sector experience of 30 years in all aspects of town planning and urban development in Southern Africa; 7 years in England working on various projects, including Policy Planning and preparation of long term plans for Tonbridge and Malling and Milton Keynes.

Public sector experience has included working for 6 years at the Johannesburg City Council, the largest City in South Africa, a further 10 years at the Walvis Bay Council, the second largest city in Namibia, 2 years in the Policy Planning Department of the Tonbridge and Malling Borough Council and almost 5 years in the Development Plans Team of the Milton Keynes Council. During the last 18-months I have also worked as a consultant for the Walvis Bay Council, working on a range of specialised and specific projects. Fields of work involvement have related to office management, strategic planning, policy formulation, development control, enforcement, spatial development planning, settlement upgrading, public participation/ involvement, capacity building and mentoring.

Private sector experience over 12 years has involved working for and eventually becoming the managing partner in a land survey/town-planning partnership/consultancy. In addition to facilitating private sector development, the same general fields of work were involved as in the public sector.

Worked closely with local and international aid organisations, non-governmental organisations and development agencies.

Tertiary Education

University of the Witwatersrand, Johannesburg, South Africa
B.Sc. (Town and Regional Planning), 1975
University of South Africa, Pretoria, South Africa
MDP (Programme for Real Estate Practitioners), 1977

Employment Record

2013 – Date Sole Proprietor: Stewart Planning
Consulting Town and Regional Planners
2008 – 2013 Senior Planning Officer, Development Plans Team, Spatial Planning Division –
Milton Keynes Borough Council
2006 – 2008 Senior Planner (Policy Section) Department of Planning, Transport & Leisure
Tonbridge and Malling Borough Council
1995 – 2006 Manager: Town Planning –
Municipality of Walvis Bay
1990 – 1995 Managing Partner – Schneider and Dreyer –
Consulting Land Surveyors and Town Planners
1982 – 1990 Partner/Town Planning Principal – Schneider and Dreyer –
Consulting Land Surveyors and Town Planners
1976 – 1982 Development Control Officer/Senior Planning Officer/Senior Town Planner –
Johannesburg City Council

STEWART PLANNING

P.O.Box 2095 Walvis Bay

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Email: bruce@sp.com.na