



Republic of Namibia

Ministry of Urban and Rural Development

Enquiries: Ms. T. Kamati
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Government Office Park
Luther Street

Private Bag 13289
Windhoek, Namibia

Our Ref.: 17/4/1/W5
Your Ref.:

Date: 9 September 2020

Mr. B. Stewart
The Proprietor
Stewart Planning – Town and regional Planners
P. O. Box 2095
WALVIS BAY
21001

Dear Mr. Stewart

**ITEM NO. 41/2020: WALVIS BAY: APPLICATION FOR APPROVAL OF THE
WALVIS BAY TOWN PLANNING AMENDMENT SCHEME NO. 44**

Reference is hereby made to your above-mentioned application:

Kindly be informed that the Namibia Planning Advisory Board (NAMPAB) has, during its meeting held on 12 August 2020, considered and recommended that the Walvis Bay Town Planning Amendment Scheme No. 44 be approved in terms of Section 26(1) of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended.

The Honorable Minister of Urban and Rural Development approved the Walvis Bay Town Planning Amendment Scheme No. 44 on 04 September 2020.

Yours sincerely


.....
NAMPAB SECRETARIAT



All official correspondence must be addressed to the Executive Director



REPUBLIC OF NAMIBIA

MINISTRY OF ENVIRONMENT AND TOURISM

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

E-mail: Hiskia.Mbura@met.gov.na
Enquiries: Mr. Hiskia Mbura

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

06 August 2018

OFFICE OF THE ENVIRONMENTAL COMMISSIONER

Mr. Muronga Haingura
Chief Executive Officer
Walvis Bay Municipality
P.O. Box 5017, Walvis Bay

Dear Mr. Haingura,

SUBJECT: ENVIRONMENTAL CLEARANCE CERTIFICATE FOR REZONING OF ERVEN REM/4941 AND 4942 FROM PRIVATE OPEN SPACE TO GENERAL BUSINESS WITH A BULK OF 2.8, AND CONSOLIDATION TO ERF "Y", WALVIS BAY, 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 of environmental performance 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. In addition, the Environmental clearance certificate is issued with the conditions that; In addition, the Environmental clearance certificate is issued with the condition that: all applicable and required permits are obtained and mitigations measures stipulated in the EMP are applied particularly with respect to management of ecological impacts.

On the basis of the above, this letter serves as an Environmental Clearance Certificate for proposed erven rezoning, consolidation and consolidation activities. 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 Walvis Bay Municipality and their consultants.

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

Yours sincerely,




Teofilus Nghitila
ENVIRONMENTAL COMMISSIONER

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FORMS

Form 1

REPUBLIC OF NAMIBIA

ENVIRONMENTAL MANAGEMENT ACT, 2007

(Section 32)

APPLICATION FOR ENVIRONMENTAL CLEARANCE CERTIFICATE

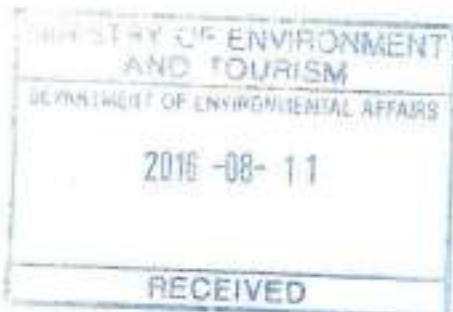
REGISTRATION OF PROJECT



PART A: DETAILS OF APPLICANT

| | |
|---|--------------------------|
| 1. Name: | Urban Dynamics |
| 2. Business Registration / Identity No. | 93/423 |
| 3. Correspondence Address: | P.O. Box 20837, Windhoek |
| 4. Name of Contact Person: | Mr E Simon |
| 5. Position of Contact Person: | Director |
| 6. Telephone No.: | 061 240 300 |
| 7. Fax No.: | 061 240 309 |
| 8. E-mail Address: | ernst@udanam.com |

Received: *Sarina Angula*
Date: *11/08/2016*
[Signature]



PART B: SCOPE OF THE ENVIRONMENTAL CLEARANCE CERTIFICATE

1 The environmental clearance certificate is for:

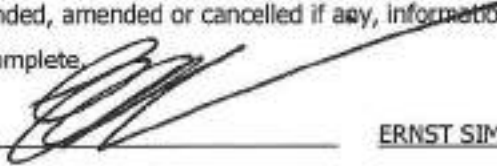
Details of the activity(s) covered by the environmental clearance certificate:

[Note: Please attach plans to show the location and scope of the designated activity(s), and use additional sheets if necessary:

| | |
|------------------------------|--|
| Title of Activity: | Development of the Walvis Bay Water Front |
| Nature of Activity: | * The rezoning of erven 4941 and 4942 from private open space to business * The construction of a marina and other structures below the low water mark and * The channelling of water from the Walvis Bay lagune into the planned Marina |
| Location of Activity: | Town of Walvis Bay |
| Scale and Scope of Activity: | The proponent of the project is Walvis Bay Waterfront Properties (Pty) Ltd, a joint venture between Afrikuumba and the Municipality of Walvis Bay. The project proponent wishes to develop a waterfront in Walvis Bay as per the attached drawing (Annexure 2). The Waterfront will be located on erven 4941 and Rem/4939 with a portion of Espalanade Road to be closed to allow access from the lagune to the marina and provide for the construction of the entrance channel. A locality plan is also attached for convenience as Annexure 1. As per the discussion between your staff and Mr Titus Nakuumba, I address this application to you to get an indication of the scope of the EIA and specialist studies that will be required to supply adequate information to MET to issue an Environmental Clearance Certificate for this proposed project. |

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 certificate may be suspended, amended or cancelled if any information given above is false, misleading, wrong or incomplete.

| | | |
|---|----------------------------|-----------------|
|  | <u>ERNST SIMON</u> | <u>DIRECTOR</u> |
| Signature of Applicant | Full Name in Block Letters | Position |

on behalf of **URBAN DYNAMICS** Date: 22 July 2016

Our Ref: 1005
Your Ref:
Date: 12 August 2016

**THE PERMANENT SECRETARY
MINISTRY OF ENVIRONMENT AND TOURISM
PRIVATE BAG 13306
WINDHOEK
NAMIBIA**

Attention: Ms S Angula

Dear Madam

Registration of Project and Request for a Scope of Work for the EIA and Specialist Studies required

Reference is made to our meeting at your office on 11 August 2016.

Attached hereto, please find three copies of the registration document. It is understood that it will be necessary for MET to also obtain comments on this project from the Ministry of Fisheries and Marine Resources and from the Ministry of Works and Transport. For the benefit of the discussion with these Ministries, the following:

- The project will be a joint venture between Afrikuumba and the Municipality of Walvis Bay.
- The project is to take place on erven 4941 and Rem/ 4939. These are owned by the Municipality of Walvis Bay and zoned Private Open Space.
- These erven must be re-zoned to business and this needs an EIA in terms of the Environmental Management Act, 2007.
- In addition, a marina is proposed to be constructed and sea water brought into the development (as per the site plan of phase 1 attached)
- It is assumed that the construction of the Marina will entail work below the low water mark and this also requires an EIA.

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DIRECTORS: JB OPPERMAN (MANAGING DIRECTOR) B(TRP) | WT RUDD BSC(TRP) | EA SIMON M(TRP)

- To get the marina and channel into the development, a portion of Esplanade road will be closed to allow for the entrance channel.
- Water will be channelled into the Marina and there will be an in and outflow of water. It is expected that this should also be covered in the EIA.

I trust that you will find this in order. Should you require any additional information, please feel free to contact me at any time.

Sincere Regards

A handwritten signature in black ink, appearing to be 'Ernst Simon', written over a horizontal line.

Ernst Simon: Director



REPUBLIC OF NAMIBIA

MINISTRY OF ENVIRONMENT AND TOURISM

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Enquiries: Mr. Abraham Kanime

Cnr Robert Mugabe &
Dr Kenneth Kaunda Street
Private Bag 13308
Windhoek
Namibia

27 October 2016

OFFICE OF THE ENVIRONMENTAL COMMISSIONER

Mr. Ernst Simon
Urban Dynamics Town & Regional Planners
P. O. Box 20837
Windhoek
Namibia

Tel: +264 61 240300 Email: ernst@udanam.com

Dear Sir,

SUBJECT: SCOPE OF ENVIRONMENTAL IMPACT ASSESSMENT FOR PROPOSED DEVELOPMENT OF WALVIS BAY WATERFRONT PROJECT, WALVIS BAY, ERONGO REGION

We acknowledge receipt of your letter regarding the above subject matter.

It is noted that the proposed activities may interact with the Walvis Bay lagoon, which is a Ramsar site. Therefore the scope of EIA should include, but not limited to the following aspects:

1. Impacts of construction of channel and other structures below the high water mark on the water quality of the lagoon;
2. Risks of marine pollution from boats;
3. Impacts of boats navigation to and from the proposed Marina, taking into consideration of tidal variations in the lagoon;
4. A proper hydrodynamic modelling study needs to be conducted for the channel and structures to see how these may affect the circulation in the lagoon and then assess the potential associated impacts (e.g. silting) thereof;
5. Appropriate maintenance plan for channel (dredging) and its impacts;
6. Strategies for waste management;
7. Impacts of lights on the birds in the lagoon and alternatives;
8. Any other impacts that may be found to be associated with the proposed project;

Further, the following conditions should be implemented during the planning phase of this project:

9. There should be no planned facilities for motorized vehicles (boats, jet skis etc.) in the lagoon which is a Ramsar site;

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10. The number of kayaks or other non-motorized vehicles (if planned) should be limited and be based on an assessment of carrying capacity of the lagoon for these types of recreational activities;
11. Terms of Reference for the EIA work should be strictly to assess possible impacts and explore alternatives for technical recommendation toward appropriate mitigation measures; and not merely to supply adequate information to MET for consideration toward issuance of an Environmental Clearance Certification of the proposed project.

Based on the above in addition to the provisions of EMA 2007, kindly commence with a full EIA for the proposed project.

Yours Sincerely,

Teofilus Nghitila
ENVIRONMENTAL COMMISSIONER

