



STEWART PLANNING

TOWN & REGIONAL PLANNERS

First Floor CLA Building
84 Theo Ben Gurirab Street
Walvis Bay

P O Box 2095
Tel: (064) 280 770
Email: bruce@sp.com.na

Reference: 5238WB

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Environmental Clearance Certificate – DRAFT Management Plan

**Closure of a Portion of Erf 5238 Walvis Bay Extension 14
Subdivision/Rezoning: Public Open Space to Utility Services.v1**

Submission to:

Environmental Commissioner
Ministry of Environment, Forestry and Tourism
Directorate of Environmental Affairs
Private Bag 13306
Windhoek
Namibia

Client:

Municipality of Walvis Bay
On behalf of: 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

1. Executive Summary

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 electrical switching station, which was built on the site in 1963, will cater to the electricity needs of the Walvis Bay community. It is therefore appropriate to close/subdivide/rezone the 360m² portion of the public open space which was created by the township establishment application of the predominantly industrial township of Walvis Bay Extension 14 between 2012 and 2018. The existing and proposed land will be used in accordance with the regulations of the Walvis Bay Town Planning Scheme.

The on-site physical status quo has/will not change.

The creation of the site for the development of an electrical switching station is a compatible land use for an industrial estate like Walvis Bay Extension 14. This is because it is not a land use that will be inhabited for residential purposes but will actually be the one to serve the nearby residents and industrial operations. Service provision is a necessary and compatible land use for all land uses, as it does not pose any danger if it is well secured nor does it generate any pollution.

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 teams as they are the only people that will be allowed access to the site. Access to the electrical switching station will be obtained from the north via Sam Nujoma Avenue, while the remaining public open space will obtain access from various surrounding streets.

As this application is to “legalise/entrench” an existing situation there is no alternative option.

The electrical switching station was built in 1963 on a portion of previous Farm Wanderdunen No. 23. Subsequently, a township was established on previous Farm Wanderdunen No. 23 (Walvis Bay Extension 14) and the site on which the electrical switching station was situated was zoned Public Open Space. Unfortunately, the electrical switching station was not allocated its own erf, hence the need for the closure/subdivision/ rezoning to create a site for the electrical switching station.

As the electrical switching station was build prior to the promulgation of the EMA it could be considered to be an existing land use, not subject to the EMA and therefore subject to an exemption to obtain an ECC.

2. Draft Management Plan

There is no need for a precise Draft Management Plan (DMP) as this application is simply to legalise/entrench the continued existence of the electrical switching station.

However, section 7 of the Scoping 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 (where applicable) outlined in the previous sections for this proposed activity.

3. Summary and Conclusions

The existing electrical switching station on a portion of erf 5238 Walvis Bay Extension 14 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 sub/switching stations within residential and industrial neighbourhoods is common practise and will not cause any problems for the residents/industrialists.



Closing and rezoning/subdividing the ±360m² portion from “Public Open Space” to “Utility Services” will have a negligible/minimal ecological footprint as it is an existing development 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 areas, close to the people it is intended to serve.

The Environmental Commissioner should thus issue an Environmental Clearance Certificate/Environmental Clearance Certificate Exemption to allow the closure/rezoning/subdivision of a portion of Erf 5238 Walvis Bay Extension 14 from “Public Open Space” to “Utility Services” to be finalized.

I hope and trust that my application will meet with your favorable approval. Should you require 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

