



Municipality of Walvis Bay

Civic Centre • Nangolo Mbumba Drive • Private Bag 5017 • Walvis Bay • Namibia
Phone +264 (0)64 201 3111 • Fax +264 (0)64 204 528 • www.walvisbaycc.org.na

IHS Fund Two (Namibia GP) (Pty) Ltd
P.O. Box 90757
Klein Windhoek
10012

Enquiries	Nangula Amutenya
Physical Address	Rikumbi Kandanga Road
Phone	+264 (0)64 214 305
Fax	+264 (0)64 214 310
Cell	-
E-mail	namutenya@walvisbaycc.org.na
Date	30 November 2022

Dear Sir/Madam

LOCAL AUTHORITY CONFIRMATION: ENVIRONMENTAL SCOPING REPORT FOR THE PROPOSED CONSTRUCTION OF APPROXIMATELY 427 SECTIONAL TITLE DWELLING UNITS WITH ANCILLARY OUTBUILDINGS ON ERF 5748, WALVIS BAY.

Ref. No. 5748 W

Your environmental scoping report, subsequent correspondence and mitigation measures presented on 25 November 2022 has reference.

The Municipality of Walvis Bay takes note of the environmental impact assessment documents prepared for the construction of approximately 427 sectional title dwelling units with ancillary outbuildings on Erf 5748, Walvis Bay. Based on Erf ownership and zoning, the Municipality of Walvis Bay hereby confirm that the proponent can start with the processes of obtaining approvals, permits, licenses, certificates, and Town Planning Consent etc., required for the proposed activity.

Among others, the proponent should ensure the following aspects are assessed and mitigation measures are addressed in the environmental management plan:

- any public health, safety and environmental hazard posed by odour/flyes/mosquitoes;
- health issues as a result from the artificial wetland;
- the proposed pipeline to be laid is a listed activity as per the Environmental Impact Assessment Regulations (GN 30 of February 2012): Environmental Management Act, 2007 (Act No. 7 of 2007);
- appropriate PPE and a safe working environment; and
- proper housekeeping practises.

Lastly, this letter does not in any way hold the Municipality of Walvis Bay accountable for any misleading information or adverse effects that may arise from the project execution activities. Instead, full accountability lies with IHS Fund Two (Namibia GP) (Pty) Ltd as the proponent.



Yours faithfully,



David Uushona
Acting Chief Executive Officer





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Steward Planning
P O Box 2095
Walvis Bay
Namibia

Enquiries	Durith Tjarokua
Phone	+264 (0)64 201 3348
Fax	+264 (0)64 206135
Cell	
E-mail	dtjarokua@walvisbaycc.org.na
Date	19 January 2023

Dear Sir/Madam

Subject Consent: To erect/establish/develop approximately 427 sectional title dwelling units with ancillary outbuildings and use the ground floor for residential purposes on Erf 5748 Walvis Bay

Ref. No. 5748 W

I am pleased to inform you that the Acting Town Planner has approved your application under delegated authority as follows:

"That an application for consent to erect/establish/develop approximately 427 Sectional Title dwelling units with ancillary outbuildings and use the ground floor for residential purposes on Erf 5748 Walvis Bay be approved in terms of Clause 17 of the Walvis Bay Town Planning Scheme, subject to the following conditions:

- That the applicant prior to any construction works and commencement of use, provide confirmation from the Ministry of Environment, Forestry and Tourism (MEFT) that the Environmental Clearance Certificate is not required or to provide the Environmental Clearance Certificate if required.
- That Environmental Management Plan be adhered to during the lifetime of the project.
- Construction cannot commence prior to payment of outstanding endowment fees.
- That all costs related to the above conditions be borne by the applicant.

Yours faithfully

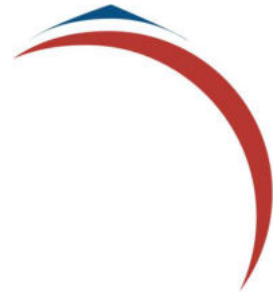
John Esterhuizen

Acting General Manager: Roads and Building Control



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22 November 2022

Walvis Bay Municipality

2GR4+JMJ
Walvis Bay
Namibia

Attention: David Uushona

Dear Sir,

Development of approximately 427 residential single-storey townhouses on Erf 5748 Walvis Bay

We refer to the proposed Dunes Estate opportunity pertaining specifically to the development of approximately 427 residential units on the land situated on Erf 5748 Walvis Bay, Namibia by International Housing Solutions (“IHS”) (“Proposed Scheme”).

IHS have been mandated to deliver affordable housing in Sub-Saharan Africa and to date have delivered in excess of 2,000 residential units across Namibia. We confirm hereby that our Investment Committee has approved the development of the said Proposed Scheme, for a total cost of around N\$110,000,000.

At the time of approving the Proposed Scheme our understanding was that Erf 5748 was already zoned for General Business use, with a primary right to residential use.

During our final due diligence process when our professional team presented the Proposed Scheme to the Municipality, it came to light that the Municipality was concerned about the impact of odours, flies and mosquitos stemming from the nearby Municipal sewer plant and requested a revised/updated Environmental Management Plan (EMP).

During the last year, IHS has spent considerable resources to try and comply with the Municipality’s request but has not been able to obtain approval yet. In our efforts to expediate resolution we had an audience with Mr Quintin Simon, who facilitated the meeting held in the Municipal offices on the Thursday 10 November 2022.

Through obtaining a better understanding at this meeting and further inquiry from our project engineers, we have ascertained that by extending the current sewage plant’s semi-purified effluent pipe with about two kilometres to discharge into the bird sanctuary wetland instead of the dunes surrounding the sewage plant, will resolve all concerns the Municipality has with the Proposed Scheme and also with neighbouring residential areas from which complaints have apparently been received in recent times.

The engineers’ advice is that the whole dune area between the sewage plant and Dunes Mall will dry out, and leave the area relatively odour, fly, and mosquito free in time, once the pipe is extended as suggested.

A such, IHS would like to propose the following mitigants to assist in addressing the odour, fly and mosquito challenge:

Off-Site mitigation measures:

- Lay a two-kilometre 315mm closed pipeline from the source of the Sewage Plant's semi-purified water overflow outlet to the bird sanctuary wetland, utilising the exiting water channel as illustrated in the diagram below. Once the pipeline has been installed and the excess semi-purified water is diverted further into the dunes, the odour issue will subside, and the resultant fly issue will reduce significantly.



- Plant Willow trees along the Southwestern boundary of Erf 5748. Willow trees absorb a large amount of water, therefore once the overflow water has been diverted further into the dunes, the trees will assist in absorbing the residual water which will significantly reduce the mosquito breeding habitat.

On-Site mitigation measures:

- All wetlands on Erf 5747 and 5748 will be filled as part of the Proposed Scheme therefore significantly reducing current wetland footprint in the area.
- Increase the Southwestern boundary wall to 2.1 meters to assist with the initial odour for the units on this boundary edge.
- The green spaces and landscaping already provisioned for in the Site Development Plan will also assist in creating an environmentally friendly habitat.
- Should there be any excess soil materials as a result of the extensive bulk earthworks required on the Proposed Scheme, this can be used to fill ponds immediately surrounding the site.
- IHS will institute a platform through the Body Corporate whereby residents of the development will be requested to channel any complaints or queries. The Body Corporate will then engage directly with the

INTERNATIONAL HOUSING SOLUTIONS NAMIBIA (PROPRIETARY) LIMITED

REGISTRATION NUMBER 2017/0529

Municipality on behalf of the development where applicable. IHS already have a similar platform in place on their other developments where owners/tenants can request assistance or submit queries (e.g. maintenance requests) via their smartphones which has proved very successful.

We trust that the above mitigation measures will be sufficient in addressing the Municipality's concerns and make a positive impact, not only for the Proposed Scheme, but on neighbouring properties who are currently being impacted by the odour, fly and mosquito problem.

Given our urgency to proceed with the Proposed Scheme, we hope to obtain in-principal confirmation from the Municipality with this letter, that they will agree to the suggested response and that once formalised through a revised and submitted EMP, will lead to the Consent Use approval.

We look forward to further engagement with the Municipality to proceed with the Proposed Scheme, at their nearest convenience due to the time pressures on our limited investment timeframe.

Yours faithfully



Henk Snyman
Country Manager - Namibia

Unit 6 Gold Street Business Park, Gold Street, Prospertia, Windhoek, Namibia

PO Box address – Box 90757, Klein Windhoek, Namibia

Directors: Cathal Pdraig Conaty | Robert Nicolaas Wesselo | Johannes Hendrik Erasmus | Andreas Gerdes