ENVIRONMENTAL SCOPING REPORT FOR PROPOSED MIXED -USE TOWNSHIP DEVELOPMENT ON PORTION 18, A PORTION OF FARM NO. 37 (TO BE KNOWN AS GREEN VALLEY) WALVIS BAY TOWNLAND

for

OCTOBER SEAFARERS UNITED LAND AND HOUSING FEDERATION P O Box 2471 Walvis Bay, Namibia





PREPARED BY: Nyepez Consultancy cc P.O Box 2325 Ngweze

March 2025

CLIENT NAME:	OCTOBER SEAFARERS UNITED LAND AND HOUSING FEDERATION, P O Box 2471 Walvis Bay- 26, 6th Road Walvis Bay
ASSIGNMENT:	Conduct an Environmental Impact Assessment Study and Prepare an EIA Study Report as required by the Environmental Management Act No 7 (2007) for the proposed Township development (mixed-land use) Portion 18, A Portion of the Farm No. 37 Walvis Bay (To Be Known as Green Valley) Walvis Bay Townland
REPORT TITLE:	Scoping Environmental report for the proposed Township development (mixed Land use) Portion 18 (A Portion of Farm No. 37) Walvis Bay.

EXPERT CERTIFICATION

Nyepez Consultancy cc, a well-experienced registered EIA Lead expert company, primed this report. The report was prepared in accordance with Environmental Management Act, 2007 and the Environmental (Impact Assessment and Audit) Regulations, 2012 for submission to Ministry of Environment & Tourism, through the directorate of Environmental Affairs.

I certify that the report contains fair disclosure from the proponent, views of neighbours and recommendations to be undertaken by the proponent.

LEAD EXPERT

Name of Lead Expert: Nyepez Consultancy cc Company Registration No. CC/2016/07561 Contact: +264 814554221: email <u>gsinyepe@yahoo.co.uk</u> Address: P.O. Box 2325, Katima Mulilo Signature Date

PROPONENT CERTIFICATION

I,, on behalf of October Seafarers United Land and Housing Federation submit this Environmental Scoping report for Township Development in Walvis Bay Townlands. All information contained herein this report is assumed to be accurate and truthful representation of all the findings in relation to the project.

ignature
Pate
esignation

ABRREVIATIONS

- m Metres
- km Kilometres
- Ha Hectare
- TA Trading as
- bgl below ground level
- EIA Environmental Impact Assessment
- IEA Initial Environmental Audit
- EMC Estate Management Company
- EMP Environmental Management Plan
- BOD Biochemical Oxygen Demand
- COD Chemical Oxygen Demand
- IMCE- Inter-Ministerial Committee on Environment
- KVA Kilo Volts Amperes
- LPG Liquefied Petroleum Gas
- NEC- National Environment Council
- EMA Environmental Management Act
- NGOs-Non-Governmental Organizations
- NPEP-National Poverty Eradication Plan
- PEC Poverty Eradication Commission
- PPE Personal Protective Equipment
- EC Environmental Commissioner
- TOR Terms of Reference

EXPERT CERTIFICATION	3
ABRREVIATIONS	4
EXECUTIVE SUMMARY	7
SECTION 1:	10
1.0 INTRODUCTION	10
SECTION 2:	18
2.0 POLICY, LEGAL AND ADMINISTRATIVE FRAMEWORK	18
2.1 General Overview	18
2.2 Policies	19
2.3 Environmental Assessment Practitioner (EAP)	21
SECTION 3:	21
3.0 PROJECT DESCRIPTION	21
3.1 The Proposed Project:	21
3.2 Project Design Considerations:	27
3.3 Site (Project) Activities during the Construction Phase:	27
3.4 Site (Project) Activities during the Operation Phase	37
3.4.1 Design of the Proposed Mixed-use development	38
3.4.2 Potential Negative Impacts and Mitigation Measures	38
3.5 Decommissioning of the project	41
3.6 Infrastructural Services: Sewerage Disposal:	42
3.7 Provision for Services:	44
SECTION 4:	47
4.0 ENVIRONMENTAL SETTING (Baseline information):	47
4.1 Climate	47
4.2 Topography, Geology & Soils	48
4.4 Hydrology	48
4.5 Biodiversity (Birds, Mammals, Fauna & Flora)	49
4.6 Land use & Site location	51
4.7 Waste Management and Pollution Prevention:	54
4.7.1 Sewage, Wastewater & Trade Effluent:	54
4.7.2 Solid waste:	54
4.8 Air Resources:	54

	4.8.1 Greenhouse effect:	55
	4.8.2 Acid rain:	55
	4.9 Water Resources:	55
	4.10 Topography:	56
	4.10.1 Socio-Economic Environment:	56
	4.10.2 Population and housing:	56
	4.10.3 The neighbouring community:	57
	4.10.4 Transportation:	57
	4.11 Health and safety:	58
4.	Benefits and project Socio- economic activities	59
5.	PUBLIC PARTICIPATION:	60
	5.1 Objectives from The Public participation Process	60
	5.2 Announcing of the Opportunity to Participate	60
	5.3 Stakeholder Briefing and Community Consultation	67
	5.4 Final Scoping Report and Issues and Responses Report	67
6.	REFERENCE	69

EXECUTIVE SUMMARY

The project proponent is **October Seafarers United Land and Housing Federation**, a federation company in Namibia registered under the companies act through the Ministry of Trade & Industry. The proponent proposes for a township development on 49.13 hectares of land equivalent to 491 336m². The process of establishing the township will comprise of subdivision of portion 18 from the rest of the townland, rezoning of portion 18 into different land use zones, surveying of the erven created and construction of approximately (648) ervens, which is inclusive of Residential properties, General Businesses, Institutional, Local Authority, General residential, public open spaces and streets.

Electricity for the Low-density mixed-use township development project will be generated from the national power grid through ErongoRed. Water connection will be through municipal connection or alternatively connections will be made via Nam-water connection to bulk water of Walvis Bay System and will provide the development with domestic water. The project site has no sewer services on-site hence the proponent proposes to design, install and construct a quality standard sewage substation plant on the site that will process liquid waste that is generated and disposed effluent from the proposed township development. This sewerage system to be used will be a gravitational sewerage system which will require the connection of the sewerage network to the main sewer plant.

The development will use locally produced and manufactured materials that are environmentally friendly in an effort to have a township that has a low carbon footprint as well as encouraging recycling and prudent waste management.

The proposed project is in line with the Government's Economic Growth Strategies Namely National Development Plan (NDP) and Harambee Prosperity Plan that focus mainly on wealth distribution, employment creation, improvement of agriculture activities and industry capitalization. It is also in line with the government's vision 2030, which envisages the creation of employment opportunities for the people of Namibia through industrialization and infrastructure development. Furthermore, the project targets to create employment opportunities of 70 Namibians during the construction phase and up to 50 Namibians in operational phase.

October Seafarers United Land and Housing Federation appointed Nyepez environmental Consultants who are Environmental Impact Assessment/Audit Experts registered by Ministry of Trade & Industry, to carry out an Environmental Impact Assessment of the project and prepare an EIA report in line with Environmental Management Act of 2007. The proposed project falls under category 2 of projects to undergo EIA study as specified in the second schedule of the Environmental Management Act (EMA), 2007. The purpose of conducting an EIA is to identify potential positive and negative externalities associated with the proposed project and provide recommendations on how to take advantage of the positive impacts on one hand and how to mitigate the negative environmental impacts on the other.

The EIA was carried out using a combination of methods notably ground surveys, questionnaires and interviews with stakeholders. Existing literature on statutory and other requirements was also reviewed. The potential environmental impacts identified are categorized into the following: Impacts on Air resources, water resources, ecological resources, biodiversity and socio-economic environment. Mitigation measures have been developed in respect of the significant negative environmental impacts which if taken will make the proposed project viable. In addition, the EIA team has developed an environmental management plan, which should be adopted in order to ensure that the mitigation measures are successful implemented.

Potential impact	Mitigation measure	
Construction phase		
Dust	 Sprinkling water on the ground Regular water addition to unpaved roads to be used by trucks Controlling the speed and movement of construction vehicles 	
Noise	 Restrict construction activities to day time hours Machines should be serviced to reduce noise 	
Destruction of the physical environment	 Landscaping and replanting that will blend with the environment Levelling of soils at the end of earth works. Proper disposal of the excavated soils 	
Health and safety Hazards	 Document an emergency response procedure Use of suitable personal protective equipment (PPEs) Use of approved and tested stable ladders and climbing support structures. Training of construction workers on safety measures 	

Table 1: Summary of potential significant environmental impacts and mitigation measures

	Fencing/covering of risky areas such as deep pits	
	 Putting safety signs before the project commencement. 	
Contamination of	Provision of sanitary facilities for the construction staff	
Water Resources by	 Installation of adequate water supply 	
sewage		
Increase in traffic flow	Put up adequate road traffic signage	
	Temporary access from the Northern bypass	
Fire hazards and	stalling of firefighting facilities during the construction and operation	
accidents	hases.	
	ensitize workers on fire safety during all project phases	
	irst aid box to be kept on site as well as training on its use	
	onduct fire drills to test preparedness of staff	
Operation phase		
Destruction of the	 Site landscaping and planting of tree belts to prevent soil 	
physical environment	erosion and to reduce wind velocity	
Haphazard disposal	 Provision of adequate number of solid waste containers 	
of solid waste	Contract a licensed solid waste transporter	
Disposal of liquid	Connecting to the sewerage system	
waste		
Increase in traffic flow	Put up adequate road traffic signage	
Storm water	In consultation with other developers to provide adequate	
	measures to channel storm waters to storm water drains	

ENVIRONMENTAL IMPACT ASSESSMENT STUDY REPORT FOR:



The Proposed Township (mixed-use) development on portion 18. (A Portion of the Farm No. 37) Walvis Bay townlands.

Figure 1: Walvis bay Locality

SECTION 1:

1.0 INTRODUCTION

The project proponent is **October Seafarers United Land and Housing Federation**, an organized Federation group of company in Namibia registered under the companies act through the Ministry of Trade & Industry. The proponent proposes for a township development on 49.133 Hectares, equivalent to 491 336m². The Township will comprise of

- Subdivision of portion 18 from the remainder of the Walvis Bay townland
- Rezoning of the erven into different use zones as shown in the table and Surveying of erven
- Construction of 648 Ervens inclusive of Single residential, Institutional, General Businesses, General residential, public open spaces and streets
- Local authority erven for development of Electrical substations, service areas etc.

ZONING	NO. OF ERVEN	TOTAL AREA	% OF TOTAL AR
Single Residential	588	21.3474 ha	43.45 %
General Residential 1	7	2.0282 ha	4.13 %
Institutional	5	4.7691 ha	9.71 %
Public Open Space	29	3.5636 ha	7.25 %
General Business	13	1.5276 ha	3.11 %
Utility Services	5	0.0600 ha	0.12 %
Municipal Purpose	1	0.3184 ha	0.65 %
Street	Remainder	15.5193 ha	31.59 %
TOTAL	648 & Rem.	49.1336 ha	100.00 %

Land scaping and parking spaces

Figure 2: Land use zoned

NB: October Seafarers United Land and Housing Federation is a Group company in the republic of Namibia. The primary function is to act an as investment conduit in Development of the prime long-term objective of the Federation intent to develop affordable housing for its ±600 members, forming part of the group saving scheme. The township will make provision for residential erven but also land for businesses, schools, clinics, churches and open spaces. The Federation is committed toward the achievement of the strategic objectives of the company,

whilst subscribing to the principles of good corporate governance and sound ethical business practices.

Conditions of Title of the land and land uses

Currently There are no conditions registered against Portion 18 of Farm No.37.

Existing servitudes.

The south-eastern boundary of Portion 18 shares a common boundary with a Nam-Water pipeline servitude 15 meters wide. However, this servitude does not run across Portion 18. Portion 18 does not contain any water pipelines, powerlines or other servitudes which affect or influence the township layout.

Land use and zoning

Portion 18 is currently zoned "Undetermined" in terms of the Walvis Bay Zoning Scheme The current "Undetermined" zoning does not permit any primary use or building(s) without the written consent of the Council or unless the zoning is changed. In this case, township establishment will result in different zoning allocations to the land portions. The current zoning does not restrict the development of the land as a township.



Figure 3. Portion 18 within farm 37 of Walvis Bay Townland

Physical environment

The site falls in a desert climate with little to no rainfall. Fresh water is sourced from nonperennial rivers, which have a limited supply. Water is pumped via bulk pipelines to urban areas at the coast. Water scarcity, together with the infertile topsoil, limits the creation of large, sustainable open spaces and parks. Smaller open spaces and gardens will be more suitable, given the environmental limitations of the land in question. The site frequently experiences fog, which cools down the ambient air temperature and provides essential moisture to adapted plants and insects. Temperatures are regulated by the cold Benguela current, which makes living at the coast convenient as the temperature is not too hot or cold. The terrain is relatively flat and does not contain shifting sand dunes, which makes the land desirable for residential development. The area also frequently experiences the south-westerly wind and, on occasion, strong bergwinds (east wind).

Site Development Plan

A township layout has been prepared in consultation with the applicant and the Municipality of Walvis Bay. The final township layout plan is indicated below.

	1. Oren	and the second second		
PROJECT AREA COORDINATES:TOWNSHIP DEVELOPMENT ON PRTION 18 OF FARM 37, WALVIS BAY TOWNLANDS_49.1336 HECTARES	-23.02228,14.57646	23.02286,14,57996 28.02269,04,56194 -23.02340,14,68811	28.02408,14.63417	
/		-23.024649,14.56414	,	
/		Legend Portion 18 of Farm 37 Walvis bay townland		
-23.03130,14.575	лб 	A N		
Google Earth		300 m		

Figure 4: Project area coordinates



Figure 5: Township Subdivision plan of portion 18 of farm 37 Walvis bay.



Figure 6: Locality of portion 18 of farm 37 Walvis bay



Figure 7: Locality of portion 18 of farm 37 Walvis Bay

Surveyed area

Portion 18 has been surveyed and approved by the Surveyor General vide Diagram A589/2018, and measures 49.1336 hectares in extent.

Access and planned roads

Portion 18 is not currently accessible from any road but is situated east of the informal gravel road leading towards the Mile 7 Reservoir. However, Portion 18 shares a common boundary with the Remainder of Portion 3 of Farm No. 37, which is a 40-meter-wide distributor road, lending legal access to Portion18 to/from the D1983 Road. Future access roads will be graded/constructed within the planned road reserves.

Number of land portions and sizes

The township layout will generate a total of 648 land portions, as set out below.

TABLE 1: ZONING SCHED	ULE		
ZONING	NO. OF ERVEN	TOTAL AREA	% OF TOTAL AREA
Single Residential	588	21.3474 ha	43.45 %
General Residential 1	7	2.0282 ha	4.13 %
Institutional	5	4.7691 ha	9.71 %
Public Open Space	29	3.5636 ha	7.25 %
General Business	13	1.5276 ha	3.11 %

5

1

Remainder

648 & Rem.

Table 2: Portion 18 Township Zoning Schedule

Single Residential:

Utility Services

Municipal Purpose

Street

TOTAL

 A total of 588 (Portions 1 to 588) residential erven are provided in the layout with a density of 1 dwelling unit per 300m² (1:300).

0.0600 ha

0.3184 ha

15.5193 ha

49.1336 ha

0.12 %

0.65 %

31.59 %

100.00 %

- Actual erf sizes range between 300m² to 700m², which was a design requirement from the applicant/community. This is to account for a variety of affordability levels and housing typologies. The total size is 213,474m², which represents 43.45% of the developable land area.
- The applicant opted not to create erf sizes less than 300m².

General Residential 1:

- 7x Land portions (Portions 589 to 595) are provided for General Residential 1 purposes with a density of 1 dwelling unit per 100m² (1:100) for the development of apartments and a wide variety of accommodation establishments.
- Erf sizes range between 1700m² to 5100m² with a total size of 20,282m², which represents 4.13% of the developable land.
- With a density of 1:100, the GR1 plots can accommodate up to 200 dwelling units (DU) in the form of apartments/flats.
- Additional GR1 portions were not provided in the layout as the applicant wishes to maximise the number of Single Residential erven for freehold title plots.

Institutional:

- 5x Land portions (Portions 596 to 600) are provided for Institutional purposes for the development of a sizeable school, church and clinic to serve the immediate neighbourhood, including other extensions.
- Portion 597 is a large erf (±38,000m²) to accommodate a school and on-site sports field.
- Portions 596, 598, 599 and 600 range between 2000m² to 2500m² in extent and are reserved for a church, clinic, or any other institutional land use.

Public Open Space:

- 29x Land portions (Portions 620 to 648) are reserved as open space and for different functions. The total size is 35,636m², which represents 7.25% of the developable land area.
- Portions 620, 626, 636, and 643 are reserved as large playparks (1400m² 3300m²).
- Portions 633 and 648 are reserved as neighbourhood parks (±5000m²). Portion 633 is a public square between business-zoned erven, allowing for free pedestrian movement and related furniture.
- Portions 621, 622, and 647 are linear open spaces for landscaping purposes, to limit direct vehicle access, and to improve traffic visibility at intersections.
- The rest of the portions are reserved as pedestrian links, which will help improve walkability for residents and create space for the provision of infrastructure/services.

General Business:

- 13x Land portions (Portions 601 to 613) are provided for General Business purposes with a bulk factor of 2.0.
- Business erven range from 280m² to 6200m² to cater for a wide range of small to medium enterprises and larger shops and/or office blocks.
- A large open space (Portion 633) is provided between the business plots to allow for a pedestrian-only square and related furniture. It is recommended that the front of shops should face towards the Public Open Space and the back of the business erven should face the street for loading/offloading purposes.

Utility Services:

- 5x Land portions (Portions 615 to 619) are provided for Utility Services for the development of electrical substations.
- Each erf measures a minimum of 10 x 12m = 120m², which meets the minimum size requirements of ErongoRED.
- Each erf has direct access to a street and will be reserved and transferred to ErongoRED.

Number of households

The township layout for Portion 18 will generate a total of 588 + 200 = 788 or, say 800 dwelling units/households. With a total land size of 49.1336 hectares, this generates agross density of 16.0 dwelling units per hectare (du/ha), which is a low to medium residential density. Using the average household size of 4, it is expected to provide housing for 800 x 4 = ±3200 people.

SECTION 2:

2.0 POLICY, LEGAL AND ADMINISTRATIVE FRAMEWORK

2.1 General Overview

Namibia has a policy, legal and administrative framework for environmental management. Under the framework, the National Environment Management Authority (EMA) is responsible for ensuring that environmental impact assessments (EIAs) are carried out for new projects and environmental audits on existing facilities as per the environmental management Act 2007 ElAs are carried out in order to identify potential positive and negative impacts associated with the proposed project with a view to taking advantage of the positive impacts and developing mitigation measures for the negative ones. The guidelines on ElAs are contained in Sections 27 to 35 of the Act. According to the Environmental Management Act (EMA) 2007, the Authority shall be responsible for carrying out environmental audits on all activities that are likely to have a significant effect on the environment. Environmental auditing (EA) is a tool for environmental conservation and has been identified as a key requirement for existing facilities to ensure sustainable operations with respect to environmental resources and socio-economic activities in the neighbourhood of the facilities.

The government has established regulations to facilitate the process on EIAs and environmental audits. The regulations are contained in the Namibian Gazette No 28/2012. In the past, the government has established a number of National policies and legal statutes to enhance environmental conservation and sustainable development. *Neral Investment cc will need to observe the provisions of the various statutes in order to maintain a clean and healthy environment.* Some of the policy and legal provisions are briefly presented in the following sub-Section.

2.2 Policies

LEGISLATION/GUIDELINE/POLICY	APPLICABLE CLAUSE/POLICY	COMMENTS
Namibia 's Environmental Assessment policy (1995)	List of activities that require EA.	Tourism facilities need to be assessed in terms of the impact on the natural and social environmental and resources.
Communal Land Reform Act	List of activities that may not be undertaken without a clearance certificate: 6.tourism development activities	Conduct an EA in terms of the tourism development and submit to MET in order for a clearance certificate to be issued.
Environmental Management Act No. 7 of 2007	Section 2 outlines the objectives of the Act and means to achieve that. Section 3 details the principles of environmental management	The development should be informed by the EMA
EIA regulations GN 28,29 and 30	GR 29 identifies and lists certain	Activity 10.1 (a) The
$\bigcup EIVIA (2012)$		construction of oil, water, gas

Table 3: The environmental framework of the project.

	undertaken without the	and petrochemicals and other
	environmental clearance	bulk supply pipelines
	certificate	
	GR 30 provides the regulations	Activity 10.1 (b) the
	governing the environmental	construction of public roads
	assessment (EA) process	
		Activity 10.2 (a) the route
		determination of roads and
		design of associated physical
		infrastructures where it is a
		public road
Convention on biological diversity	Article 1 lists the conservation	The project should consider the
(1992)	of biological diversity amongst	impact it will have on the
``´´	the objectives of the convention	biodiversity of the area
Draft procedures and Guidelines	Part 1, stage 8 of the guidelines	The EA process should
for conducting EIAs and compiling	states that if a proposal is likely	incorporate the aspects outlined
EMPs (2008)	to affect people, certain	in the guidelines
	guidelines should be considered	
	by the proponent in the scoping	
	process.	
Namibia Vision 2030	Vision 2030 states that the	Care should be taken that the
	solitude, silence and natural	development does not lead to
	beauty that many areas in	the degradation of the natural
	Namibia provide are becoming	beauty of the area
	sought after commodities and	
	must be regarded as valuable	
	natural assets	
Water act no. 54 of 1956	Section 23 (1) deals with the	The pollution of water resources
	prohibition of pollution of	should be avoided during
	underground and surface water	construction and operation of
	bodies	the development
Township and Division of Land	The township and division of	In terms of section 19 such
Ordinance 11 of 1963	land ordinance regulates	applications are to be submitted
	subdivisions of portions of land	to the township board
	falling within a proclaimed Local	
	Authority area	
Local Authorities Act No. 23 of	The Local Authorities Act	The development has to comply
1992	prescribes the manner in which	with the provisions of the Local
	a town or municipality should be	Authority Act
	managed by the town or	
	municipal council	
	Section 34-47 makes provision	
	for the aspects of water and	
	sewerage	
Labour Act no. 11 of 2007	Chapter 2 details the	Given the employment
	fundamental rights and	opportunities presented by the
	protection.	government, compliance with
	Chapter 3 deals with the basic	the labour law is essential
	conditions of employment	
Public Health Act no 36 of 1919	Section 119 prohibits persons	Contractors and residents of the
	from causing nuisance	proposed township are to

		comply with these legal
		requirements
Nature conservation ordinance no	Chapter 6 provides for	Indigenous and protected plants
4 of 1975	legislation regarding the	have to be managed within the
	protection of indigenous plants	legal confines
Atmospheric pollution prevention	The ordinance objective is to	All activities on the site will have
ordinance no 11 of 1976	provide for the prevention of the	to take due consideration of the
	pollution of the atmosphere and	provisions of this legislation
	for matters incidental therefore	
Road's ordinance 17 of 1972	This ordinance consolidates the	The provisions of this legislation
	laws relating to roads	have to be taken into
		consideration in as far as access
		to the development site is
		concerned
Roads Authorities Act, 1999	Section 16 (5) of this act places	Some functions of the roads
	a duty on the road authority to	ordinance 17 of 1972 have been
	ensure a safe road system	assigned to the roads authority

2.3 Environmental Assessment Practitioner (EAP)

Nyepez Consultancy cc is an EAP who conducted the Environmental Impact Assessment. The following sectional details of the project which need to be considered as the input to the EIA process in the subsequent sections of the report.

SECTION 3:

3.0 PROJECT DESCRIPTION

3.1 The Proposed Project:

October Seafarers United Land and Housing Federation (Reference no: 21/2022/0794) are the proponent and developers that acquired a portion of land from the Walvis Bay municipality through sale by way of private treaty. The proponent has proposed intends to establish and develop a mixed-use township development project on the piece of land acquired. The project is on a 49.1336 Hectares of Land, undeveloped, vacant and not operational. The project site area is situated East of Walvis Bay within the Walvis Bay townland. The site is situated about +-7 kilometres East of Walvis Bay Central Business district. The project site is vacant, zoned undetermined and an application for alienation by private treaty was approved by the Walvis Bay Municipality and was subsequently recommended for approval to the Minister of Urban &

Rural development, who subsequently approved the land alienation /land sale to October Seafarers United Land and Housing Federation.

This federation Gorup is a group of retrenched sea marine fisherman that lost their employment mostly during covid. They formed a federation group and approached Walvis Bay Municipality to be allocated land for establishment and development of affordable housing, hence the land allocation and proposed development on portion 18 of farm 37 Walvis Bay townlands. The project's proposed development concept Is estimated to cost N\$ 40 million including, subdivision, rezoning, surveying, land servicing and project Activities will include;

- Planning, design, subdivision & rezoning of land
- Construction of 648 Erven and The Remainder (Streets),
- Public open spaces, land scaping and parking spaces,
- Institutional land use and Business properties



Figure 8: Walvis boundary vs. portion 37 Locality



Figure 9: Modelled suitability areas for urban development around Walvis Bay



Figure 10: Portion18 (portion of portion 37 walvis bay townland), 49.133 Hectares



Figure 11: Approved Survey diagram_portion 18 of farm 37 Walvis bay

The proposed utilities are

- A gravitational sewage substation (In collaboration with Walvis Bay Municipality)
- Solid waste management system
- Electrical Power supply and access roads
- Clean water supply and Storm water management

3.2 Project Design Considerations:

(a) General Considerations:

The design considerations for the low-cost mixed-use development incorporate aspects of modern architecture and the current Local Authority by-laws:

- Lighting: The design caters for various types of luminaries including fluorescent lamps.
- Sanitary Accommodation: The number of toilets and wash hand basins has been selected according to guidelines.
- Plumbing and drainage Sewage to be drained into the waste water plant on site using Upvc piping to BS 4514 and BS 4660 and water supply and reticulation from the Walvis Bay water and Sewerage plant.
- Sustainable resource use: The development has been planned with sound environmental designs and will use materials that are environmentally sound in an effort to have an environmentally friendly and sustainable development that has a low carbon footprint as well as encouraging recycling and prudent waste management. This is part of the Leadership in Energy and Environmental Design certification initiative undertaken by the proponent.
- Fire Safety: Adequate number of firefighting equipment shall be provided including hose reel system, sprinkler system, portable fire extinguishers and an associated fire alarm system.

3.3 Site (Project) Activities during the Construction Phase:

(a) Subdivision & rezoning of the Townland no.1328

As per the Urban & Regional Planning Act of 2018, a registered Town Planner (Stewart Planning Consultants) was appointed to carry out the rezoning and subdivision of portion 18 townland (which is currently zoned undetermined in the Walvis Bay Zoning Scheme) with intent to subdivide the land into portions and gradually into small erven. Town Planning Consultant has and/or will submit to Council a design township layout plan for its approval and upon approval of the township layout by Council, the Town Planning Consultant shall submit the approved plan to the Urban & Regional Planning Board for the approval of the Need and desirability of the newly proposed township. The draft subdivision layout for the proposed Township development (see *annexure*)







Figure 12: site area and relocated residents on portion 37



(b) Surveying of the proposed township

The surveying of land in Namibia is governed by the Namibian Land Survey Act. Act no 33 of 1993, which requires the survey of land in the jurisdiction of the local authority for registration purposes with the Surveyor General and deed registry. As per the procedures stipulated in the said act, the survey for the proposed Township development on portion 18 of portion 37 Walvis Bay townland will be undertaken only when the township layout is approved by the Urban & Regional Planning Board of Namibia.

(c) Geo-technical site investigation

The geotechnical site investigation forms part of the township establishment whereby quotations were obtained to acquire service providers to investigate the project site to determine different ground aspects of soil and water suitability and levels. The results are not

	Table 1: Bill of Quanti	ties			
	ltem	Quantity	Unit	Rate	Price
1	Field Work and Project Initiation: Professional time		Unit	nate	THEE
1.1	Engineering Geologist	63	Hrs	750.00	47 250.00
1.2	Casual Labourer (2 x 5 days)	10	Day	350.00	3 500.00
			84		50 750.00
2	External Disbursements				
2.1	LDV 1 Ton Vehicle	3000	km	6.00	18 000.00
2.2	Accommodation	7	Nights	1 800.00	12 600.00
2.3	Meals	7	Days	350.00	2 450.00
					33 050.00
3	Field Work				
3.1	Excavation & Closing of Test Pits by TLB (Min. 9hrs rental by TLB				
	hiring company per day for 4 days)	36	Hrs	650.00	23 400.00
3.2	DCP (0-2m in soft to intermediate material)	46	No	220.00	10 120.00
12					33 520.00
4	Laboratory Work				
4.1	Mod	16	No	400.00	6 400.00
4.2	In Situ Moisture Content	16	No	50.00	800.00
4.3	CBR	16	No	400.00	6 400.00
4.4	Foundation Indicators	15	No	600.00	9 000.00
4.5	Road Indicators	16	No	400.00	6 400.00
4.0	PH of Soli	10	No	220.00	2 200.00
4.7	Ordemater Test (Ontional)	10	No	220.00	2 200.00
4.0	Oedometer Test (Optional)	3	NO	3 000.00	9 000.00
5	Report: Professional Time				42 400.00
51	Geotechnical Engineer	4	Line	850.00	2 400 00
5.2	Engineering Geologist	19	Hrs	750.00	3 400.00
5.3	Senior Technician	10	Hrs	/S0.00	1 200 00
	Server reconnection	2	nis	650.00	19 200 00
				Subtotal	177 020.00
				Vat (15%)	26 688 00
				var (1370)	20 088.00

yet available from the appointed consultants as they site await the approval of the township layout from the Namibian Urban & Regional planning Board: The site investigation as per the attached quotation will focus on establishing the viability of developing different sites on the project area

(d) Staff Amenities:

Site Office

The proposed development will also construct a modest site office for commercial administrative purposes. The building material will be sourced locally for locally manufactured building material inclusive of approved brick, cement and asbestos and/or iron sheets.

Toilets:

A make shift and/or portable ablution facilities for construction workers will be constructed within the project area, designed to cater for both men and women workers usage during construction and operational phase of the township. A Water fountain will be provided for hygienic purposes.

(e) Material Storage and Handling:

All materials to be used shall conform to the Namibia Standards Institute requirements for quality or equal and approved. building material will be keep in steel containers which will be safe guarded by the federation elected security representatives

Hazardous Materials

Hazardous materials shall include paints, oil, grease, vehicle fuel and bitumen. The store for these materials shall have iron sheet walling and roof and a waterproof concrete floor to contain spills. Storage and handling of all Hazardous chemicals shall be in accordance with manufacturer's instructions as outlined on the material safety data sheets.

Bulk Construction Materials

The bulk materials to be stored on site include: sand, ballast, stones, cement, quarry chips and timber. The project proponent intends to have materials delivered in small quantities in order to avoid any form of deposit which will impede site activities, induce safety hazards and create a nuisance to the neighbourhood.

Sand:

This will be obtained from approved and registered and sandy mining companies in a Walvis Bay. Sand is a bulky material requiring huge space for storage. The strategy is to bring sand in instalments to match the rate of consumption and avoid undue accumulation.

Stones

Building stones shall be sourced from existing stone crushing companies around the Walvis Bay and/or Swakopmund area.

Cement

A steel container will be deployed onsite for storing cement and other building equipment's. Since it is easily available in Namibia (Walvis Bay in particular) a reasonable quantity will be delivered to the site as appropriate.

Timber

Timber will be used mainly for roofing, formwork, ceiling, joinery and other carpentry needs. All joinery works will be done on site. Formwork timber will be fixed at the site. Consideration will be given to the working area and material storage requirements to ensure there is no conflict with the movement of workers.

(f) Construction Activities:

The Construction activities will include:

Boundary demarcation /Fencing

The proposed project site shall be demarcated, which will assist in project area identification and to ensure control to the site for purposes of security and safety. Some corrugated sheet boundaries may be erected which will serve to reduce /prevent the amount of dust and other waste material that might have a potential of getting into and out of the site especially if the climate becomes windy.

Site Clearing

Clearance of the site for construction will be controlled. Fortunately, no clearing of land will be required as the site is barren desert with limited vegetation cover.

Excavations

This process will be using earth-moving equipment to dig the foundations for the entire township development.

Backfilling of the Excavated Area:

This will be carried out using marram and quarry chips which will be compacted in layers to achieve firm bases for the buildings, driveways and parking.

Mixing of Concrete

The construction process will involve some amount of concrete mixing using diesel driven concrete mixers. The process will generate some noise, smoke and dust especially from the cement. The Federation contractors will need to provide workers with appropriate personal protective equipment and sensitize them on their usage and management of air pollution from construction machinery.

Erection of Roofing Structure and Formwork for the Works

The project proponent proposes to use steel re-usable formwork where possible. This is intended to preserve timber for critical usage where alternative materials are not user friendly or not affordable. However, timber will be used for ceiling structure. The contractor will be required to use scaffolding and safety harnesses at high levels to ensure safety of the workers on site.

(g) Potential Impacts during the Construction Phase

The construction phase has the potential for generating negative environmental and social impacts. The most important of these impacts are described below.

(i) Traffic

In the construction phase, the transport of material for building usually generates environmental and social impacts. Some of the negative impacts of traffic during this phase are direct impacts of the project (e.g. noise generation, health and safety risks), while others are secondary impacts (e.g. nuisance to local communities' due to noise).

Many of the impacts also have the potential to combine with impacts from other activities that affect the same resources to cause cumulative effects (e.g. the clearing of vegetation can lead

to cumulative fragmentation of habitats if other activities have similar impacts). The principle negative impacts of transporting construction materials by road during the construction phase of the proposed project will be:

- Vehicle emissions which have a potential of contributing to climate change
- Potential soil contamination from leakage or spillage of vehicle fuels, oil, and other hazardous materials;
- Potential health and safety risk due to increase in traffic and access to the construction site through access road (if not adequately controlled);
- Potential health impacts and nuisance factors due to noise, dust and vibrations
- Traffic congestion as a result of the increase in slow moving trucks and trucks turning

Mitigation measures

The above negative impacts associated with transportation of materials to the site are envisaged to be that significant due to the size of the project being large enough to warrant the need for a large number of vehicles. However, the impacts can be managed by implementing the following measures:

- Gaining temporary access to the site directly from the informal gravel road leading towards the Mile 7 Reservoir
- Traffic flow study to assess the impact of the development on the roads in the area
- Using appropriate signage to control the flow of traffic to and from the site.
- Ensuring drivers abide by traffic rules and defined speed limits.
- Implementing a regular maintenance programme on vehicles to reduce emissions and noise
- Supervised driver working hours to prevent accidents due to fatigue and
- Road safety training for drivers

ii) Waste management

Waste produced during the construction phase is primarily solid waste resulting from construction, mechanical and electrical installation operations including rubbles, metal and plastic off cuts and wrapping materials. However, other waste include sewage and used oil from construction equipment and vehicles. Potential impacts associated with waste management practices include:

- Aesthetic degradation due to site accumulation
- Contamination of surface and underground water resources by used oil and/or sewage and
- Contamination of soil resources

Mitigation Measures

The negative impacts of waste from the construction phase can be addressed by implementation of the following measures:

- Segregating waste by separating hazardous waste from non-hazardous waste for appropriate disposal
- Providing adequate number of suitable solid waste containers
- Containers or package for storing hazardous waste including used oil to be securely bonded and labelled as provided for by Regulation under the Environmental Management Act (Waste Management) Regulations, 2007
- Contracting a EMA licensed waste transporter to collect solid waste from the site for dumping at an approved site
- Contracting a EMA licensed waste oil recycler for collecting used oil from the site for recycling (if any)
- Accumulating scrap metals in a safe place and contracting a scrap metal dealer with a valid license from EMA for appropriate disposal
- Providing adequate number of sanitary facilities for the workers and visitors to the site
- Minimizing waste generated by adopting cleaner production methods such as conserving raw materials, enabling the recovery and re-use of the waste product where possible (e.g. Reuse of quarry chips as base material for driveways and car park construction).

iii) Transitory population increases

The potential for employment and access to new services may draw people to the area around new development such as this. On the positive side, there will be an increase in economic activity and employment for the local communities, local skills development, and the possibility of increased funding for public infrastructure due to population increase. Potential negative social and socio-economic effects may include an influx of strangers into local communities, disrupting social systems and community structures and affecting community values, family values and religion; increased demand on local services and infrastructure (e.g. by bringing in illness and disease); negative effects on community members if the increase in living standards due to job creation is not sustainable (e.g. where job opportunities cease after completion of the construction phase); and an increase in crime and deviant behaviour (e.g. drug abuse, prostitution).

Mitigation measures

The negative impacts of temporary population increase during the construction phase may be managed by:

- Employing construction workers from the immediate neighbourhood of the proposed site
- Avoiding building permanent infrastructure which will not be used after construction;
- Enhancing corporate social responsibility by providing new amenities like clean drinking water to the community and creation of awareness on HIV/AIDs among the construction workers e.g. through appropriate posters

(iv) Health and safety

The construction phase may generate safety hazards in relation to increases in traffic and access to the construction site (if not adequately controlled), and potential health impacts and nuisance factors due to noise, dust, vibrations and gaseous emissions.

Mitigation measures

The main contractor should take the necessary measures to avoid / minimize the negative health and safety impacts by, among others:

- Creating awareness on Environment, Health & Safety among the office staff and workers prior to commencing work
- Maintaining a standard first aid kit at the site office
- Providing staff with appropriate Personal Protective Equipment including gloves, helmets, coveralls, safety boots, safety goggles, ear muffs and respirators
- Maintaining a complaint register on site
- Documenting and displaying on site emergency procedures

- Using appropriate signage to direct and control flow of traffic
- Ensuring machine operators and drivers abide by traffic rules and defined speed limits.
- Maintaining and servicing all construction machinery in accordance with the Manufacturers specifications

Construction Cost:

The estimated cost of undertaking the proposed project is in Namibian Dollars Fifty Million dollars (40 000 000 million)

3.4 Site (Project) Activities during the Operation Phase:

The activity during this phase will be accommodation for the group of members of the Federation who are bound to benefit from the low-cost township development.



Figure 13: Proposed visual design for township development Portion 18 of portion 37 Walvis Bay townland

3.4.1 Design of the Proposed Mixed-use development

Standards for mixed land use township development are approved by the Urban & Regional Planning board and the certified council of architectures of Namibia (as depicted on layout design page 28)

3.4.2 Potential Negative Impacts and Mitigation Measures

The operations phase of the mixed-use township development can be very long and often lasting upwards of 99 years. There is potential for both positive and negative impacts on environmental, as well as local and regional socio-economic systems, including some cumulative effects. The potential negative environmental impacts and their mitigation measures are outlined below:

(I) Social impacts

Potential negative social impacts associated with the mixed-use development include:

• Increase in the pressure on infrastructure due to high demand land uses such as hospital that will result in larger numbers of people on the project site compared to now.

Proposed Mitigation Measures

Potential negative social impacts can be mitigated through the following:

• Ensuring that the infrastructure is expanded to accommodate the extra populous in the area

(ii) Occupational health and safety

Employee well-being requires consideration of the occupational health and safety of workers and contractors, workplace conditions (e.g. wages, benefits, security, rights and growth opportunities), as well as job satisfaction and pride. The health and safety risks in the workplace during operations are however minimal.

Proposed Mitigation Measures

In order to avoid, minimize and mitigate the negative health and safety impacts of the operations appropriate measures will include:

- Compliance to all international and national health and safety standards that may exist;
- Providing staff with appropriate personal protective equipment
- Training of all personnel in the use of protective equipment;
- Training of all personnel in fire prevention
- Regular fire drills
- Adequate signage for the fire exits

(iii) Air emissions

An air emission is an air pollutant with potentially harmful or nuisance effects on human beings, animals, plants, their biological communities and habitats, and the soil. Different raw material exploitation and preparation procedures create different sources of emissions in any form of production, such as the quarrying and preparation of raw material, coal grinding, combustion processes, cement milling, packaging, and the storage, blending, transport and loading of dry material.

Dust emissions: There are no dust emissions in the process herein upon completion of the construction phase.

(iv) Global warming

The mixed-use township development once complete is not envisaged as being able to contribute to global warming.

(v) Noise and vibration

The noise that will be associated with this project is minimal provided the development, in particular the public hospital, hotel and the retail outlets are not used as noisy social centres such a night club.

(vi) Waste Management / Storm water.

Solid waste management will be crucial as the development will generate a considerable amount of domestic waste per month. There is a possibility of adverse effects by storm water from the building surfaces. This is as a result of the increased surface area of concrete and paved avenues.

Mitigation Measures

The negative impacts of waste from the operation phase can be addressed by implementation of the following measures:

- Providing adequate number of suitable solid waste containers
- Liaise with the other developer in the area, so as to find a way of ensuring storm water is directed into an appropriate storm water drain and does not accumulate in fields and or run onto the roads that can have the effect of reducing the lifespan of the road.
- Separate waste before disposal
- Contracting a waste transporter with a valid license from NEMA to collect solid waste from the site for dumping at an approved site

(vii) Traffic

The possible impacts are:

- Increase on volume of vehicles on the feeder roads
- Vehicle emissions which have a potential of contributing to climate change
- Potential soil contamination from leakage or spillage of vehicle fuels, oil, and other hazardous materials;
- Potential health and safety risk due to increase in traffic and access to the construction site through access road (if not adequately controlled);
- Potential health impacts and nuisance factors due to noise, dust and vibration

Mitigation Measures

The impacts will be managed by implementing the following measures:

- Using appropriate signage to control the flow of traffic to and from the site.
- Ensuring drivers abide by traffic rules and defined speed limits.
- Implementing a regular maintenance programme on vehicles to reduce emissions and noise
- Road safety training for drivers

Potential Positive Impacts

The potential positive impacts associated with the implementation of the proposed development include:

- Increased supply of office space, residential & retail commercial provision particularly that outside of the main Walvis Bay CBD.
- The presence of a retail centre will enable the residents of the area to access quality shopping without the need to travel to main CBD especially for the convenience items that are consumed on a daily basis.
- The project has a potential of contributing towards the economic growth of town, region and the nation as the proponent/landlord is expected to pay tax to the Namibian Revenue Authority

3.5 Decommissioning of the project

Decommissioning of the proposed township development project will become necessary when the project completes its life cycle or when there is change of use. In a situation where the buildings complete their lifecycle, decommissioning process will typically involve demolition of the buildings, clearing of the site and reclaiming or restoring the affected land into a natural condition.

Change of use situation in a situation where there is a change of use, decommissioning process may entail building alterations and relocation of the buildings in the development. Upon demolition of some buildings, the affected land will need to be reclaimed or restored into a natural condition through landscaping and planting of vegetation.

End of life Situation

In a situation where the buildings have completed their useful life decommissioning process will entail removal of the development. Site clearing of the site and reclaiming or restoring the affected land into a natural condition will then follow. Restoration of the affected land may involve the filling in of the open pits and grading the land to its natural contours, then planting appropriate tree species and under cover vegetation to hold the soil in place and to prevent flooding. Planting of trees however, may not be necessary if the site is immediately taken over for another development.

During decommissioning, the debris resulting from the demolition will either be transported by a licensed waste transporter for dumping at an approved site or used as base material for new construction work. The demolition process will entail removal of roofing materials using crowbars and hammers, breaking of walling and reinforced slabs using sledge hammers and/or jack hammers, which utilize compressed air and lowering of materials from high to low levels.

The exercise will therefore entail working at high level and all the necessary health and safety measures will need to be implemented including provision of personal protective equipment such as, safety harnesses, helmets, gloves, respirators, safety shoes, coveralls, goggles and ear protectors. The proponent will need to follow the safety guidelines issued in the Namibian gazette supplement No. 28 of 2012, during the demolition process.

3.6 Infrastructural Services: Sewerage Disposal:

Waste water is/will be directed to the Waste water sub-treatment plant to be constructed in partnership or collaboration with the Walvis Bay Council. The proposed sewerage treatment substation shall provide the quality of the treated effluent requirement to comply with the requirements of and the following characteristics, whichever is the more stringent. The sewage effluent from the Sewage Treatment Plant shall be suitably treated and treated sewage effluent water recovered shall be used for watering the grounds.

	Item of Analysis	Units in Milligram per litre or otherwise stated
1	pH value	6-8.5
2	BOD (5 day at 20°C)	Less than 5
3	COD	Less than 30
4	Total Suspended Solids	Less than 5
5	Grease and Oil	Nil
6	Phosphate (PO4)	Less than 1
7	Total Nitrogen	Less than 10
8	E-coli	Nil

Table 3: Expected output from the sewerage treatment plant





Fig 14: Sanitation & pumpstation connection & flow system

3.7 Provision for Services:

The basic services such as water and electricity services shall be or will be provided and established by development partners such Nam-water, ERONGORED in collaboration with Walvis Bay Municipality site on expense of the developer once the Environmental Clearance Certificate is acquired.

Fortunately, however, Bulk infrastructure services such as Nam-Water pipeline from the Kuiseb dam/delta reservoir exist around farm 37, Thus provision connection to this pipeline will be considered. There is existing electrical substation operating along C14 Walvis Bay Road to Walvis Bay International Airport (managed by ErongoRed) situated approximately +-1kilometre from the portion 18, where extension electrical connection will be sourced to supply power to the township



Figure 15: Existing Nam-water water pipeline from the Kuiseb water reservoir



Figure 16: Existing electrical substation

SECTION 4:

4.0 ENVIRONMENTAL SETTING (Baseline information):

This Section describes the existing air, water and geological characteristics, biological, socioeconomic environment, aesthetics and cultural resources at the proposed site and its neighbourhood. The description provides the baseline against

4.1 Climate

The climate of the area is fundamental in determining the availability of water and also reveals much about its ecological sensitivity and resilience to change. The climate data below (table below) is typical for Erongo region as part of the name desert and is expected to occur at the township site. The climate in Walvis Bay is comfortable and mostly clear. Over the course of the year, the temperature typically varies from 50°F to 71°F and is rarely below 45°F or above 86° Based on the tourism score, the best time of year to visit Walvis Bay for warm-weather activities is from mid-November to late May.



Figure 17: Avarage Percentage of climate in Erongo region(Walvis bay)

Along the coast the southerly and south-westerly winds dominate both in frequency (30-45 %) and strength (6 to more than 9 m/s), whereas the variable winds of the interior do not present a clear pattern. The warm, dry and dusty easterly winds that blow during late autumn and early winter, cause much discomfort along the coast as it is usually hot as well. The cool air mass above the cold Atlantic Sea water is overlain by a warmer, dry air mass, resulting in an almost

permanent temperature inversion. Relative humidity is usually higher than 80%. These conditions are ideal for the formation of fog and low stratus clouds. On average approximately 100 days are foggy, while there is a somewhat higher occurrence during winter along the central coast. This fog blanket is an important, and sometimes the sole source of moisture for the fauna and flora of the Namib Desert.

4.2 Topography, Geology & Soils

Aeolian sedimentation processes are active in the Kalahari and Namib Deserts, where dunes and Hamada type landscapes prevail. Chemical weathering is hampered, mostly due to the lack of moisture. In the western Namib Desert, however, the breakdown of bedrock material is caused by salt contained in the coastal fog and derived from the marine environment. Tertiary and Quaternary deposits, such as dunes and flat sand plains, are morphological features dominant in the Kalahari and Namib Desert. Due to the low relief in these areas, calcareous deposits can be found in weakly eroded valleys.

Large areas of the Namib are completely soilless, with bedrock at the surface. Other areas are covered with shifting sand. Soils that do occur are often highly saline, impregnated with gypsum, or cemented firmly by calcium carbonate, the latter forming a calcrete layer just below the surface. Walvis Bay, with its large bay and sand dunes, is an important centre of tourism activity in Namibia. Attractions include the artificial Bird Island, centre of a guano collection industry, the Dune 7 sand dune, the salt works, the abundant birdlife. The locality of Walvis Bay, Erongo Region, Namibia (-23.11425 14.34746 -22.79425 14.66746), Average elevation: 30 m, Minimum elevation: -1 m, Maximum elevation: 173m

4.4 Hydrology

Only the border rivers are permanent. The Swakop and Kuiseb rivers rise on the plateau, descend the western escarpment, and die out in the Namib (except in rare flood years, when they reach the sea at Swakopmund and Walvis Bay, respectively). The Fish (Vis) River rises in the Central Plateau and (seasonally) flows south to the Orange. Various lesser rivers rise on the plateau and die out downstream in the Namib or Kalahari Desert. The Walvis Bay area is characterised by a complex and dynamic environment. The landscapes of the Walvis Bay biodiversity areas are a result of river, marine, wind, and man induced processes and feature

some of the most interesting geological, soils, hydrological and biological features as well as different land uses. It is further characterised by a rare ecological interaction between a coastal wetland and the desert, under the influence of a very unusual climate dominated by the presence of cold sea currents.

4.5 Biodiversity (Birds, Mammals, Fauna & Flora)

Walvis Bay is blessed with a rich biodiversity which thrives in the scenic Namib Desert dunes and associated gravel plains, the Walvis Bay Lagoon, the ephemeral Kuiseb River Delta and other ecosystems. Biodiversity forms the basis of our tourism sector. Therefore, its preservation is critical to the sustainable growth of the sector and the entire economy of Walvis Bay. The Walvis Bay area is characterised by a complex and dynamic environment. The landscapes of the Walvis Bay biodiversity areas are a result of river, marine, wind, and man induced processes and feature some of the most interesting geological, soils, hydrological and biological features as well as different land uses.

It is further characterised by a rare ecological interaction between a coastal wetland and the desert, under the influence of a very unusual climate dominated by the presence of cold sea currents. Only 1% of Namibia's shoreline offers a sheltered, shallow area connected to the sea such as is found at Walvis Bay. Here a collection of species can usually be found that either do not occur or occur less plentifully on the open shore. Walvis Bay thus provides a rich habitat for marine fauna and flora and also accommodates the largest harbour along Namibia's coast. It is for these reasons that the city's biodiversity is divided into four main areas:

- (1) The Walvis Bay Ramsar Site;
- (2) The Kuiseb Delta;
- (3) The Dune Belt Area and
- (4) The Walvis Bay Coastline and Each of these main areas is further divided into functional zones.

The Dune fields is the area between the middle of the Swakop River in the north, the C14 road to Solitaire in the south, the tarred road in the west and railway line in the east between Walvis Bay and Swakopmund, excluding any approved urban development. Biodiversity description The Dune fields are characterized by a unique biodiversity and its conservation is important in view of Namibia's heritage and sustained tourism potential along the coast. The ability of this area to support a rich and unique biodiversity should not distract from the fundamental fragility of this dune ecosystem which is easily disturbed. Ecologically it is a low energy system because of the lack of water. Perennial plants grow slowly while annual ones can only grow in the years with adequate rain. As a result, a long period of time is required for the vegetation of the area to recover from disturbance.

One of the special attractions of the Namib Desert is the very unusual fauna and flora of the dune ecosystem with its wonderful adaptations to this sandy environment. The common vegetation in the dune belt especially along the road between Walvis Bay and Swakopmund is the cushion like plant, *Trianthema hereroensis*. This succulent is able to absorb fogwater through its leaves as well as soil moisture by way of its roots. **Trianthema hereroensis** is endemic. Two endemic rodent species occur in the dune sand namely the Golden mole *(Eremitalpa granti namibensis)* and Namib dune gerbil *(Gerbilurus tytonis)*. Damara Terns *(Sterna balaenarum)*, (near-threatened, near-endemic seabird) also breed in the dune belt area. Various species of lizards and snakes occur in the dune fields. The lizards and snakes in this area have largely adapted to the desert environment and some have become famous for their behaviour of licking fog moisture off themselves, sand diving, foot-lifting, and sidewinding. The animals responsible for the above-mentioned adaptations are the following: the Palmatogecko (Palmatogecko rangei), the Southern Slipface Lizard (Meroles anchietae), and the Southern Namib Sand Adder (Bitis peringueyi) respectively.

The Namaqua Chameleon (Chamaeleo namaquensis), the Namib Sand Snake (Psammophis leightoni subs. namibensis), the Wedgesnouted Skink (Mabuya acutilabris), the Slender Blind Legless Skink (Typhlosaurus braini), the Wedge Snouted Desert Lizard (Meroles cuneirostris), the Small-scaled Desert Lizard (Meroles microphilodotus) and the Small-legged Burrowing Skink (Typhlosaurus brevipes) found here, also occur on other coastal desert areas of the Namib Desert. Almost all the reptile species on the coast are endemic to Namibia





trianthema hereroensis

Gerbillurus tytonis



Sterna balaenarum



Desert Lizard (Meroles microphilodotus)

Figure 18: Fauna & Flora found in desert dunes (Walvis Bay townland)

4.6 Land use & Site location

The proponent **October Seafarers United Land and Housing Federation** that acquired a portion of land from the Walvis Bay municipality through sale by way of private treaty. The proponent has proposed intends to establish and develop a mixed-use township development project on the piece of land acquired. The project is on a 49.1336 Hectares of Land, undeveloped, vacant and none operational. The project site is called portion 18. (A Portion of Portion 3) of the Farm No. 37 Walvis Bay townlands, Along C14 Road- Walvis Bay Airport ERONGO REGION. The portion is located adjacent to other approved under construction business and townships and not operational. The area is already disturbed, as there are existing developments within the project site surrounding area. See ministerial approval authorizing the proposed sale of land and proposed development

TUE	<u> </u>		j of mains bay			
Ramonal		Civic Centre • Nangolo Mbumba D Phone +284 (0)64 201 3111 • Fax	rivo • Private Bag 5017 • Walvis Bay • Namibia +264 (0)64 204 528 • www.walvisbayoc.org.na			
The Ch	airperson		Colora T. Cotoblata			
Land an	nd Housing Federation	Phone	+264 (0)64 201 3232			
October	r Seafarers United	Fax	+264 (0)64			
P.O Box	K 2471	Cell				
NAMIBI	IA	E-mail	 ssatchipia@walvisbaycc.org.n 12 Eabs and 2007 			
		Date	_ 18 February 2025			
Dear Sir	r/Madam					
Subject	t: Application to purchase Po	ortion 18 of Farm 37. Wa	lvis Rav			
Ref. No.	Farm 37		and bay			
Previou	Previous correspondence in the abovementioned regard refers.					
We are	pleased to inform you that the	Ministry of Urban and R	ral Doubleament has erected			
approva	I in terms of section 30 (1)(t) o	f the Local Authorities A	ct. 1992 (Act 23 of 1992) as			
amende	d, to the Municipality of Walvis	Bay to sell the immovat	le property by way of private			
treaty, s	ubject to the conditions of the	Ordinary Council Meeting	held on 15 July 2024 under			
itom no.	The Attached copy of the	Ministerial approval)				
Furthern	nore, before any Agreement ca	an be signed, we wish t	o bring to your attention that			
ciause (7) of the recommendation conve	eyed to you in our letter d	ated 12 August 2024 must be			
attendet	1 to, which reads as follows:					
"(7) T	That the applicant submits the	necessary Environment	al Impact Concernant Church			
(1	EIAS) and Environmental Clea	arance, in terms of sect	ion 56 of the Environmental			
N	Aanagement Act 7 of 2007 from	n the Ministry of Environ	ment, Forestry and Tourism,			
3	Arectorate: Environment Affairs	for the development of I	Portion 4 of Remainder Farm			
It is adv	visable to liaise with Water Wa	aste and Environmental	Management Section at the			
hours at telephone 2013250						
10010 dt 100p1010 2013200.						
Yours fa	ithfully					
ИЛ	1. L					
put	and a					
Jack Ro	bert Manale					
Manager	r: Housing & Properties					

Figure 19: Council consent from Walvis Bay Municipality

		Republic o	of Namibia	
Minis	stry of U	Jrban an	d Rural Dev	elopment
Enquiries: E.M Gende Tel: (+264+61) 297-51 Fax: (+264+61) 297-5	175 096	Governmen Luthe Our Ref.:	t Office Park r Street 14/14/1/W5	Private Bag 13289 Windhoek, Namibia
Ms. Victoria Kapenda Chief Executive Office Walvis Bay Municipal Private Bag 5017 WALVIS BAY 13013	er lity			
Den Markana I				
Dear Ms. Kapenda,				
RE: APPLICATION Your letter dated 17 O	N TO PURCE	IASE PORTIO	ON 18 OF FARM 37,	WALVIS BAY
RE: APPLICATION Your letter dated 17 O i. The Honorable M 23 of 1992) as am property to the ap Ordinary Council	N TO PURCH ctober 2024 h finister has in bended, granter oplicant as ind i meeting held	IASE PORTIO as reference. terms of Section d approval to the icated in the tab on 16 July 202	ON 18 OF FARM 37, n 30 (1)(t) of the Loca e Municipality of Walv ole below, subject to th 4 under item 11.1.	WALVIS BAY al Authorities Act, 1992 (Act vis Bay to sell the immovable he conditions of the attached
RE: APPLICATION Your letter dated 17 O i. The Honorable M 23 of 1992) as am property to the ap Ordinary Council	N TO PURCE ctober 2024 h finister has in bended, granter oplicant as ind l meeting held Erf No.	ASE PORTIO as reference. terms of Section d approval to the icated in the tab on 16 July 202 Size (m ²)	DN 18 OF FARM 37, n 30 (1)(t) of the Loca e Municipality of Walv ole below, subject to th 4 under item 11.1. Zoning	WALVIS BAY al Authorities Act, 1992 (Act vis Bay to sell the immovable he conditions of the attached Purchase Price/M ²
RE: APPLICATION Your letter dated 17 O i. The Honorable M 23 of 1992) as am property to the ap Ordinary Council Applicant Land and Housing Federation (October Seafarers United)	N TO PURCH ctober 2024 h finister has in bended, granter oplicant as ind l meeting held Erf No. Portion 18 of Farm 37	IASE PORTIO as reference. terms of Section d approval to the icated in the tat on 16 July 202 Size (m ²) 482 588	DN 18 OF FARM 37, n 30 (1)(t) of the Loca e Municipality of Walv ble below, subject to the 4 under item 11.1. Zoning Undetermined	WALVIS BAY al Authorities Act, 1992 (Act vis Bay to sell the immovable the conditions of the attached Purchase Price/M ² N\$ 2 412 940.00

Figure 20: Ministerial approval for township development

4.7 Waste Management and Pollution Prevention:

To ensure a clean and healthy environment, waste should be managed properly. Proper waste management enhances improved sanitary conditions that are associated with a reduction of disease incidences. The existing waste management practices in the neighbourhood of the proposed project site and within the Walvis Bay in general include:

4.7.1 Sewage, Wastewater & Trade Effluent:

Wastewater and trade effluent are a potential source of heavy metals and other inorganic and organic wastes. The presence of these wastes in an aquatic system would adversely affects its physic-chemical characteristics and the capacity to support aquatic life. In cases where it is not feasible to connect the discharges to an existing sewage system the same should be released into a septic tank and emptying program established. *The proponent (in consultation with Walvis Bay Municipality) will be setting up a waste water treatment substation to process waste waters on site to handle the waste water. (See above)*

4.7.2 Solid waste:

The Environmental Management Act (Waste Management) Regulations, provides that all solid waste should be dumped at Environmental management designated approved dumping sites. In line with this requirement, during the operation phase, the proponent will be required to segregate waste at source and contract a licensed waste transporter to collect and transport solid waste for dumping at approved sites. The size of the project will generate considerable waste from retails and residential (depending on the occupancy levels) and thus the proponent will ensure that an external garbage collector is appointed to manage the said waste. The proponent has proposed to have waste separation by placing clearly marked waste bins in all areas so that the residents and visitors of the project separate their waste.

4.8 Air Resources:

Air resources may be described by the dynamic behaviour of the lower atmosphere (e.g. wind) and by variations in the concentrations of various gases and suspended matter. All life on earth depends on the atmosphere for respiration and for protection from harmful radiation from the

sun. The layer of the atmosphere closest to the earth's surface is called the troposphere and it is this layer, which contains oxygen that supports life and in which all of the earth's weather occurs. The layer above the troposphere is called the stratosphere, which contains ozone that shields the earth from much of the sun's ultraviolet radiation. Human activities involving transportation vehicles, combustion processes for heat generation and chemical processes emit pollutants that may have harmful consequences. Three of the greatest problems caused by atmospheric pollution are:

- Greenhouse effect
- Acid rain
- Ground level ozone

4.8.1 Greenhouse effect:

The proposed project herein is not envisaged to have any effect on greenhouse gases save for that that will be occasioned from the emissions of the Lorries transporting the materials to the site. Post construction the users of the mixed-use development may contribute to the greenhouse gases through their vehicles. The overall effect is however minimal.

4.8.2 Acid rain:

Acid rain results from combining of nitrogen and sulphur oxides (NOX and SOX) with atmospheric water vapour. These pollutants originate from coal burning electricity generating stations, metal smelting, vehicles and other fuel burning activities. NOX and SOX when combined with water vapour, form nitric and sulphuric acids that return to the earth as acid rain, snow or fog that leads to acidification of lakes and other surface waters. Acid rain threatens fish populations, forestry, and agriculture and also causes damage to buildings and monuments. No activities from the project will contribute to acid rain.

4.9 Water Resources:

Surface water resources: Surface water is fresh water on earth's surface in streams, rivers, lakes, ponds, reservoirs and wetlands. Surface waters are replenished by the runoff of precipitation from land and are therefore considered a renewable resource although finite in nature. The project is not sited near an aquatic body.

4.10 Topography:

The topography of the plot is generally flat though gently sloping to the north. There is therefore no threat of mass movements or any geological instability as a result of this project. The construction works also do not involve blasting and hence no risk of other buildings being affected.

4.10.1 Socio-Economic Environment:

This section outlines the general socio-economic status of the Walvis Bay. Traditionally, the economy if Walvis Bay has been based on fishing which is still the biggest employer (10 000 people). However, there are many other investment opportunities in support and service sectors to the fishing industry, in areas such as marketing, production, packaging and ingredients for fish processing. With its large bay and sand dunes, Walvis Bay is also an important touristic destination. Other economic activities relate to diamond and minerals extraction, as well as livestock and fishery production.

4.10.2 Population and housing:

At local level Walvis Bay has an urban population size of 63 000 (Namibia Statistics Agency, 2023) and the current estimate is around 90 000 to 100 000. Attracted by perceived and real employment opportunities at the coast, several individuals have moved to the area and only 30% of Walvis Bay residents were born in the town. The demand of the fishing industry for workers is heavily dependent on the fishing quotas, which then adds to the fluctuations in population size. The proposed facility will provide employment to people from the area. Skills development and training would also be a benefit to 50 employees. The development may have an influence on further stimulating economic growth of the town and region which may result in more job opportunities.

4.10.3 The neighbouring community:

The neighbouring community consists of formally proclaimed industrial development areas and un-serviced but subdivided portion of townlands of various sizes, each envisaged for future developments.



Figure 21: Subdivided Portions for Future Development

4.10.4 Transportation:

The transportation system provides access to movement of people and trade. The systems that offer access to movement and trade in within the projects' area of influence include the road networks. The proposed project site has provision for External distributor roads (40 metres wide) which is provided on the western and eastern boundaries and adjacent to Portion 18; the land is known as the Remainder of Portion 3 of Farm No. 37. Internal main roads (20 metres) are provided on the northern and southern boundaries of Portion 18 and also through the township to facilitate through flow traffic. A total of 10 vehicle entrances are provided for the township for a fair traffic distribution

Internal access streets vary in width from 13m to 15m. Wider streets (20m) are

provided adjacent to the school and business areas, whereas smaller streets (13m) are for residential areas. No cul-de-sac streets are provided



Figure 22: Surveyed approved access road for portion 18 of portion 37

4.11 Health and safety:

The main contractor shall take care of Health and safety of workers and visitors to the site by implementing the following measures:

- Human movement to be directed away from the excavated areas using appropriate signage.
- Signage to be used to direct flow of traffic to minimize potential for accidents.
- Bulk building materials such as sand, ballast, steel, timber shall be deposited in designated areas away from human traffic.
- Suitable solid waste containers shall be provided and workers encouraged to use them
- A standard first aid kit will be provided and placed at site office for easy access by the workers in case of an Accident.
- Personal protective equipment such as, safety harnesses, helmets, gloves, respirators, safety shoes, coveralls, goggles and ear protectors shall be provided.
- All workers shall be drilled on first aid techniques.

- Idling at the site shall be discouraged using appropriate notice
- Appropriate firefighting equipment shall be provided for use during fire incidents
- Workers shall be trained on the use of the fire equipment
- Site office and stores will be constructed closer to the entrance to prevent site visitors from passing through the work areas.

4. Benefits and project Socio- economic activities

In the nutshell and on the national level, the overall objectives for entrepreneurial businesses in the country, in line with the National NDP and Vision 2030 objectives, among other are to help attain the national objectives, the overall goal of the National Economic growth & empowerment is to increase economic growth, reduction & eradication of poverty and sustain and increase food security, within the context of Namibia's fragile ecosystem. The proposed low-cost township development on the other hand has the following:

- Gives opportunities for a faster and more effective container handling at the port (in line with the Walvis Bay Corridor Group objectives).
- Reduces capacity problems on access roads to and from the port.
- Clusters companies and bodies dealing with goods transportation.
- Supports the truck port users with added value services, job creation, etc.
- Gives extra space for development of other activities in urban harbour areas such as residential and commercial areas, etc.
- Increases the catchment area of the port.
- Contributes to a modal shift from road to combined rail and sea.
- Reduces environmental conflicts by segregating different functions.

A long-term mutual business agreement between the truck port developers (October Seafarers United Land and Housing Federation & The Walvis Bay Municipality) and Walvis Bay community will be developed. Significant community empowerment such as employment creation and assistance for social donations will also be offered to the community.

5. PUBLIC PARTICIPATION:

The principle of the Environmental Management Act of 2007 and along with the EIA Regulations of 6 February 2012, is to provide for sufficient and transparent process to share information regarding a proposed project and to allow the Interested and Affected Parties to comment and ensure that all concerns are identified and included throughout the decision-making process.

5.1 Objectives from The Public participation Process

The public participation process is designed to offer enough, accessible and fair platform to share or to include the affected and interested parties to information about the project. The process must allow that issues of concerns are benefits both parties and addressed fairly throughout the process. It also should verify that these issues have been captured. All issues should be verified by the technical investigations. Comments and issues raised must be included in the EIA report.

5.2 Announcing of the Opportunity to Participate

The opportunity for stakeholders to participate in the EIA was announced as follows:

- A3 posters were placed on noticeboard at the following places; project site, Walvis Bay Municipality, Spar Super Market Shop, Woermann brock shopping center.
- Background information document (BID) was distributed to stakeholders.
- Newspaper advertisements were place in Namib times & Namibian newspaper on the 10th May & 17 May 2024 respectively.

PORTION 18 OF FARM NO.37 PROOF OF CONSULTATION



Figure 1: Notice at the Walvis Bay Municipal Office (Civic Centre) on display from 10 May to 07 June 2024.



Figure 2: Notice at the Kuisebmond Municipal Offices (Sam Nujoma Avenue) on display from 10 May to 07 June 2024.

Figure 22: Proposed Township Dev. Advertisement Notices.

No. 207		2024
NOTIC	E OF INTENTION TO ESTABLISH NEW TOWNSHIP AND LAYOUT APPROV ON PORTION 18 OF THE FARM NO. 37	AL
Stewart I and/or Mi	Planning Town & Regional Planners intends to apply to the Walvis Bay Municip nistry of Urban and Rural Development, and/or the Ministry of Environment, Forestry	ality , and
8365	Government Gazette 15 May 2024	2
Touris	m for the following statutory approvals:	
(1)	Township establishment and layout approval on Portion 18 of Farm No. 37 (comp 648 land portions), in terms of the Urban and Regional Planning Act, 2018.	rising o
(2)	Application for an Environmental Clearance Certificate for the proposed township of 18 of Farm No. 37 in terms of the Environmental Management Act, 2007.	n Portio
Octob for its Portion new re	er Seafarers United Land and Honsing Federation aim to secure land for the servicing community-saving scheme members. To meet this objective, they have applied to n 18 of Parm No. 37 (Green Valley) from the Municipal Council of Walvis Bay to es sidential township for its members.	of erve purchas tablish
Portion Bay an curren will fo	n 18 is a 482,588m ² surveyed but unserviced potion of land situated about 10km east on d 2500 metres west of the D 1983 Road, at coordinates -23.026349, 14.578819. The tly zoned "Undetermined" and has been earmarked to become a future township extent rm part of the new Green Valley township.	f Walv e land sion th
Take r	note that -	
(a)	the planning application and township layout plan are open for inspection during norm hours by interested and/or affected parties at Room 101 of the Town Planning Secti Walvis Bay Municipality, Civic Centre and Stewart Planning, 122 Sam Nujoma Walvis Bay. An electronic copy can also be requested from J. N. Otto: otto@sp.com	al offic on of th Avenue n.na.
(b)	interested and/or affected parties are encouraged to register with Stewart Plannin submit their written comments, representations, input and/or objections to the planni and/or environmental application.	g and t ng, sale
(c)	the deadline to register with Stewart Planning and to submit written comments, rep tions, input and/or objections will be on or before Friday, 7 June 2024.	oresenta
Applic Stewa Town P. O. 1 +264.6	cant: rt Planning & Regional Planners Box 2095, Walvis Bay 4 280 773, +264 85 754 4740	
The second se	4 200 / / 3, 1204 03 / 34 4 / 40	

Figure 23: Local notices & government gazette



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Notices

17 MAY 2024

NOTICE IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT, 2018 AND THE ENVIRONMENTAL MANAGEMENT ACT, 2007.

Piesse take note that Stewart Planning - Town & Regional Planners interds to apply, on helaff of registered source, to the Manicipal Council of Swekep-ment, the Urban of Regional Planning Board and the Bavironmental Commissioner for permission for the followine: lowing

Internet: Recording of Eef 651 Stwakepmend from "General Residential" (1:100m) to "General Bowleest" with a bulk factor of 2.0 with consent to process with development while the recording is in progress Application for an Environmental Clearance Corti-Boate for the above recording.

ficate for the above reconsing. The advergenceriosed application is submitted in terms of the Uthen and Regional Planning Act, 2018 (Act, Nn. 5 of 2018) and the Suskeynmend Zoning Scheme. The recording of land from residential to commercial use is a lister activity, and an application for an En-vironmental Clearance Certificate will be stade in terms of the Environmental Management Act, 2007 (Act Nn.7 of 2007).

Please take note that

19900

Please take note that-(a) the complete application line open for inspection at the Town Planning Department of the Manicipality of Swattopund situated on the conner of Rakoukan Situet and Daniel Kambo Averas; or can be down-leaded from <u>www.sp.com.nathroictk</u>. (b) Potential interview and affected parties are invited to register with Stewart Planning, and any person hwing comments or objections on the application, may in writing lodge such objections and comments, to-pather with the grounds thereof, with the Chief Exe-cutive Officer of the Manicipality of Swakepersand and with Stewart Planning within 1 d days of the last publi-cation of this notice;

in and written of (c) Revis objectio must be sul June 2024. st be submitted before or on 17:09 Thursday, 6

pplicant:	LocalAuthority
towart Planning	Chief Receive Officer
own & Regional	Municipality of Swakeparand
lannes	P.O. Bas 55
O Box 2095 Walvis Bay	Swakopreand
ario@ap.com.ms	Namibia
64 280 773	(heita@swkmun.com.na

NOTICE OF INTENTION TO ESTABLISH NEW TOWNSHIP AND LAYOUT APPROVAL ON PORTION 18 OF THE FARM NO. 37

Notice is hereby given the Stevent Planning - Texas & Regional Planners intends to apply to the Walvia Bay Manisipality acd/or Ministry of Environment, Development, and/or the Ministry of Environment, Ferentry, and Tourism for the following stanuory approvals:

(1) Township establishment and layout approval on Portion 18 of Farm No. 37 (comprising of 648 land portions), in terms of the Urban and Regional Planning Actor/2018. (2) Application for an Environmental Clearance Certi-ficule for the proposed township on Partice 18 of Farm No. 37 in terms of the Environmental Management Act of 2007.

October Seafarers United Land and Housing Fede

October Statheres United Land and Housing Feder ratios aim to severe hard for the sorvicing of erven for its community-arring softense members. To meet this objective, hey have applied to purshose Pertition 18 of Farm No. 37 (Green Valley) form the Maritcipal Coun-ell of Walvin Bay to establish a new maidential town-ship for its members.

Portian 18 is a 482,588 m² surveyed but unservices portion of land eihauted about 10 km sout of Walvis Bay and 2500 metres west of the D1983 Road, at coordi-nates-23,026349,14.578819.

Take note that-(a) the planning application and sownship layeur plan are open for inspection during accental office hours by interested and/or affected parties at Room 101 eff from Planning Section of the White Sign Municipality, Chris Centre and Stewart Planning, 122 Sam Nejoran Avenas, White Bay, An determic copy can also be re-quested from Mr. IN Otto <u>citologne</u> numa. (b) interested addre affered parties are encouraged to register with Stewart Planning and to admit their writ-ten commers, representations, layer and/or elobertions to the planning, safe, and/or environmental application. (c) the deadline to mighter With Stewart Planning and to abund writhen comment, representations, lapst and/or are highering. Then A flaggeard Flazerin Stewart Planning. There A flaggeard flazerin Take note that-

Stewart Planning – Town & Regional Planners PO Bax 2095 Wainis Ray

atta@ap.com.es +264 64 280 773 +264 85 754 4740

NOTICE OF INTENTION TO ESTABLISH NEW TOWNSHIPS AND LAYOUT APPROVAL ON FARMS NO. 75 AND 76 OF THE FARM WANDERDUNEN NO. 23

Notice is hereby given that Stewart Planning – Town & Reglenal Planners intends to apply to the Walvis Bay Municipality and/or Ministry of Ur-ban and Rural Development on behalf of Portis Properties Trust as the registered owner of Farme No. 23) for the following the Farm Wanderdauen No. 23) for the following ne of latatory approvals:

statutory approvals: [1] Township establishment and layout approval on Farm No. 75 (comprising of 196 land portions). [2] Township establishment and layout approval on Farm No. 76 comprising of 196 land portions). [3] Minister exemption to create eff aixes less them 306m² in terms of the National Housing Policy of 2009. Farms 75 and 76 are located about 1 kin conflictant from the turbus neighbor of Naturaville, Walvis, Bay, aix conten-nets - 32,933953, 14,532019. The land is currently unced "Lindetermined" and has been carrangeded to become a thrune township extensions that will from part of Naturaville. (Nameville

Take note that -

Take note that -(a) the planning application and browship layout plan-are open for impection during normal office hears at Rosen 101 of the Tawar Planning Section of the Wahrie Buy Manziopality, Clvic Centre and Sinwart Planning, 122 Sam Najorna Avenue. An electronic copy can also herrapasted from Mr NCote: unfightpacenary (b) interested and/or affected parties are encouraged to register with Secure Planning and to asirent their writ-ten comments, representations, input and/or objections to the planning application. C the deadline to expirer with Siewart Planning and to are objections will be on other Friday, 7 June 2024. Sites of Shearthe

Stewart Planning Town & Regional Planners PO Box 2095 Walvin Bay 0000@3p.com.8# +26464280773 +264857544740

Z MUNICIPALITY OF SWAKOPMUND

CONSENT USES, ERECTION OF BUILDINGS AND USE OF LAND IN TERMS OF THE SWAKOPMUND ZONING SCHEME

Notice is hereby given in terms of Clause 6 Notice is needy given in terms or Usuas o of the Swakopmund Zoning Scheme that the Municipal Council considers the following consent uses, erection of buildings and used of land, details of which are obtainable from the General Manager: Engineering & Plangton Society Planning Se

- Erf 1988, Mondesa Extension 3 (Camelery Cresent): Special consent for a Resident Occupation Administrative Office. Erf 1702, Swakopmund Extension 3 (p/o Matadi Matheis Street & Anton Lubowski 1.
- 2
- Matad Mathels Street & Anon Luberski Avenuel; Special consent to operate a Residential Guesthouse. Erf 2400, Unit 11 Swakopmund Extension 8 (& Kamool Street); Special consent for a Resident Occupation Administrative Officient
- 4
- -
- Resident Occupation Administrative Office. Erf 1111, Tamatakia (olo Viode Rede Avenue & Sinden Laam): Special consent to erect a dwelling house. Erf 3371, Mondeas (olo Onesia & Bernard K. Tjariko Strael): Special consent for a Resident Occupation Administrative Office
- Resident Occupation Admenstrative Office. Elf 2789, Beakspersond Extension 2, (Mo. 13 Hidjon Hammännya Averaue): Spocial Consent for a Shop to include a General Desire, Buthren, Restaurus (Talvanew), Beakery, Fruit & Vagatable Wholesaler, Lapor Wholesaler. Elf 281, Misuture Edunation 1 (Levender Sheet): Special consent for a Resident Occupation Administrative Office.
- entect Person: Mr. J. Heita (Manager: Town

Planning) Tel: +254 (64) 4104403.

Any person having any objections to the proposed activities may lodge such objections, duly motivated in writing, with the Chief Executive Officer before or on 10th Jane 2024.

A Benjamir Chief Executive Officer NOTICE NO: 43/2024

NAMIB TIMES 7

NOTICES & VACANCIES **NOTICES & VACANCIES NOTICES & VACANCIES**

NOTICE OF THE CONSENT APPLICATION IN TERMS OF THE WALVIS BAY TOWN PLANNING SCHEME

CONSENT: Home Based Business (Hair Salon) ON ERF NO: 4606 TOWNSHIP/AREA: Kui-ebmond STREET NAME & NO: 14 Agaa ON ERF

In terms of the Wolvis Bay Town Planning Scheme, notice is hereby given that l/we, the undersigned, have applied to the Municipality of Walvis Bay for permission to erect/establish on the site a/an: Home Based Business (Hair Salon).

Plans may be inspected or particulars of this application may be obtained at Town Planning, FirstFloor, Rooms 101 & 105, Civic Centre.

Any person having any objection to the approval of this application, must lodge such objection, together with grounds thereof, with the General Manager: Roads and Building Control, (Town Planning), Private Bag, 5017, Walvis Bay and the applicant, in writing, not later than 7 June 2024.

NAME AND ADDRESS OF APPLICANT: Toini Nashama, PO Box 6575, Walvis Bay email: toinitaatsu21@gmail.com

NOTICE OF THE CONSENT APPLICATION IN TERMS OF THE WALVIS BAY TOWN PLANNING SCHEME

CONSENT: D Exact Leans CC ON ERF NO: 913 TOWNSHIP/AREA: Welvis Bay STREET NAME & NO: 164 Hage Geingob Avenue.

a terms of the Walvis Bay Town Planni ing. Scheme, notice is hereby given that I/we, the undersigned, have applied to the Municipality of Walvis Bay for permission to erect/establish on Walvis Bay for permission to a the site a/an: D Exact Loans CC.

Plans may be inspected or particulars of this application may be obtained at Town Planning, Fint Ploor, Rooms 101 & 105, Civic Centre.

Any person having any objection to the approval of this application, must lodge such objection, together with grounds thereof, with the General Manager: Roeds and Building Control, (Town Planning), Private Bag 5017, Walvis Bay and the applicant, in writing, not later than 7 June 2024. NAME AND ADDRESS OF APPLICANT:

Dann Van Zyl, PO Box 5950, Walvis Bay mail:dexa s@gmail.com

MINISTRY OF TRADE & INDUSTRY

LIQUOR ACT, 1938 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1938

(Regulations 14, 26 & 33)

Notice is given that an opplication in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Magistrate of the District

Magatine. of Eronge. More and postal address Weyglu L. Nome and postal address of applicant: Weydlu Haushons F.O. Box 61 Hentise Bay. 2. Name of business to which application relates: Entertainment Cool Bar 3. Address/location of

3. Address/location of premises to which

application relates: Erf 132, Hendrik Withooi Street, Hendrik Withooi Street, Hendrik Withooi Application: Application: Application for Transfer of license from Gertrude ND. Haushens to Weyulu Henstone.

Haushona. 5. Clerk of the court with whom application will be

lodged: Swakopmand Magistrate

Court. 6. Date on which application will be lodged: 20 May 2024.

Any objection or written submission in terms of section 28 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach Secretary, not less than 21 days before the date of the meeting of the Committee at which application will be



VACANCY ANNOUNCEMENT

Etosha Fishing Corporation (Pty) Ltd based in Walvis Bay, Namibia has a fixed-term (Seasonal) vacancy for four (4)

QUALITY CONTROLLERS

If interested, please visit our Blog on the following website www.ppm.com.na for more information.

The closing date is Friday, 24 May 2024.

OCCONESS FROM THE SEA



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5.3 Stakeholder Briefing and Community Consultation

Upon placing of adverts dated 10th & 17th May 2024, placement of notices on notice boards and placement of notice in the government gazette No. 207 of 2024, dated 15th May 2024, *that no comments and/or objected were received from the stakeholders regarding the proposed township development*. Hence no meeting was held as none of the general public showed up. Hence the only stakeholders that registered as interested and affected parties were;

- Stewart town planning consulting
- Walvis bay Municipality
- October Seafarers United Land and Housing Federation

Review of the Draft Scoping Report and Issues and Response Report

Stakeholders were given two months period to comment on the draft scoping report. Stakeholders had an opportunity to verify information in the first draft and raise further issues not properly addressed in the scoping report. A period for comment lapsed without any comments from them.

Announcement for report availability

The availability of the draft report was announced by way of:

• All initial calls for register as Interested and affected parties in newspaper advertisements.

Distribution of draft report

The report was distributed for comment as follows:

- Left at the Walvis Bay Municipality and upon request from interested parties.
- A copy was issued to the Town Planning Office, Walvis Bay Municipality.

5.4 Final Scoping Report and Issues and Responses Report

The final Scoping Report was prepared at the end of the comment period end of February 2025. No comments from stakeholders were registered.

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NYEPEZ Consultancy cc

Environmental Assessment Practitioner and Management Consultant

6. REFERENCE

- Stewart, B. (2023). Draft Walvis Bay Structure Plan. Walvis bay Municipality
- DEAT (2002) Impact Significant, integrated Environmental Management, Information Series 5, Department of Environmental Affairs and Tourism (DEAT), Pretoria.
- DEAT (2006) Guideline 5: Assessment of Alternatives and Impact in support of the Environmental Impact Assessment Regulations, 2006. Integrated Environmental Management Guideline Series, Department of Environmental Affairs and Tourism (DEAT), Pretoria.
- Environmental Management Act of 2007, Namibia.
- Environmental Impact Assessment Regulations, GN 6 February 2012. Namibia.
- National Planning Commission (2003) Population and Income and Housing Census. Central Bureau of Statistics, Windhoek

ANNEXURES

- 1. EIA practitioner company profile
- 2. Advertisement notices
- 3. Stakeholder register & Comments
- 4. Council resolution & Ministerial approval
- 5. Public consultation minutes