

# Environmental Scoping Report (ESR) for:

**Environmental Impact Assessment for the Rezoning of Portion A (A Portion of Erf No. 3785) Narraville Extension 7, Walvis Bay from “Public Open Space” to “Utility Services for the Construction of a Sub-Station\_ Walvis Bay, Erongo Region, Namibia.**

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## List of Acronyms

BID:	Background Information Document
DEA:	Directorate of Environmental Affairs
EA:	Environmental Assessment
EAP:	Environmental Assessment Practitioner
EM:	Environmental Management
ECC:	Environmental Clearance Certificate
ECO:	Environmental Control Officer
EIA:	Environmental Impact Assessment
EMA:	Environmental Management Act
EMP:	Environmental Management Plan
GG:	Government Gazette
GN:	Government Notice
I&APS:	Interested and Affected Parties
IMP:	Impact Management Plan
MEFT:	Ministry of Environment, Forestry and Tourism
SDFN	Shack Dwellers Federation of Namibia
SHEW:	Safety, Health, Environment and Wellness
ToR:	Terms of Reference



# 1. CHAPTER ONE: BACKGROUND INFORMATION

## 1.1. Introduction

Erf No. 3785 Walvis Bay is owned and registered in the name of the Municipality of Walvis Bay. Erongo RED has requested a portion measuring approximately 120m<sup>2</sup> of Erf No.3785 Narraville Extension 7, Walvis Bay (Portion A of Erf 3785) from the Municipality, in order to construct a substation on the property of which provisional approval has been granted to the company. The primary purpose of the proposed substation is to support the electrification of Narraville Extension 19, which currently does not have access to electricity, and to enhance the reliability of supply to existing residential developments in the surrounding area.

The Municipality of Walvis Bay and Erongo RED (Pty) Ltd entered into an agreement which will allow the aforesaid entity to erect an electrical substation on a portion of municipal land. It is in most cases necessary to subdivide both Municipal owned and privately owned properties in order to create a separate property for the substations. Only once the properties have been subdivided and/or rezoned can the transfer of the land for the substation be affected.

Harmonic Town Planning Consultants has therefore been appointed to undertake an Environmental Scoping Assessment (ESA), formulate an Environmental Management Plan (EMP), and apply for an Environmental Clearance Certificate (ECC) to the Ministry of Environment, Forestry and Tourism (MEFT) and the Directorate of Environmental Affairs (DEA) for the rezoning of Portion A (A Portion of Erf 3785) and the subsequent construction of a sub-station on the newly rezoned Portion A of Erf 3785. In this respect, this document forms part of the application to be made to the DEA's office for an Environmental Clearance Certificate for the proposed rezoning and construction of a substation for the transmission and supply of electricity according to the guidelines and statutes of the Environmental Management Act No.7 of 2007 and the Environmental Impact Regulations (GN 30 in GG 4878 of 6 February 2012).

**The listed activities that require an Environmental Clearance Certificate in terms of Sections 1 (a) and 5.1 (d) of the Regulations in Government Notice No. 30 of 6 February 2012, which reads as follows:**

### **Energy Generation, Transmission and Storage Activities**

1. *The construction of facilities for-*
  - (b) *the transmission and supply of electricity.*



## ***Land Use and development activities***

### *5.1 The rezoning of land from:*

*(d) Use for nature conservation or zoned open space to any other land use.*

The above developments are listed activities in terms of the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (Government Notice No. 30 of 2012).

## **1.2. Projection Location and Description**

Portion A (A Portion of Erf 3785) is situated in Extension 7, Walvis Bay, at the intersection of Firefish, and Tamarisk Street. The Erf is predominantly surrounded by “Single Residential” erven with “Municipal” and “Local Business” land uses in close proximity. Portion A (A Portion of Erf 3785), Extension 7 measures 120 m<sup>2</sup> in extent and is zoned “Public Open Space” as per the Walvis Bay Zoning Scheme. The erf is currently vacant.

The area is predominantly characterised by formal residential, and a few municipal and local business erven, public open space and institutional land uses towards the north and northwest. Portion A (A Portion of Erf 3785) is located across from the construction site of the self-development housing organisation, the Shack Dwellers Federation of Namibia (SDFN), where residential units are currently under development. The proposed construction of the substation will support the SDFN housing project and will also enable the electrification of the entire Narraville Extension 19 area, which currently has no access to electricity.





Figure 1, Location of Portion A (A Portion of Erf No. 3785) Narraville Extension 7, Walvis Bay.

Table 1: The Proposed Project Site Coordinates

<b>Co-ordinates: Decimal Degrees</b>
-22.947346,
14.545184

### 1.2.1. Proposed Development

Erongo RED has requested 120m<sup>2</sup> of Erf No.3785 Narraville Extension 7, Walvis Bay from the Municipality of Walvis Bay, to construct a substation on the property of which provisional approval has been granted to the company.



I. Subdivision of Erf No. 3785:

The client wishes to subdivide a portion of the property into Portion A and the Remainder. The subdivision allows the Erf to be subdivided into two portions. The proposed subdivision will not cause any constraints on the existing infrastructure or reduce the utility of the Erf.

Table 2: Subdivision of Erf 3785

Erf No.	Erf Size (m <sup>2</sup> )	Current Zoning
Portion A	120	Public Open
Re/3785	3 617.11	Public Open
Total	3 737.11	

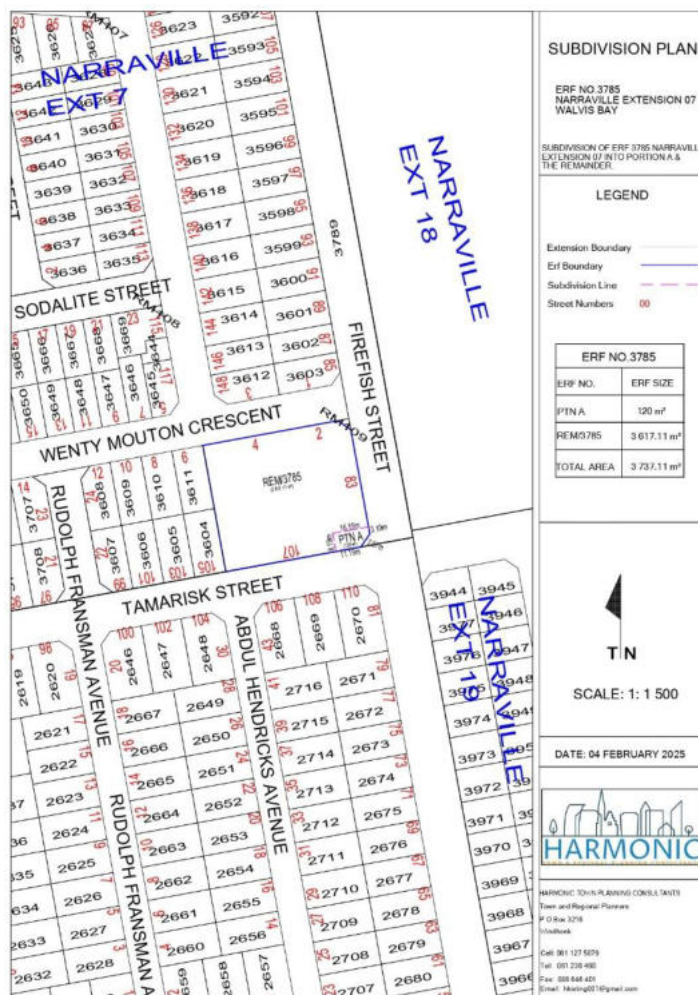


Figure 2, Proposed subdivision of Erf 3785 into Portion A and the Remainder.



II. Closure of Portion A of Erf No.3785:

Furthermore, the newly subdivided Portion A will be permanently closed as a “Public Open Space” in terms of Section 50(1) of the Local Authority’s Act,1992 (Act 23 of 1992).



Figure 3, Proposed closure of Portion A of Erf 3785

III. Rezoning of Portion A of Erf No. 3785:

Portion A will be rezoned from “Public Open Space” to “Utility Services”. The client wishes to erect an electrical substation on the Erf.

Table 3: Rezoning of Portion A of Erf 3785

Erf No.	Erf Size (m <sup>2</sup> )	Current Zoning	Proposed Zoning
Portion A	120	Public Open	Utility Services
Re/3785	3 617.11	Public Open	



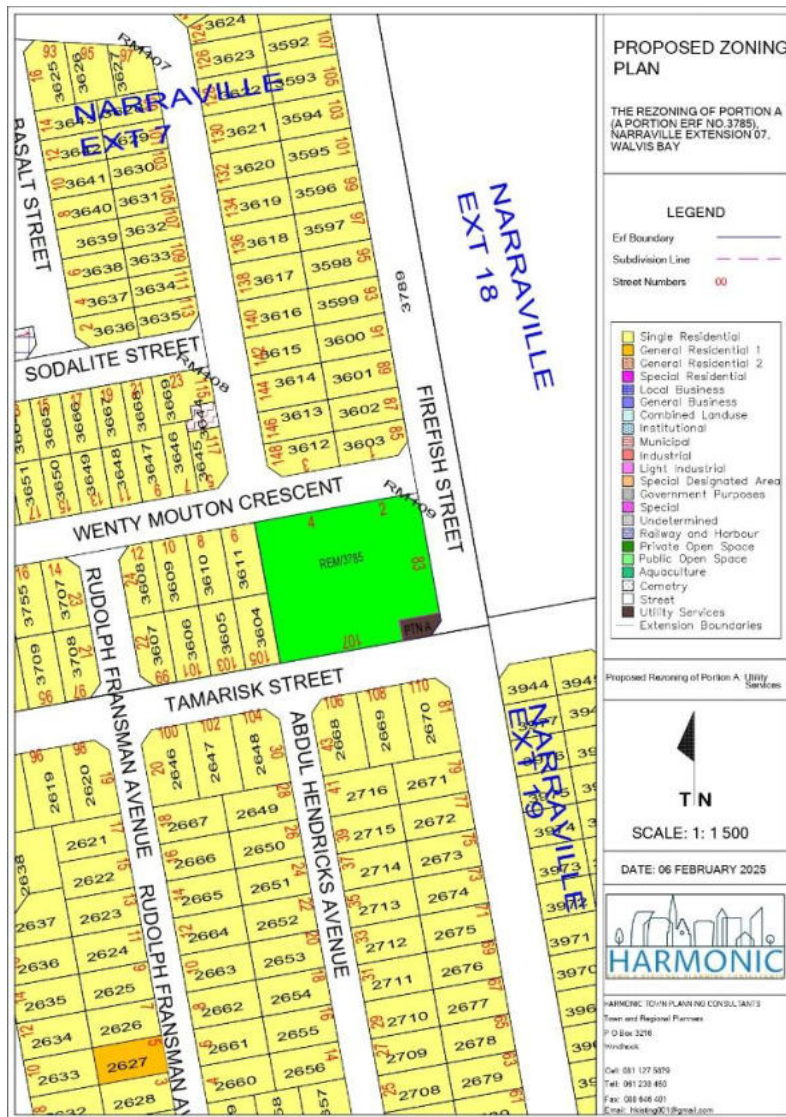


Figure 4, Proposed Zoning Portion A (A Portion of Erf 3785) Narraville Extension 7, and the surrounding erven.

It is the intention to subdivide Erf 3785, into proposed Portion A (120m<sup>2</sup>) and the Remainder, to close proposed Portion A as a Public Open Space and rezone proposed Portion A from “Public Open Space” to “Utility Services”

The proposed development entails the rezoning of Portion A (A Portion of Erf No. 3785), Narraville Extension 7, Walvis Bay, from “Public Open Space” to “Utility Services” in order to facilitate the construction and operation of an electrical substation by the proponent. The substation will form part of the broader electricity distribution network and is intended to strengthen and expand electricity supply within the Narraville area.

In terms of the Walvis Bay Zoning Scheme, Utility Services are defined as land or buildings used for the provision of essential services, other than those provided directly by the Council, and include facilities such as electrical substations, communication services, and similar uninhabited infrastructure installations. The proposed use therefore conforms to the zoning



scheme definition and represents an appropriate land use for infrastructure of a strategic and technical nature.

The electrical substation will comprise standard infrastructure components associated with electricity distribution, including transformer units, switchgear, control equipment, security fencing, and associated ancillary structures. The facility will be uninhabited and operated in accordance with Walvis Bay Municipality and Erongo Red's technical and safety standards, as well as all applicable occupational health, safety, and environmental requirements. Access to the site will be controlled, and the design will prioritise safety, operational efficiency, and minimal disturbance to surrounding land uses.

The primary purpose of the proposed substation is to support the electrification of Narraville Extension 19, which currently does not have access to electricity, and to enhance the reliability of supply to existing residential developments in the surrounding area. In addition, the development will support the nearby Shack Dwellers Federation of Namibia (SDFN) housing project by ensuring adequate and reliable electrical infrastructure to meet current and future demand. The proposed development is located within an established urban area and has been sited to make optimal use of existing road access and bulk infrastructure, thereby avoiding the need for extensive new service extensions. Given the technical nature of the development and its relatively small footprint, construction activities are expected to be localised and temporary, with limited long-term environmental impacts once the substation becomes operational.

Overall, the proposed rezoning and development of an electrical substation on Portion A is considered appropriate, necessary, and compatible with surrounding land uses, while playing a critical role in improving service delivery, supporting housing development, and contributing to sustainable urban growth within Walvis Bay.

### *1.2.2. Infrastructures and Services*

Portion A (A Portion of Erf 3785) will be connected to the existing bulk. The erf is situated in an already planned township and is connected to the town's bulk services, comprising of potable water, sewer, and solid waste management. Portion A (A Portion of Erf 3785) Narraville Ext. 7 will be connected to the existing bulk reticulation services in accordance with the Walvis Bay Municipality's standards.

### **1.3. Need and Desirability**

The proposed rezoning of Portion A (a Portion of Erf No. 3785), Narraville Extension 7, from "Public Open Space" to "Utility Services" is motivated by the need to strengthen and expand electricity infrastructure within the Narraville area. The development seeks to address existing



service delivery constraints, particularly the lack of electricity supply to Narraville Extension 19, while also supporting surrounding residential developments, including the SDFN housing project located opposite the site. Access to reliable electricity is a critical requirement for sustainable urban development, as it supports improved living conditions, economic activity, public safety, and the efficient functioning of households and community facilities. The proposed electrical substation will form part of the broader electricity distribution network, ensuring adequate capacity to meet both current demand and future growth in the area.

The site is strategically located within an established township and is well positioned to utilise existing road access and bulk municipal infrastructure. This allows for the efficient provision of services without the need for extensive new infrastructure, thereby minimising public expenditure and reducing potential environmental impacts. The rezoning will enable the optimal use of a vacant and underutilised erf, ensuring that land is used in a manner that delivers clear public benefit. From a planning and policy perspective, the proposed rezoning is consistent with the objectives of the Walvis Bay Zoning Scheme, which recognises the importance of utility services in supporting residential development and urban functionality. Electrical substations are an essential component of integrated urban systems and are compatible with the surrounding residential and municipal land uses.

While the proposed development will result in the loss of a portion of public open space, the footprint of the substation is limited, and the broader social and economic benefits associated with improved electricity access outweigh the loss of the underutilised open space function. Overall, the proposed development is both necessary and desirable, as it supports sustainable urban growth, improved service delivery, and the long-term development objectives of Walvis Bay



Figure 5, Depicts the Shack Dwellers Federation, the self-development housing project, and the dwelling units that require electrification on Extension 19.





Figure 6, Depicts the Public Open Space of Erf 3785, Narraville Extension 7

Below are key points that underscore its desirability:

- Safety and Security

The provision of reliable electricity will enable street and yard lighting, significantly improving nighttime visibility within the neighbourhood. Improved lighting acts as a deterrent to criminal activity, enhances public safety, and increases residents' sense of security, particularly for pedestrians and vulnerable groups.

- Economic Development

Access to reliable electricity will support the operation and growth of small-scale local businesses such as home-based shops, salons, and service enterprises. This will contribute to job creation, income generation, and the stimulation of the local economy, thereby improving livelihoods and reducing economic vulnerability within the community.

- Water Accessibility

Electricity is essential for the operation of electric water pumps and related infrastructure. Reliable power supply will therefore ensure consistent access to clean water, improving sanitation, hygiene, and overall public health conditions for residents in the area.

- Communication and Connectivity

The availability of electricity will support communication technologies, including mobile phone charging, internet access, and digital services. Improved connectivity will facilitate access to information, education, emergency services, and economic opportunities, contributing to social inclusion and improved quality of life.



- The Remainder Erf 3785 (Public open Space)

The Remainder Erf will still retain its initial and intended use, which is for a recreational purpose, promoting a sustainable urban growth in the town. The northern part of the erf is reserved for a 25-meter power line servitude.

#### 1.4. Objectives of this Study

This Environmental Impact Assessment is being undertaken in compliance with the Environmental Management Act No.7 of 2007 and the EIA Regulations (GN 30 in GG 4878 of 6 February 2012). It is a prerequisite by the law to have an Environmental Impact Assessment carried out before the implementation of the prescribed projects as elaborated in the EIA Regulations (GN 30 in GG 4878 of 6 February 2012).

The main objectives of this study are to:

- identify and provide mitigation measures of the expected impacts of the proposed project to protect the environment;
- brief the Project Proponent on the legal and policy framework governing the proposed activity;
- identify the possible changes in the biodiversity index that might be because of the project implementation in the area;
- reflect on the various public concerns which will help the National Environmental Action Planners, economists, and concerned stakeholders to make decisions; and
- develop preventive and precautionary measures for the expected physical and biological environmental negative impacts associated with the proposed project activities.

#### 1.5. Terms of Reference

To be able to implement the project, an Environmental Impact Assessment and Environmental Clearance is required. For this environmental impact exercise, Harmonic Town Planning Consultants CC followed the terms of reference as stipulated under the Environmental Management Act.



The aim of the environmental impact assessment is:

- To comply with Namibia's Environmental Management Act (2007) and its regulations (2012). To ascertain existing environmental conditions on the site to determine its environmental sensitivity;
- To inform I&AP's and relevant authorities of the details of the proposed activities and to provide them with an opportunity to raise issues and concerns;
- To assess the significance of issues and concerns raised;
- To compile a report detailing all identified issues and possible impacts, stipulating the way forward and identifying specialist investigations required; and
- To outline management guidelines in an Environmental Management Plan (EMP) to minimize and/or mitigate potentially negative impacts.
- A conclusion and recommendations for the project Proponent on an advisory note.

The tasks that were undertaken for the Environmental Impact Assessment included the evaluation of the following: climate, water (hydrology), vegetation, geology, soils, and social.



## 2. CHAPTER TWO: POLICY, LEGAL AND ADMINISTRATIVE FRAMEWORK

### 2.1. Introduction

This EIA is identifying and reviewing the administrative, policy, and legislative situation concerning the proposed activity, to inform the proponent about the requirements to be fulfilled in undertaking the rezoning. The section is a presentation of the legislative framework within which the proposed development-related activities will be established and operated. The focus is on compliance with the legislation during the planning, construction, and operational phases. All relevant legislation, policies, and international statutes pertaining to the project are highlighted in Table 1. Below as specified in the Environmental Management Act, 2007 (Act No.7 of 2007) and the regulations for Environmental Impact Assessment as set out in the Schedule of Government Notice No. 30 (2012).

Legal provisions that have relevance to various aspects of these developments are listed in the Table below.

Table 4: Legislation Applicable to the Proposed Development

<b>Legislation</b>	<b>Section (s)</b>	<b>Implications</b>
<b>Environmental Management Act No. 7 of 2007</b>	Section 3	All activities performed should be in line with the following principles: <ul style="list-style-type: none"> <li>○ Interested and affected parties should have an opportunity to participate in decision making</li> <li>○ Listed activities should be subject to an EIA</li> <li>○ Polluter should pay for rehabilitation</li> <li>○ Pollution should be minimized</li> </ul>
	Section 27	<ul style="list-style-type: none"> <li>● Environmental assessments should be carried out for listed activities. The proposed activity can be classified under the following range of activities: <ul style="list-style-type: none"> <li>○ the transmission and supply of electricity; and</li> <li>○ use for nature conservation or zoned open space to any other land use</li> </ul> </li> <li>● These sections detail the process to be followed in order to obtain a clearance certificate.</li> </ul>
	Section 33 onwards	All existing listed activities must obtain a clearance certificate within one year of the law coming into effect (February 2013). Therefore, all existing activities which can be considered a listed activity should apply for clearance.



<b>Legislation</b>	<b>Section (s)</b>	<b>Implications</b>
<b>EMA Regulations GN 28-30 (GG 4878) (February 2012)</b>	Listed activity: 5.1 6. – 9; 13; 15; 21 - 24	<ul style="list-style-type: none"> <li>• This activity can be considered as the rezoning and the transmission and supply of electricity.</li> <li>• These sections detail the process to be followed in terms of producing an Environmental Assessment and this process should be adhered to during the generation of information for this document.</li> </ul>
<b>Labour Act No. 11 of 2007</b>	Section 3 Section 4 Section 9 Section 39 - 42	<ul style="list-style-type: none"> <li>• Children under the age of 16 may not be employed Forced labour may not be used during any construction activities.</li> <li>• Basic conditions of employment as stipulated by the law must be met.</li> <li>• The employer shall ensure the health and safety of all employees and non-employees on site. Employees must fulfil their duties in order to ensure their own health and safety and that of other employees and persons. Employees may leave the work site if reasonable measures to protect their health are not taken.</li> </ul>
<b>Electricity Act No. 4 of 2007</b>	Section 33	<ul style="list-style-type: none"> <li>• Installations used for the provision of electricity should be operated with due compliance with the requirements of laws relating to health, safety and environmental standards. Therefore, any company involved within the Electricity Supply Industry must adhere to the laws covering the previously stated aspects or stand to lose their licenses to operate.</li> </ul>
<b>Water Act No. 54 of 1956</b>	Sections 21 and 22 Section 23	<ul style="list-style-type: none"> <li>• Conditions in terms of the disposal and management of effluent are to be adhered to.</li> <li>• Any person causing pollution to a water source shall be guilty of an Offence</li> </ul>
<b>Water Resources Management Act No. 24 of 2004</b>	Section 56	<ul style="list-style-type: none"> <li>• No discharge of effluent may take place without a permit.</li> <li>• Effluent is defined under this Act as any liquid discharge that occurs as a result of domestic, commercial, industrial or agricultural activities.</li> </ul>
<b>Public Health Act No. 36 of 1919</b>	Section 122	<ul style="list-style-type: none"> <li>• It is an offence to cause any form of a nuisance which includes water pollution</li> </ul>
<b>Hazardous Substances Ordinance 14 of 1974</b>	Section 27	<ul style="list-style-type: none"> <li>• To provide for the control of substances which may cause injury or ill-health to or death of human beings, by reason of their toxic, corrosive, irritant, strongly sensitizing or flammable nature or the generation of pressure thereby in certain circumstances;</li> </ul>



<b>Legislation</b>	<b>Section (s)</b>	<b>Implications</b>
<b>Hazardous Substances Ordinance 14 of 1974</b>	Section 27	<ul style="list-style-type: none"> <li>to provide for the division of such substances into groups in relation to the degree of danger;</li> <li>to provide for the prohibition and control of the importation, manufacture, sale, use, operation, application, modification, disposal or dumping of such substances; and to provide for matters connected therewith.</li> </ul>
<b>Forest Act No. 12 of 2001</b>	Section 22 Section 41	<ul style="list-style-type: none"> <li>Vegetation may not be removed within 100 m of a river, stream or water course</li> <li>A person shall be liable for damage caused by any fire which arises as a result of activities carried out on site without having taken reasonable measures to prevent a fire.</li> </ul>
<b>Nature Conservation Ordinance No. 4 of 1975</b>	Section 74	<ul style="list-style-type: none"> <li>Protected plants may not be removed or damaged without a permit.</li> </ul>
<b>Soil Conservation Act No. 76 of 1969</b>	Section 4 Section 13 Section 21	<ul style="list-style-type: none"> <li>Institutions may be ordered by the relevant Minister to construct soil conservation works when and where necessary.</li> <li>Fire protection schemes may be implemented to regulate the prohibition of veld burning as well as the prevention, control and extinguishing of veld and forest fires</li> <li>It is illegal to damage, destroy / fail to maintain any soil conservation works; fire belts; works constructed in terms of a fire protection scheme</li> </ul>
<b>National Heritage Act No. 27 of 2004</b>	Sections: 46, 48 & 55	<ul style="list-style-type: none"> <li>All heritage resources are to be identified and either protected or removed/mitigated with a permit from the National Monuments Council, before any development may take place;</li> <li>A chance find procedure should be followed in case of discovery of a heritage resource</li> </ul>

### 3. CHAPTER THREE: RECEIVING ENVIRONMENT

#### 3.1. Climate

Walvis Bay experiences a cool arid (cold desert) climate, largely influenced by the cold Benguela Current along the Atlantic coastline. This climatic system results in extremely low rainfall, frequent coastal fog, relatively mild temperatures, and high humidity compared to inland desert regions (Mendelsohn et al., 2002; Matrix Consulting Services, 2020).



### *3.1.1. Rainfall and Precipitation*

Rainfall in Walvis Bay is very limited and highly variable, with long-term average annual rainfall generally below 20 mm per annum. Rainfall events are sporadic, irregular, and unpredictable, occurring mainly during summer months but often absent for several consecutive years (Mendelsohn et al., 2002; Environam Consultants, 2019).

### *3.1.2. Evaporation*

Evaporation rates in the coastal zone are high relative to rainfall, exceeding 2,000 mm per annum, resulting in a significant moisture deficit. Despite this, atmospheric moisture derived from fog plays an important role in the local climate system (Matrix Consulting Services, 2020).

### *3.1.3. Temperatures*

Temperatures in Walvis Bay are moderated by the oceanic influence. Average daily maximum temperatures range between 18°C and 25°C, while minimum temperatures typically range between 10°C and 15°C. Extreme temperatures are rare, and seasonal variation is limited compared to inland regions (Mendelsohn et al., 2002).

## **3.2. Topography**

Walvis Bay is located on a low-lying coastal plain at or near sea level, bordered by the Namib Desert dune fields to the east. The terrain is generally flat with gentle gradients, allowing for urban development but also making certain areas sensitive to flooding during extreme storm surge or high-tide events (Mendelsohn et al., 2002; ECC Environmental Consultants, 2020).

## **3.3. Geology, Soils and Geohydrology**

### *3.3.1. Geology & Soils*

The geology of Walvis Bay is predominantly characterised by unconsolidated aeolian and marine sediments associated with the Namib Desert and coastal depositional environments. These sediments mainly consist of fine to coarse sands, silts, and gravels that have accumulated through wind-driven and marine processes over extended geological periods. These superficial deposits overlie older basement formations belonging to the Damara Sequence, which forms the geological foundation of much of central and western Namibia (Mendelsohn et al., 2002).

Soils within the Walvis Bay area are largely sandy in nature, with very low organic matter content and limited nutrient availability. Due to their coarse texture, these soils exhibit poor water-holding capacity and are highly susceptible to wind erosion if left exposed. In addition,



elevated salinity levels are common, particularly in areas closer to the coast, as a result of marine aerosols, salt spray, and frequent fog deposition originating from the Atlantic Ocean. These soil characteristics limit natural vegetation growth and influence land-use suitability within the area (Environam Consultants, 2019).

### 3.3.2. *Geohydrology*

Walvis Bay has no perennial rivers or significant surface water bodies within the town. The coastal plain is relatively flat, and drainage occurs primarily via ephemeral stormwater channels that form during rare heavy rainfall events. These channels typically dry up quickly due to high evaporation rates and low rainfall (Mendelsohn et al., 2002).

The proposed project site Portion A (A Portion of Erf 3785) is located away from any natural drainage channels, and no permanent wetlands or rivers occur in its immediate vicinity. Consequently, the proposed development is unlikely to directly impact surface water systems.

### 3.3.3. *Hydrogeology (Groundwater)*

The Walvis Bay area is underlain by coastal aquifers within unconsolidated sands, silts, and gravels, overlying the older Damara Sequence basement rocks (Mendelsohn et al., 2002; Environam Consultants, 2019). Groundwater flows primarily through primary porosity in the sediments but may also follow secondary structures such as fractures and faults in underlying bedrock.

Groundwater in Walvis Bay is generally brackish to saline, making it unsuitable for drinking without treatment. The town relies on bulk water supplied by NamWater from the Kuiseb River Scheme (Christelis & Struckmeier, 2011). Boreholes are sparsely distributed, mainly for industrial, commercial, or supplementary municipal use, with typical depths of 50 - 200 m. Groundwater generally flows westwards towards the Atlantic Ocean, though local variations occur near abstraction wells.

Aquifers are mostly semi-confined, with some unconfined zones in sandy deposits. Recharge is limited due to the arid climate, occurring mainly through rare rainfall events and fog condensation (Matrix Consulting Services, 2020). Seasonal fluctuations in groundwater levels are common.

The proposed project site, Portion A (A Portion of Erf 3785, Narraville Extension 7), is in an urbanised area with no immediate groundwater abstraction points, and the substation construction is not expected to impact the local aquifers.



### 3.4. Terrestrial Ecology: Fauna and Flora

#### 3.4.1. *Fauna and Flora*

The area surrounding Portion A is highly urbanised, with significant human activity and infrastructure development. Natural vegetation is sparse, consisting mainly of hardy, drought-adapted shrubs and grasses suited to sandy and saline soils (Mendelsohn et al., 2002).

Scattered trees, such as Acacia species, may be present, but no protected or endemic species are known to occur on Portion A. Fauna is also limited to urban adapted species such as small birds, reptiles, and insects, with domestic animals like dogs and cats commonly observed in residential areas.

The proposed development is expected to have minimal ecological impact, as the site is already cleared and no sensitive habitats or protected species will be affected. Any vegetation removal will be conducted in a controlled and responsible manner to minimise soil erosion and habitat disturbance.

### 3.5. Socio-Economic Conditions

#### 3.5.1. *Social Demography*

Walvis Bay is one of the fastest growing urban centres in Namibia, reflecting significant demographic expansion over recent decades. According to the 2023 Population and Housing Census, Walvis Bay had an estimated population of 102,704 residents, which represents substantial growth from 62,096 residents recorded in 2011 and 43,611 in 2001 (NSA, 2023 Census data).

This rapid growth is largely driven by internal migration, particularly from northern and rural areas, as people move to Walvis Bay seeking employment opportunities in the port, fishing, industrial, and services sectors. The town's expanding population is characterised by a young demographic profile, with a high proportion of residents in the working age group (15 – 59 years), mirroring national trends where approximately 56.1% of the population falls within this age group.

Walvis Bay's urbanisation reflects broader national patterns, with Namibia's urban population increasing significantly since 2011, indicating shifting settlement dynamics and greater demand for urban services and infrastructure.



### 3.5.2. *Economic Activities*

Walvis Bay is a key economic hub within Erongo Region and Namibia. Its strategic coastal location and deep-water harbour support major industries, including:

- Port and logistics operations, which form the backbone of the town's economy, facilitating national and regional import-export trade.
- Fishing and seafood processing, which employ a substantial portion of the local workforce and contributes significantly to local livelihoods.
- Commercial, industrial, and service sectors, including retail, hospitality, transport, and construction.

Growth in these sectors has stimulated employment opportunities, attracting workers from across the country. However, urbanisation also intensifies competition for jobs and services, leading to challenges such as unemployment, particularly among youth and women. According to national survey data, the Erongo Region records an unemployment rate of approximately 32%, which is considered relatively high.

Smaller local enterprises, including home shops, beauty salons, informal trading, and service providers, benefit from increased electricity availability and improved infrastructure, highlighting the importance of reliable utility services such as the proposed substation.

### 3.5.3. *Housing*

The 2023 Census data indicates that Walvis Bay continues to experience pressure on housing and essential services due to rapid population growth. As the population has expanded, demand for adequate housing, sanitation, electricity, water, and waste management has increased substantially.

While detailed constituency level service statistics for Walvis Bay are still emerging from the full Census dataset, broader regional data for Erongo illustrates high levels of utility access in urban areas. In the broader Erongo Region:

- A large majority of urban households reported electricity as the main source of lighting, indicating relatively high access to the electrical grid in urban settings.
- Access to safe drinking water via piped systems was also high in urban areas, suggesting relatively robust water supply coverage for most households.

Despite these strengths, municipalities such as Walvis Bay still face notable service delivery challenges given the growing population. Demand for housing has outpaced supply,



contributing to housing backlogs and the expansion of informal settlements. Municipal leaders have highlighted the need for increased investment in housing, sanitation, and utility networks to support sustainable urban growth.

In the context of the proposed development on Portion A (Erf 3785), improved electricity infrastructure will support not only individual households but also commercial activity and public services, strengthening service delivery and enhancing socio-economic resilience in the area.

## **4. CHAPTER FOUR: PUBLIC CONSULTATION**

Public Consultation forms an important component of the Environmental Assessment process. It is agitated that in the EIA Regulations (2012), Section 21 of the Regulations details steps to be taken during a given public consultation process and these have been used in guiding the EIA process.

The public consultation process has been guided by the requirements of Environmental Management Act (EMA) No. 7 of 2007 and the Urban and Regional Act 5 of 2018, the process has been conducted in terms of regulation 7(1) as well as in terms of the EMA Regulations of GN 30 of 6 February 2012.

The proposed development was advertised in two local newspapers for two consecutive weeks.

### **4.1. Public Consultation Activities**

The following tasks have been undertaken during public consultation process which started on the 27<sup>th</sup> of February 2026.

#### Identification of Interested and Affected Parties (I&APs)

After the scoping process, the EIA team identified I&APs and key stakeholders of the proposed project. The public participation activities to be undertaken for this EIA process were incorporated into the overall approach of the EIA background information. Among key stakeholders identified were the Erongo Regional Council and Walvis Bay Municipality, Erongo Red Electricity distribution (Pty) Ltd (the Proponent). Other I&APs could register to the EIA team and a special database created capturing all their names and correspondence details.



## Distribution of BID

A Background Information Document (BID) was distributed on request by I&A Parties, and it was distributed to key stakeholders identified during the scoping process. The BID provided a description summary of the proposed project, and the project Proponent and the whole procedure of the EIA to be followed.

## Public Announcement.

A public announcement was done to make sure the public is aware of proposed development. The EIA study was announced publicly through the following means presented in Table 5.

Table 5: Details on the modes employed for public notifications of the EIA study

Method / Mode	Area of Distribution	Language	Placement Date
Confidénte	Country Wide	English	27 February 2026 – 06 March 2026
New Era	Country Wide	English	27 February 2026 – 06 March 2026
Site Notices	Municipality of Walvis Bay Notice Board	English	27 February 2026 – 06 March 2026
	At the project site	English	27 February 2026

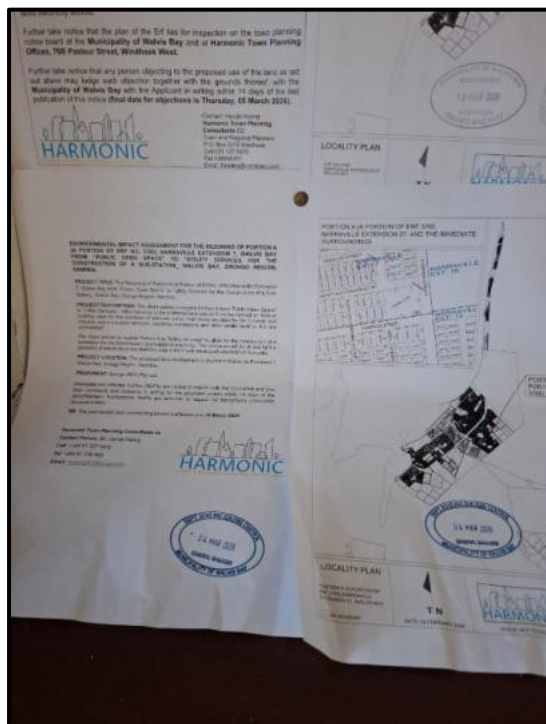


Figure 7: Notice placed at the Municipality of Walvis Bay



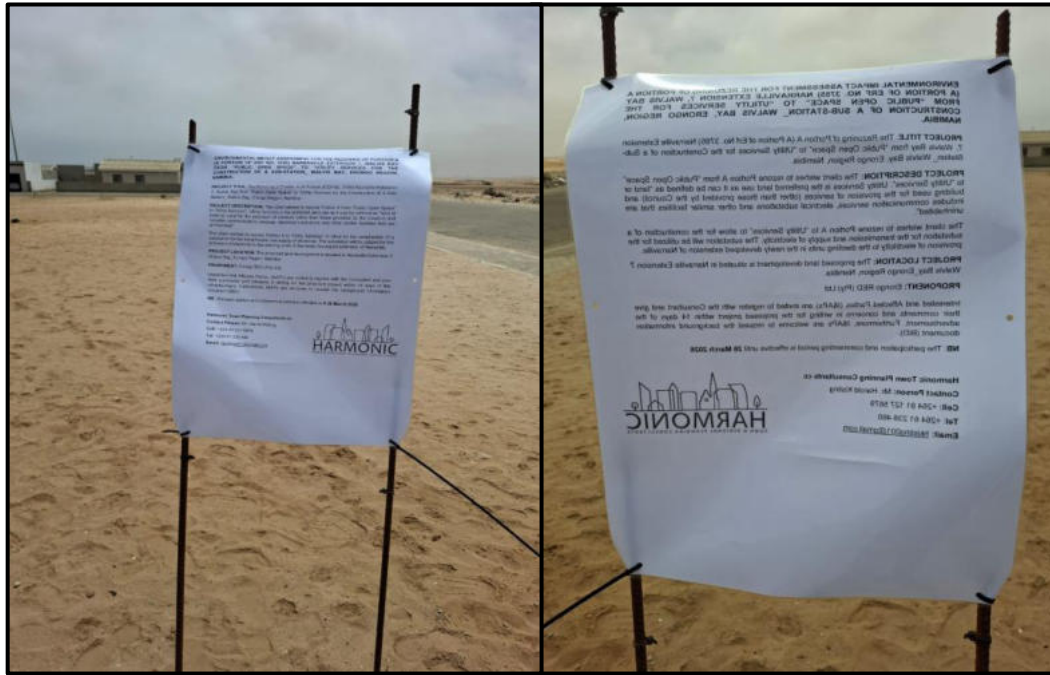


Figure 8: Notice placed on Portion A (A Portion of Erf 3785), Narraville Extension 7 Walvis Bay

Table 6: Date of Advertisement

<b>Newspaper</b>	<b>Date of Advertisement</b>
New Era	27 February 2026
	06 March 2026
Confidante	27 <sup>th</sup> of February 2026 – 05 <sup>th</sup> of March 2026
	06 <sup>th</sup> -12 <sup>th</sup> of March 2026

Key stakeholders and public engagement consultation meetings were not held as there was no objection received either through the Walvis Bay Municipality Office or Harmonic Town Planning Consultants.

## 5. CHAPTER FIVE: ENVIRONMENTAL AND SOCIO-ECONOMIC IMPACTS

### 5.1. Overview

The Project Proponent is committed to sustainability and environmental compliance by coming up with a corrective action plan for all the anticipated environmental impacts associated with the project. This is also in line with the Namibian Environmental Management legislation and International best practices on township establishment and associated activities.



The Proponent shall implement the attached Environmental Management Plan in order to prevent, minimise and mitigate negative impacts. The EMP developed by Harmonic Consultants to address all the identified expected impacts, the plan will be monitored and updated on a continuous basis, with aim for continuous improvement to addressing impacts.

## 5.2. Key Potential Positive and Negative Impacts and Issues

The key characteristics/environmental impacts of the proposed projects are as follows

*Table 7: Positive and Negative Impacts and Issues*

<b>Positive Impacts</b>	<b>Negative Impacts</b>
<ul style="list-style-type: none"> <li>The construction of the Electric Substation will improve electricity supply and reliability for Narraville Extension 7 and surrounding areas, supporting both residential and commercial development.</li> </ul>	<ul style="list-style-type: none"> <li>Disturbance to natural environment during construction, including possible removal of vegetation and minor habitat disruption (though no protected species are anticipated on site).</li> </ul>
<ul style="list-style-type: none"> <li>The substation will enhance safety and security, enabling street lighting and reducing risks associated with unlit areas.</li> </ul>	<ul style="list-style-type: none"> <li>Soil disturbance and erosion during excavation and foundation works.</li> </ul>
<ul style="list-style-type: none"> <li>The project will support local economic development by facilitating the operation of small businesses, shops, and services dependent on reliable electricity.</li> </ul>	<ul style="list-style-type: none"> <li>Noise and dust generation during construction, potentially affecting nearby residents temporarily.</li> </ul>
<ul style="list-style-type: none"> <li>Employment opportunities will be created, particularly for semi-skilled and skilled workers during construction and operational phases.</li> </ul>	<ul style="list-style-type: none"> <li>Visual and aesthetic impact due to the presence of substation infrastructure, including fencing and transformers, which may alter the landscape character.</li> </ul>
<ul style="list-style-type: none"> <li>The project contributes to efficient land use, transforming vacant public open space into a strategic utility service that benefits the community.</li> </ul>	<ul style="list-style-type: none"> <li>Waste generation during construction (e.g., packaging, scrap materials) and minor operational waste, requiring proper management.</li> </ul>
<ul style="list-style-type: none"> <li>The substation supports urban infrastructure development, aligning with municipal plans and long-term electrification strategies.</li> </ul>	<ul style="list-style-type: none"> <li>Minor traffic disruption during construction due to movement of construction vehicles and equipment, but largely temporary.</li> </ul>



### 5.3. Impact Assessment Methodology

An impact assessment matrix was used to assess all possible impacts of the project on the environment. In line with EMA No. 7 of 2007 and the Environmental Impacts Regulations (GN 30 in GG 4878 of 6 February 2012) with the direction on impacts analysis, the following impact assessment criteria were identified by the team and deemed suitable.

Table 8: Impact Screening Criteria

Aspect	Description
<b>Nature</b>	Focuses on the type of effect that the proposed project will have on environmental components. Addresses questions related to “what will be affected and how?”
<b>Extent</b>	Spatial extend of the project and anticipated spatial extend of impacts indicating whether the impact will be within a limited area (on-site where construction is to take place); local (limited to within 15km of the area); regional (limited to ~100km radius); national (extending beyond Namibia’s borders).
<b>Duration</b>	This looks at the temporal issues pertaining to time frames e.g. whether the impact will be temporary (during construction only), short-term (1-5 years), medium-term (5-10 years), long-term (longer than 10 years but will cease after operation) or permanent.
<b>Intensity</b>	Establishes whether the magnitude of the impact is destructive or innocuous and whether it exceeds set standards, and is described as none (no impact); low (where natural/ social environmental functions and processes are negligibly affected); medium (where the environment continues to function but in a noticeably modified manner); or high (where environmental functions and processes are altered such that they temporarily or permanently cease and/or exceed legal standards/requirements)
<b>Probability</b>	Considers the likelihood of the impact occurring and is described as uncertain, improbable (low likelihood), probable (a distinct possibility), highly probable (most likely) or definite (impact will occur regardless of prevention measures).
<b>Significance</b>	Significance is given before and after mitigation. Low if the impact will not have an influence on the decision or require to be significantly accommodated in the project design, Medium if the impact could have an influence on the environment which will require modification of the project design or alternative mitigation (the route can be used, but with deviations or mitigation) High where it could have a “no-go” implication regardless of any possible mitigation (an alternative route should be used).

The application of the above criteria will be used to determine the significance of potential impacts using a combination of duration, extent, and intensity/magnitude, augmented by probability, cumulative effects, and confidence. Significance is described as follows:



Table 9: Impact Rating Criteria

<b>Aspect</b>	<b>Description</b>
<b>Low</b>	Where the impact will have a negligible influence on the environment and no modifications or mitigations are necessary for the given development description. This would be allocated to impacts of any severity/ magnitude, if at a local scale/ extent and of temporary duration/time.
<b>Medium</b>	Where the impact could have an influence on the environment, which will require modification of the development design and/or alternative mitigation. This would be allocated to impacts of moderate severity/magnitude, locally to regionally, and in the short term.
<b>High</b>	Where the impact could have a significant influence on the environment and, in the event of a negative impact the activity(ies) causing it, should not be permitted (i.e. there could be a 'no-go' implication for the development, regardless of any possible mitigation). This would be allocated to impacts of high magnitude, locally for longer than a month, and/or of high magnitude regionally and beyond.



Impact	Status/Nature	Extent	Duration	Intensity	Probability	Significance		
						Before Mitigation	Mitigation Applied	Post Mitigation
<b>Servicing and Construction Phase</b>								
Lack of environmental awareness among staff leading to environmental damage	<ul style="list-style-type: none"> <li>Poor environmental practices</li> <li>Non-compliance with EMP</li> <li>Damage to surrounding environment</li> </ul>	Local	Short	Medium	Possible	High	<ul style="list-style-type: none"> <li>All staff to receive environmental awareness training.</li> <li>All new staff entering site shall receive environmental awareness training.</li> <li>Refresher environmental awareness training to be provided when required.</li> <li>The contractor shall erect and maintain information posters at key locations on site.</li> <li>Staff must be made aware of their roles and responsibilities in complying with the environmental authorisation and EMP.</li> </ul>	Low
Construction activities within sensitive or restricted areas (No-Go areas).	<ul style="list-style-type: none"> <li>Habitat disturbance</li> <li>Vegetation damage</li> <li>Unauthorised access</li> </ul>	Local	Short	Medium	Possible	Medium	<ul style="list-style-type: none"> <li>Areas outside the project area must be treated as No-Go areas.</li> <li>Erect, demarcate and maintain temporary fencing around the perimeter of No-Go areas.</li> <li>Unauthorised access and construction activities inside No-Go areas are prohibited.</li> </ul>	Low

Table 10: Environmental Impact Assessment Matrix



<i>Impact</i>	<i>Status/Nature</i>	<i>Extent</i>	<i>Duration</i>	<i>Intensity</i>	<i>Probability</i>	<i>Significance</i>		
						<i>Before Mitigation</i>	<i>Mitigation Applied</i>	<i>Post Mitigation</i>
<b>Servicing and Construction Phase</b>								
Uncontrolled movement of vehicles during construction	<ul style="list-style-type: none"> <li>• Soil disturbance</li> <li>• Creation of unnecessary tracks</li> <li>• Vegetation damage</li> </ul>	Local	Short	Medium	Possible	Medium	<ul style="list-style-type: none"> <li>• Maximum use of existing roads and tracks shall be implemented to minimise disturbance.</li> <li>• Movement of vehicles should be limited to designated access routes.</li> </ul>	Low
Poor waste and wastewater management during construction	<ul style="list-style-type: none"> <li>• Pollution of soil and water resources</li> <li>• Contamination from wastewater discharge</li> </ul>	Local	Short	Medium	Possible	Medium	<ul style="list-style-type: none"> <li>• Appropriate pollution control facilities must be provided to prevent discharge of water containing pollutants or suspended material into watercourses.</li> <li>• Wastewater must be managed according to environmental requirements.</li> </ul>	Low
Wastewater discharge and poor liquid waste management during construction	<ul style="list-style-type: none"> <li>• Pollution of soil and water resources</li> <li>• Contamination from cement or concrete runoff</li> <li>• Oil spill contamination</li> </ul>	Local	Short	Medium	Possible	Medium	<ul style="list-style-type: none"> <li>• Appropriate pollution control facilities must be designed and implemented to prevent discharge of polluted water into watercourses or water bodies.</li> <li>• Runoff from cement/concrete batching areas shall be strictly controlled and contained.</li> </ul>	



Impact	Status/Nature	Extent	Duration	Intensity	Probability	Significance		
						Before Mitigation	Mitigation Applied	Post Mitigation
<b>Servicing and Construction Phase</b>								
							<ul style="list-style-type: none"> <li>Contaminated water shall be collected, stored, treated or disposed of off-site at a location approved by the Environmental Officer.</li> <li>All oil spillages on concrete surfaces shall be controlled using approved absorbent materials and the used absorbents disposed of at an appropriate waste disposal facility</li> </ul>	Low
Incorrect storage, handling and disposal of solid waste during construction.	<ul style="list-style-type: none"> <li>Soil and water contamination</li> <li>Pollution from general and hazardous waste</li> <li>Poor site hygiene</li> </ul>	Local	Short	Medium	Possible	Medium	<ul style="list-style-type: none"> <li>Sufficient covered waste collection bins shall be provided on site.</li> <li>Waste shall be segregated into clearly marked bins for each waste type.</li> <li>Staff shall receive training in waste segregation.</li> <li>Waste bins shall be emptied regularly.</li> <li>General waste shall be disposed of at recognised and registered waste disposal sites or recycling companies.</li> </ul>	Low



<i>Impact</i>	<i>Status/Nature</i>	<i>Extent</i>	<i>Duration</i>	<i>Intensity</i>	<i>Probability</i>	<i>Significance</i>		
						<i>Before Mitigation</i>	<i>Mitigation Applied</i>	<i>Post Mitigation</i>
<b><i>Servicing and Construction Phase</i></b>								
Increase in traffic and potential safety risks to third parties during construction.	<ul style="list-style-type: none"> <li>Increased traffic movement</li> <li>Risk of road accidents</li> <li>Safety risks to pedestrians and road users</li> </ul>	Local	Short	Medium	Possible	Medium	<ul style="list-style-type: none"> <li>Lights will be used appropriately to ensure visibility.</li> <li>Road accidents will be treated as emergencies and handled in accordance with the emergency response procedures.</li> <li>Appropriate safety precautions will be implemented during transportation activities.</li> </ul>	Low
Noise generated from transportation and construction activities.	<ul style="list-style-type: none"> <li>Noise nuisance to surrounding areas</li> <li>Potential health and disturbance impacts</li> </ul>	Local	Short	Medium	Possible	Medium	<ul style="list-style-type: none"> <li>All noise-generating activities will be kept to a minimum.</li> <li>No traffic will occur between sunset and sunrise unless in emergencies or where continuous concrete pouring is required.</li> <li>Concrete pouring activities should be planned during morning hours to avoid late night traffic.</li> <li>Traffic activities will be limited to daylight hours between sunrise and sunset.</li> </ul>	Low



Impact	Status/Nature	Extent	Duration	Intensity	Probability	Significance		
						Before Mitigation	Mitigation Applied	Post Mitigation
<b>Servicing and Construction Phase</b>								
Dust and other air emissions from construction activities.	<ul style="list-style-type: none"> <li>Dust generation</li> <li>Air pollution</li> <li>Health and nuisance impacts</li> </ul>	Local	Short	Medium	Possible	Medium	<ul style="list-style-type: none"> <li>Excavation, handling and transport of erodible materials shall be avoided during high wind conditions or when visible dust plumes occur.</li> <li>Dust generation from all activities will be minimised wherever possible.</li> <li>A maximum speed limit of 20 km/h will be enforced on site to control dust emissions and reduce incidents.</li> </ul>	Low
<b>Operational Phase</b>								
Air emissions from vehicles, machinery and equipment during operation.	<ul style="list-style-type: none"> <li>Air pollution from exhaust fumes</li> <li>Reduced air quality</li> </ul>	Local	Long	Low	Possible	Low	<ul style="list-style-type: none"> <li>Vehicles, machinery and equipment shall be maintained in good working order to minimise emissions from exhaust fumes.</li> </ul>	Very Low
Inefficient use of resources such as water and materials	<ul style="list-style-type: none"> <li>Water wastage</li> <li>Inefficient material use</li> <li>Increased resource consumption</li> </ul>	Local	Long	Low	Possible	Low	<ul style="list-style-type: none"> <li>Water wastage shall be minimised and water usage recorded.</li> <li>Wasteful use of materials shall be avoided.</li> <li>Goods and services shall be sourced locally where possible</li> </ul>	Very Low



<b>Impact</b>	<b>Status/Nature</b>	<b>Extent</b>	<b>Duration</b>	<b>Intensity</b>	<b>Probability</b>	<b>Significance</b>		
						<b>Before Mitigation</b>	<b>Mitigation Applied</b>	<b>Post Mitigation</b>
<b>Operational Phase</b>								
Improper waste management during operation.	<ul style="list-style-type: none"> <li>• Soil and environmental pollution</li> <li>• Poor site hygiene</li> <li>• Hazardous waste contamination</li> </ul>	Local	Long	Medium	Possible	Medium	<ul style="list-style-type: none"> <li>• Waste generation shall be minimised by applying the waste hierarchy.</li> <li>• The substation must be kept free of waste.</li> <li>• No burning, burying or dumping of waste materials shall be permitted onsite.</li> <li>• Labelled waste bins with lids must be provided for all waste streams and waste disposed of at the nearest approved disposal site.</li> <li>• Waste segregation must be done at source.</li> <li>• Hazardous waste shall be disposed of at a registered waste disposal site.</li> </ul>	Low
Incorrect or uncontrolled herbicide application	<ul style="list-style-type: none"> <li>• Damage to non-target vegetation</li> <li>• Chemical contamination</li> </ul>	Local	Long	Medium	Possible	Medium	<ul style="list-style-type: none"> <li>• Herbicides shall not be sprayed during windy conditions.</li> <li>• Herbicides must only be applied inside the substation.</li> </ul>	



Impact	Status/Nature	Extent	Duration	Intensity	Probability	Significance		
						Before Mitigation	Mitigation Applied	Post Mitigation
<b>Operational Phase</b>								
							<ul style="list-style-type: none"> <li>Herbicide handling and application shall comply with the vegetation management procedures.</li> </ul>	Low
Pollution of water resources during operation.	<ul style="list-style-type: none"> <li>Water contamination</li> <li>Chemical runoff from herbicides</li> </ul>	Local	Long	Medium	Possible	Medium	<ul style="list-style-type: none"> <li>Care must be taken to prevent pollution of water resources.</li> <li>Herbicides shall not exceed recommended volume and concentration.</li> <li>Natural water sources may not be used for personal hygiene, mixing herbicides or washing herbicide equipment</li> <li>The site shall be kept clean and free of waste that may attract animals and pests</li> </ul>	Low
Disturbance or harm to fauna and flora due to operational activities.	<ul style="list-style-type: none"> <li>Disturbance to wildlife</li> <li>Loss of biodiversity</li> </ul>	Local	Long	Medium	Possible	Medium	<ul style="list-style-type: none"> <li>The site shall be kept clean and free of waste that may attract animals and pests.</li> <li>Work areas shall be barricaded to prevent access by animals and unauthorised persons.</li> <li>Workers shall be educated not to harm or kill fauna found onsite.</li> </ul>	



Impact	Status/Nature	Extent	Duration	Intensity	Probability	Significance		
						Before Mitigation	Mitigation Applied	Post Mitigation
<b>Operational Phase</b>								
	<ul style="list-style-type: none"> <li>Attraction of pests due to poor waste control</li> </ul>						<ul style="list-style-type: none"> <li>Poaching or capturing of any animal (wild or domestic) shall be prohibited.</li> <li>Bird nests may not be disturbed.</li> <li>No domestic animals shall be kept onsite as they may introduce diseases or interbreed with local wildlife.</li> <li>Any interaction between wildlife and electrical infrastructure must be reported to the SHEW section.</li> </ul>	Low
Social impacts on surrounding landowners and communities.	<ul style="list-style-type: none"> <li>Disturbance to local residents</li> <li>Social conflicts</li> <li>Community health concerns</li> </ul>	Local	Long	Medium	Possible	Medium	<ul style="list-style-type: none"> <li>Contractor must sign a land permission form and agreement with landowners prior to commencing work onsite.</li> <li>Employees should limit contact with farm workers and permanent residents in the area.</li> <li>Employees should be educated about the impacts of HIV/AIDS and unwanted pregnancies</li> </ul>	



Impact	Status/Nature	Extent	Duration	Intensity	Probability	Significance		
						Before Mitigation	Mitigation Applied	Post Mitigation
<b>Operational Phase</b>								
							<ul style="list-style-type: none"> <li>The use of alcohol or drugs by employees onsite is strictly prohibited.</li> <li>All queries and complaints must be recorded and addressed.</li> <li>A complaints register must be kept for landowners.</li> <li>All claims must be handled promptly to ensure timely resolution.</li> </ul>	Low
Damage to cultural or heritage resources during operation or maintenance activities	<ul style="list-style-type: none"> <li>Disturbance of heritage resources</li> <li>Loss of archaeological artefacts or human remains.</li> </ul>	Local	Long	Medium	Unlikely	Medium	<ul style="list-style-type: none"> <li>Any chance finds must be reported to the SHEW section.</li> <li>If human remains or artefacts are discovered, all work must cease immediately.</li> <li>A professional archaeologist must be consulted to investigate the find.</li> </ul>	Low

## 5.4 Impact Assessment

By subjecting each of the potential impacts to the matrix above, the consultants established the significance of each impact prior to identifying mitigation measures and then after mitigation measures have been implemented. Some of the mitigation measures are mentioned but detailed descriptions of management actions are contained in the accompanying EMP.



## 6. CHAPTER SIX: CONCLUSION

### 6.1. Conclusion

The objective of the Scoping Report is to define the range of the impact assessment and determine the need to conduct any specialist study. It is believed that these objectives have been achieved and adequately documented in the Scoping Report. All possible environmental aspects have been adequately assessed, and necessary control measures have been formulated to meet statutory requirements thus implementing this project will not have any appreciable negative impacts.

### 6.2. Assumptions and Conclusions

- The proposed rezoning and construction of an electrical sub-station will not compromise the environmental integrity of the surrounding environment;
- The functionality of the Public Open Space will not negatively affect the surrounding area.
- There are no objections or critical issues to the proposed activities; and
- The findings of the Scoping Assessment are considered sufficient, and no additional specialist study is required.

It is therefore recommended that the Environmental Commissioner consider the findings and recommendations of this Scoping process with mitigation measures as outlined herein and in the Environmental Management Plan; and subsequently consider issuing an Environmental Clearance Certificate to authorize the proposed rezoning of the permanently closed Portion A (A Portion of Erf No. 3785), Narraville Extension 7, Walvis Bay, from “Public Open Space” to “Utility Services”, to allow for the construction of a substation for the transmission and supply of electricity.



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