

PROPOSED REZONING OF ERF 3129 WALVIS BAY FROM
“SINGLE RESIDENTIAL (1:300m²)” TO “GENERAL BUSINESS (BULK OF 2.0)”

ENVIRONMENTAL SCOPING REPORT

15 JULY 2025

REFERENCE: APP-250715006115





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Abbreviations

CBD:	Central Business District
CV:	Curriculum Vitae
EAP:	Environmental Assessment Practitioner
EC:	Environmental Commissioner
ECC:	Environmental Clearance Certificate
EMP:	Environmental Management Plan
I&AP:	Interested and Affected Party
LA:	Local Authority
WBUSP:	Walvis Bay Urban Structure Plan
WBZS:	Walvis Bay Zoning Scheme
MEFT:	Ministry of Environment, Forestry and Tourism
PPE:	Personal Protective Equipment

Attachments

Annexure A:	Environmental Management Plan (EMP)
Annexure B:	Consent Letter from Walvis Bay Municipality
Annexure C:	Proof of Consultation
Annexure D:	Screening Notice Confirmation
Annexure E:	Project Site Maps
Annexure F:	CV of EAP
Annexure G:	Registered I&Aps

1. Non-Technical Summary

The owner of Erf 3129 Walvis Bay (the site), being Mr Cheng Yin (the Proponent), intends to utilise the existing dwelling on the site for business purposes, in the form of offices.

The proposed use of land (business/office) requires the property to be rezoned from the current "Single Residential with a density of 1:300m²" zoning to "General Business with a bulk of 2.0". The rezoning application was submitted to the Walvis Bay Municipality, who approved the application as per their letter of approval dated 13 June 2025 (Attached as Annexure B).

The rezoning of land zoned residential to business is a listed activity and requires an Environmental Clearance Certificate (ECC) in terms of the Environmental Management Act, Act no. 70 of 2007.

The Proponent has appointed Stewart Planning to submit a Scoping Report for the proposed rezoning and to prepare an Environmental Management Plan (EMP) for consideration/evaluation by the office of the Environmental Commissioner.

The proposed development is not expected to create significant negative impacts on the receiving Walvis Bay urban environment, provided that the mitigations are implemented during all phases of development.

Based on the findings of the Scoping Report and EMP, it is recommended that the Office of the Environmental Commissioner issue an ECC for the proposed rezoning application.

Yours sincerely,



.....
Melissa Kroon

STEWART PLANNING

2. Introduction

Erf 3129 Walvis Bay (the site) measures 1226m² in extent and is currently zoned “Single Residential” with a density of 1 dwelling unit per 300m² (1:300m²). The owner wishes to obtain business land use rights for the site and to establish offices.

The proposed use of land requires the site to be rezoned which was approved by the Walvis Bay Council on 13 June 2025, as per the letter of approval attached as **Annexure B**.

Therefore, the purpose of this report is to obtain an ECC as recommended below:

- [1] That an Environmental Clearance Certificate be issued to Mr Cheng Yin for the rezoning of Erf 3129 Walvis Bay from “Single Residential” with a density of 1 dwelling unit per 300m² to “General Business” with a bulk of 2.0.
- [2] That the following conditions apply to the Environmental Clearance Certificate:
 - a. The proponent shall address all potential impacts resulting from the construction and operational activities and implement the mitigation measures as contained in the Environmental Management Plan;
 - b. Regular environmental monitoring and evaluation of environmental performance should be conducted and targets for improvements should be established and monitored from time to time; and
 - c. The Walvis Bay Council reserves the right to attach further legislative and regulatory conditions during the operational activities of the project.

The following report will describe the site, the proposed rezoning, the need and desirability of the application, and statutory/policy support for the application for further consideration.

3. Terms of reference

The following terms of reference set out the approach the proponent intends to follow in undertaking the assessment in accordance with the Environmental Management Act of 2007 and the EIA Regulations:

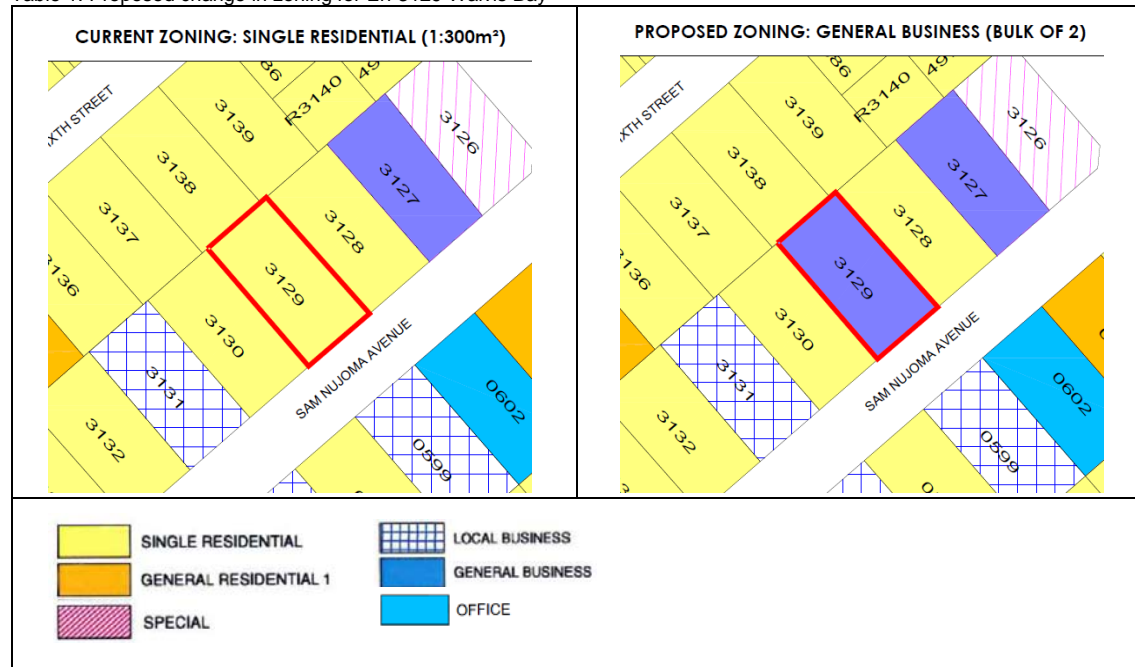
- a) a description of the proposed project, location and receiving environment, and alternative proposals;
- b) identify relevant laws and policies for the project;
- c) advertise and consult potential I&APs to provide an opportunity to submit comments, representations, and/or objections to the proposed project;
- d) identify potential impacts the project activity will have on the receiving environment and assess their significance level;
- e) provide possible mitigation measures to be included in the EMP (**Annexure A**) to reduce negative impacts and/or enhance positive impacts on the receiving environment.

4. Project Description

4.1. Proposed project

It is necessary and possible to rezone the site from Single Residential with a density of 1:300m² to General Business with a bulk of 2.0 as there is a need to utilise the whole site for business-related uses, which include offices. Table 1 below shows the proposed change in zoning. The Zoning Map is attached as **Annexure E**.

Table 1: Proposed change in zoning for Erf 3129 Walvis Bay



The newly built g work/expansion of the existing dwelling is proposed. The short-term intention is to utilise the site for office purposes, as there is a continuous and growing demand for office space in Walvis Bay. No long-term plans have yet been prepared, but the new General Business zoning will allow the site to be developed to its full potential, given the locality advantage of being situated in the commercial core of Walvis Bay, and more specifically, the Central Business District (CBD) fringe area.

4.2. Alternative proposals

Alternatives concerning the proposed activity imply different means of meeting the general development objectives of the project which may include alternatives to the site location, a non-rezoning alternative, and alternative designs of the buildings. The following alternatives were considered for the proposed activity.

4.3. Site Alternatives

No site alternatives were considered as Erf 3129 Walvis Bay is desirable for the intended business purpose, mainly due to the site's location in the commercial core of Walvis Bay, and more specifically, the CBD fringe area. To date, no complaints or objections from directly adjacent neighbours or residents in the receiving environment have been lodged. Therefore, the site is considered the most suitable and desirable for the intended purposes of operating offices.

4.4. No rezoning alternative

This alternative implies that the property remains zoned Single Residential with a density of 1 dwelling unit per 300m². With this zoning, the proponent will be restricted to operating offices only, with consent from the Walvis Bay Municipality for a home-based business. Home-based businesses are restricted to 2 full-time employees, and only one-third of the total floor area may be used for office space. This will not meet the requirements of the intended office land use.

Therefore, the no-rezoning alternative will not be suitable for the proponent's development objectives, as the need is to utilise the entire site for business-related uses that include offices.

4.5. Design alternative

There is a newly built dwelling unit on the site, which will be used for the intended offices. No extensions to the dwelling or additional buildings are proposed. No design alternatives will improve the utilisation of the site for the intended offices.

5. Description of receiving environment

This section will describe the receiving environment that may be affected by the proposed activity or which could influence or impact the development proposal. Tables 5 and 6 on pages 13 and 14 summarise the activity, receptor (the receiving environment), and the potential impact on the receptor.

Erf 3129 is situated in the commercial core of Walvis Bay, more specifically in the CBD fringe area. The property measures 1226m² and is zoned "Single Residential (1:300m²)" in terms of the Walvis Bay Zoning Scheme. Access to the property is obtained from Sam Nujoma Avenue on the southeastern boundary of the site.

The location of the site in the Walvis Bay CBD fringe area not only makes it suitable to be rezoned for business land use purposes, but it is also necessary in order to promote optimal utilisation of land with business potential in the Walvis Bay commercial core. The rezoning can further be supported by the location of the site along Sam Nujoma Avenue, which is a main link road within the CBD. The site is therefore highly accessible and ideally located for business development.

Figure 1 on the next page shows the locality of the site.

The Locality Map is also attached as **Annexure E**.

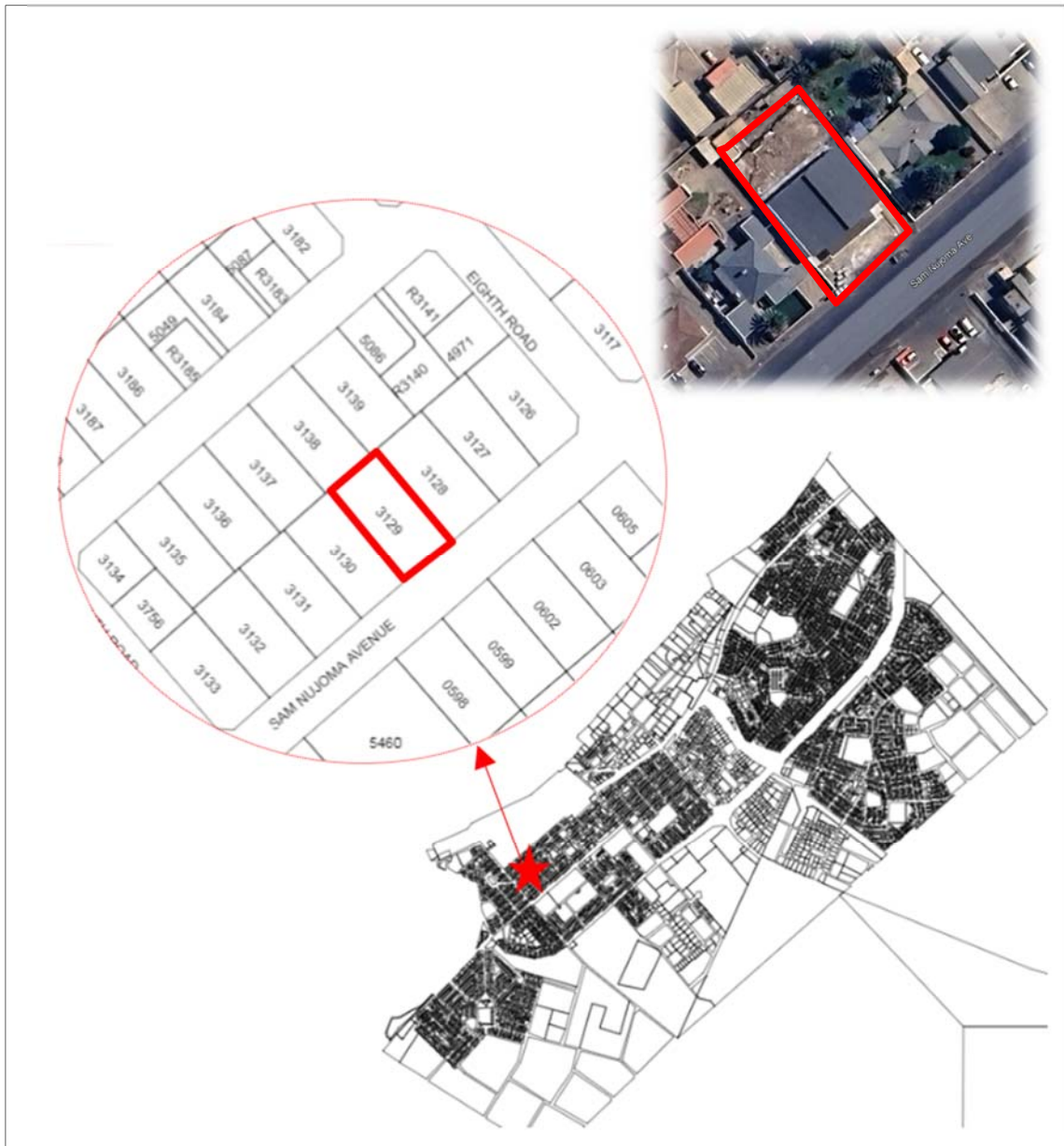


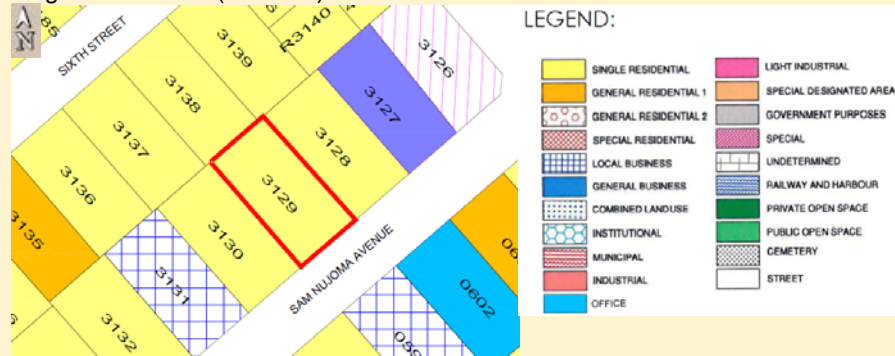
Figure 1: Locality of Erf 3129, Walvis Bay and direct surrounding area.

Table 2 below gives a detailed description of the site.

Table 2: Property description.

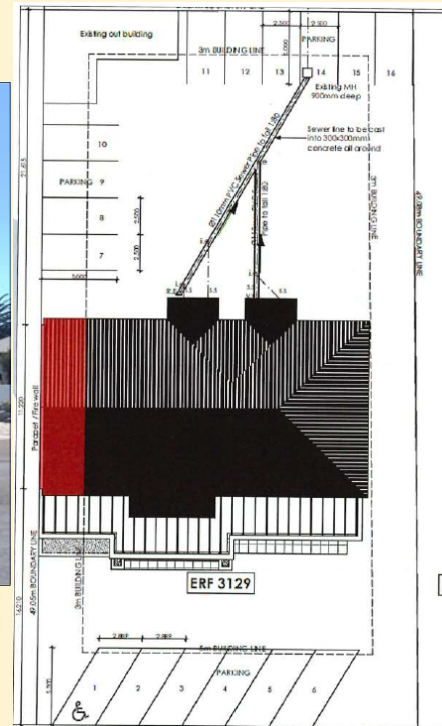
Erf 3129	
Local Authority	Walvis Bay Municipality
Township	Walvis Bay
Extension	Proper
Size	1266m ²
Owner	Mr Cheng Yin
Title Deed	Title Deed 4264/2023.

Single Residential (1:300m²)



Land use

The dwelling on Erf 3129, Walvis Bay, is newly built and will be used for the intended office land use. No extensions to the existing building or additional buildings are proposed.



Figures 2 and 3 on the next page show the receiving environment. From the land use and zoning map, it can be seen that most of the land surrounding the site is zoned residential or business. The site is situated in the commercial core of Walvis Bay, which is characterised by mixed business and residential zoned land. Most of the residentially zoned land situated in this area is utilised for office purposes.

As the core of the commercial node (CBD) becomes fully optimised for business purposes, the directly adjacent land (fringe areas) becomes the most suitable land to fulfil the need for business expansion. The rezoning of the site for business purposes is therefore fully in accordance with the development prospects for this area and will contribute to strengthening the commercial core of Walvis Bay, where business land uses should be fully optimised.



Figure 2: The variety of land use activities near Erf 3129, Walvis Bay.

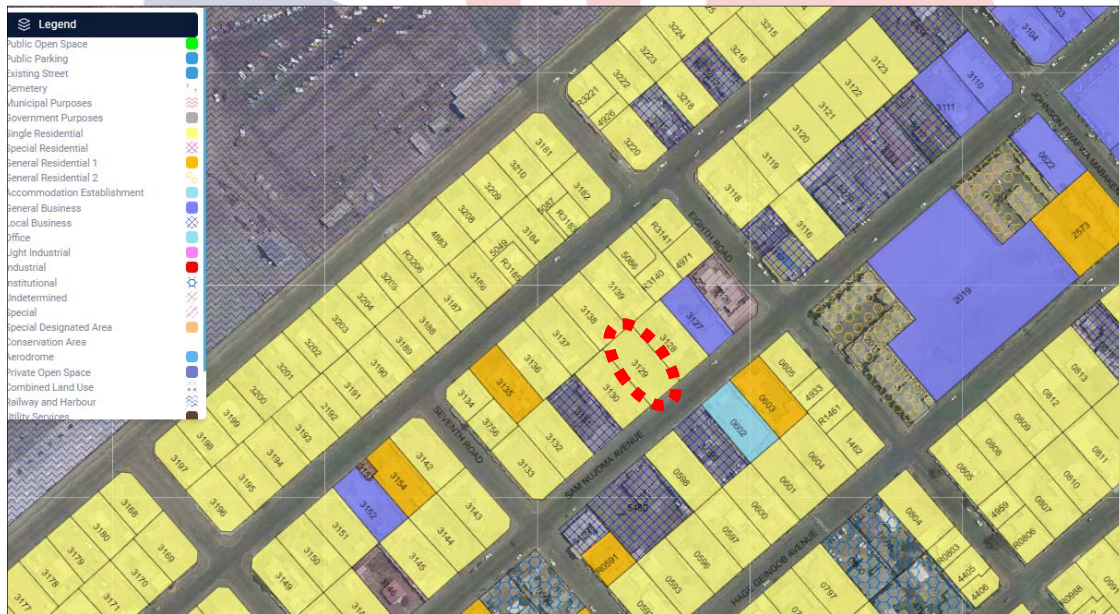


Figure 3: Zoning Map of Erf 3129, Walvis Bay and its surrounding properties.

6. Identification of laws and policies

Table 3 provides an overview of legislation and its application to the proposed project, whereas Table 4 summarises relevant policies that apply to the project.

Table 3: Laws or legislation applicable to the project.

Law or Policy	Provision or application	Authority
Namibia Constitution First Amendment Act of 1998	Article 95(l): The State shall actively promote and maintain the welfare of the people by promoting sustainable development.	National Government
Walvis Bay Zoning Scheme, as underwritten by the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).	The proposed rezoning requires approval from the Local Authority (LA) and Urban and Regional Planning Board (URP Board).	LA & URP Board.
Environmental Management Act, 2007 (Act No.7 of 2007) and EIA Regulations.	The rezoning of land from residential to commercial is a listed activity which requires an Environmental Clearance Certificate to be undertaken. The Ministry of Environment, Forestry and Tourism (MEFT) is the custodian of this Act, with certain powers delegated to the Local Authority (LA).	LA & MEFT
Labour Act, 2007 (Act No.11 of 2007), as amended.	The proponent and Contractor need to adhere to the provisions of this law. This Act provides regulations to protect employees from unfair labour practices and prescribes labour disputes in the workplace. Employers must adhere to minimum wages and promote a healthy working environment, free from discrimination. The Ministry of Labour, Industrial Relations and Employment Creation (MLIREC) is the custodian of this Act.	MLIREC
Atmospheric Pollution Prevention Ordinance, 1976 (APPO:1976).	Provides general guidance on pollution control, such as dust. This ordinance requires any construction site to adopt the best practicable method to prevent dust from spreading and causing health issues.	MEFT
Public and Environmental Health Act, 2015 (Act No.1 of 2015).	To promote public health and well-being and to protect individuals and communities from public health risks, including the latest COVID-19 Regulations. The proposed development is subject to the provisions of the Act and inspections from the Local Authority.	LA
All relevant Local Authority Regulations	The project is subject to all relevant regulations (relating to health, building control, etc) as required by the various departments of the Local Authority.	LA

Table 4: Policies or guidelines relevant to the project.

Policy	Provision or application	Authority
Walvis Bay Urban Structure Plan (WBUSP)	This plan indicates the future growth and structure plan of Walvis Bay up to 2030, with policies on land use planning. The WBUSP was reviewed to determine whether the proposed activity is broadly in line with the future planning of Walvis Bay.	LA
Draft Procedures and Guidelines for EIA and EMP of 2008.	A procedure and guideline document and serves as a reference and supportive text only.	MEFT
Sustainable Urban Energy Planning: A handbook for cities and towns in developing countries. (SUEP: 2004).	Provides a comprehensive list of case studies to implement energy-saving measures to conserve natural resources with city planning.	ICLEI & UN-Habitat

7. Public Consultation Process

7.1. Steps taken to notify potential interested and affected parties

The rezoning application was advertised in accordance with the Urban and Regional Planning Act Regulations (Section 10). As per the requirements, notices were published in the Government Gazette and Newspapers, neighbouring landowners were notified by registered mail, and notices were put up.

7.2. Proof of consultation

Please refer to **Annexure C** for the Proof of Consultation report.

7.3. List of registered interested and affected parties

Please refer to **Annexure G** for the list of registered interested and affected parties.

7.4. Summary of issues raised by interested and affected parties

No written objections were raised by potential interested and affected parties. Only a request was made by the neighbour (Owner of Erf 3130) to provide more details on the development proposal in terms of the intended land use. His request with our response is included in the proof of consultation report, **Annexure C**.

8. Identification of Potential Impacts

During the scoping exercise, potential impacts were identified which is linked to the proposed activity and/or a sensitive receptor. The potential impacts have been identified among three phases namely:

1. Planning & Decommission Phase (see Table 5 below).
2. Construction Phase

Not applicable as the existing dwelling unit will be utilised for the intended offices under the new General Business land use zone. Any future extensions to the existing building and/or additional buildings will be subject to the provisions and restrictions of the Walvis Bay Zoning Scheme, such as coverage, density, bulk, height, building lines, and parking in terms of the General Business zone.

3. Operational Phase (see Table 6 on the next page).

Table 5: Planning & Decommission Phase: List of Potential Impacts Numbered P1 to P4.

IMPACT IDENTIFICATION: PLANNING & DECOMMISSION PHASE			
No.	Activity	Receptor	Potential Impact
P1	Proposed use of the site for business (offices)	Surrounding neighbourhood	Land Use Compatibility Positive: There are similar/related land uses in the receiving environment; therefore, the intended land use is considered compatible.
P2	Proposed use of the existing dwelling on the site for the intended offices	Surrounding neighbourhood	Visual Appearance Positive: The existing dwelling on the site is newly built and has a good visual appearance. No changes to the existing building are proposed. Internally, the change will be from residential to office.
P3	Notification of proposed rezoning and land use and public participation.	General public and neighbouring properties.	Public Input Positive: General public or neighbours did not raise any objections or concerns to the proposed development.

IMPACT IDENTIFICATION: PLANNING & DECOMMISSION PHASE			
No.	Activity	Receptor	Potential Impact
P4	Payment of betterment fee and monthly payments.	Lack of Council revenue sources for the general upkeep and maintenance of the town.	Council Revenue Generation Positive: Increase in Council revenue due to payment of betterment fees and increased business rates, taxes, and service charges.

Table 6: Operational Phase: List of Potential Impacts Numbered O1 to O9.

IMPACT IDENTIFICATION: OPERATIONAL PHASE			
No.	Activity	Receptor	Potential Impact
O1	Operation of business (office) premises.	Adjacent residents.	Operational Noise Impacts Positive: Office land uses are quiet and are not expected to create a disturbance for neighbours.
O2	Appointment of permanent employees to operate the office.	Unemployment sector.	Employment Creation Positive: Creates long-term employment opportunities in the local area. Employment indirectly reduces poverty and crime in general.
O3	Impact on water consumption.	Scarce water resources.	Water Management Positive: A business land use is a less intensive land use than residential land use in terms of water consumption.
O4	Impact on energy consumption.	Scarce energy resources.	Energy Management Negative: The proposed development will increase electrical consumption, which is a scarce resource in Namibia.
O5	Lack of proper toilet facilities or lack of cleaning/maintenance.	General public health and convenience.	Public Sanitation Impact Negative: A potential lack of clean toilets within the proposed building can create a public health risk for occupants and visitors.
O6	Property access.	Sam Nujoma Avenue	Access and Traffic Impacts Positive: Access will remain from Sam Nujoma Avenue, with a wide road reserve ($\pm 21\text{m}$), which is more than wide enough to accommodate space for pedestrians, landscaping, parking, and municipal services.
O7	Sight lines.	Sam Nujoma Avenue	Sight Impacts Positive: The wide road reserve contributes to sightlines not being impacted by parked vehicles on site.
O8	Employee and client parking requirements.	On-site	Parking Impacts Positive: The approved building plan for the existing dwelling shows compliance with the required parking provisions. All parking is provided on site.
O9	Use of kitchenette in the office premises.	Sewerage system network and effluent load.	Sewerage Impacts Negative: Disposal of fats, oils, and grease (FOG) can potentially clog pipes, create bad odours, and can cause sewer backups.

For impact assessment before any mitigation, please refer to Tables 9 and 10 on page 17. For proposed mitigations, please refer to the attached Environmental Management Plan (**Annexure A**).

9. Need and desirability of the project.

The rezoning of Erf 3129 Walvis Bay to General Business with a bulk of 2.0 can be favourably considered based on the following reasons for the demand, need, and desirability of the development proposal:

- The site is suitably located in the commercial core and CBD fringe area of Walvis Bay, where business and related land uses should be encouraged and supported;

- The site is located along Sam Nujoma Avenue, which is identified in the WBUSP as a main link road within Walvis Bay's commercial core;
- Optimal utilisation of land uses within the CBD and fringe areas will promote a more vibrant and densely developed commercial core, which creates an attractive hub of urban life in Walvis Bay;
- Most of the land uses in the receiving environment have similar or related land use activities. The area is characterised by mixed business and residential zoned land;
- The rezoning of the site for business purposes is fully in accordance with the development prospects for this area, and will contribute to strengthening the commercial core of Walvis Bay, where business and related land uses should be fully optimised.

In conclusion, the proposed rezoning is considered needed and desirable and can be supported in principle.

10. Impact assessment

The following section will contain a description and assessment of the significance of any effects, including cumulative effects, that may occur as a result of undertaking the activity.

10.1. Methodology

The assessment of impacts is based on methods published in Namibia and South Africa (Directorate of Environmental Affairs, 2008: 42; DEAT, 2002). Each identified impact is evaluated systematically in terms of its magnitude and extent in area, the duration and frequency of occurrence, the reversibility on the environment, and the acceptability from interested and affected parties. The average grading is then multiplied by the probability of and direction to determine a final numerical value.

This value determines the significance, which ranges from highly negative (-3) to highly positive (+3) as indicated on the following scale:



Table 7 provides a definition and overview of each significance level, and Table 8 is a summary of the criteria used, their definition, and the grading scale.

Table 7: Definition of each significance level.

SIGNIFICANCE LEVEL	DEFINITION	GRADE
-VERY LOW or +VERY LOW	Impacts that affect a tiny area or population, and hardly modify the environment. Biological and socio-economic aspects continue to function normally. Positive or negative effects are trivial and non-existent, and no mitigation is required.	±0
-LOW or +LOW	Impacts that affect a small area or population, and slightly modify the environment. Biological and socio-economic aspects continue to function sustainably without mitigation. Positive and negative effects are minor and almost unnoticeable. Mitigation is cost-efficient and easy to implement.	±1
-MEDIUM or +MEDIUM	Impacts affect a larger area or population and modify the environment to some extent. Biological and socio-economic aspects continue to function sustainably with mitigation. Positive and negative effects are noticeable and important. Mitigation is costly but can be implemented.	±2
-HIGH or +HIGH	Impacts that affect a wide area or population and heavily modify the environment. Biological and socio-economic aspects continue to function on an unsustainable basis, for negative impacts. Both positive and negative impacts are major and apparent. Mitigation is expensive and sometimes impossible to implement.	±3

Table 8: Summary of criteria, definition, and grading.

CRITERION	DEFINITION	GRADE
MAGNITUDE	Magnitude defines the scale and ability of an impact to cause a change in the environment, which is measured from a very low (0) to a very high (5) scale of change.	
Very Low	The impact has little to no change in the size or value of an environmental feature.	1
Low	The impact has a small change in the size or value of an environmental feature.	2
Moderate	The impact has a moderate and noticeable change on the environment.	3
High	The impact has a large and noteworthy change in the size or value of an environmental feature.	4
Very High	The impact has a major and significant change in the size or value of an environmental feature.	5
EXTENT	Extent defines the ability of an impact to affect a certain geographic area, which can range from on-site (1) to an international (5) level.	
On-site	The impact is limited to the boundaries of the project site within a 50-meter radius.	1
Local	The impact affects the local surrounding environment within a 500-meter radius.	2
Urban	The impact affects the wide urban area within a 5 km radius	3
Regional	The impact is extensive and felt on a regional or national scale within the borders of the country.	4
International	The impact is widespread, cross-border cutting, and felt on an international level.	5
DURATION	Duration specifies how long an impact and effect will endure, which can last from very short (1) to very long (5) duration.	
Very Short	The impact can last less than a day or week.	1
Short	The impact can last a few months or less than a year or during the construction phase only.	2
Medium	The impact can last between 1 to 10 years or during the operational phase only.	3
Long	The impact can last more than 10 years and close to the end of the operational phase.	4
Very Long	The impact can last from up to 100 years or more and beyond the decommissioning phase.	5
FREQUENCY	Frequency defines how many times an impact will occur over time which can range from a very low (1) to a very high (5) rate of occurrence.	
Very Low	The impact occurs only once or has a very low number of occurrences over the project life cycle.	1
Low	The impact occurs infrequently or has a low number of occurrences in a year.	2
Medium	The impact occurs occasionally or has a medium number of occurrences in a month.	3
High	The impact occurs often or has a high number of occurrences in a few days or a week.	4
Very High	The impact occurs frequently with a very high number of occurrences in an hour or a day.	5
REVERSIBILITY	Reversibility is the ability of the receiving environment to restore itself with or without human intervention and is measured from a low (1) to high cost (5).	
Low Cost	The impact has a high rate of reversibility, or the environmental health will restore itself to its natural state at a fast rate with little to no cost.	1
Medium Cost	The impact has a medium rate of reversibility, or the environmental health can be restored to its natural state, but with human intervention at a reasonable rate and cost.	3
High Cost	The impact has a low rate of reversibility (if not irreversible), or the environmental health can be restored to its natural state at a slow rate, but it will be difficult or expensive to rehabilitate.	5
ACCEPTABILITY	Acceptability shows the level of tolerance from the public, which can range from being acceptable (1) to unacceptable (5) depending on the response received from interested and affected parties.	
Acceptable	The impact is acceptable when no objections or concerns have been noted during public participation and/or the impact does not pose a potential risk to public health and safety.	1
Manageable	The impact is manageable when a small number of objections or concerns have been noted during public participation and/or the impact has a small potential risk to public health and safety.	3
Unacceptable	The impact is unacceptable when many objections or concerns have been noted during public participation and/or the impact poses a major potential risk to public health and safety.	5
PROBABILITY	Probability is the likelihood of a potential impact happening as predicted, which can range from a very low (0%) to a very high (100%) chance of occurring. The probability is multiplied by the average grading.	
Very Low	The impact will not occur with a probability of 0%.	0%
Low	The impact is unlikely to occur with a low probability of say $\pm 25\%$.	25%
Medium	The impact is expected to occur with a medium probability of say $\pm 50\%$.	50%
High	The impact is likely to occur with a high probability of say $\pm 75\%$.	75%
Very High	The impact will occur with a probability of 100%.	100%
DIRECTION	Direction determines whether an impact will have a positive (+) or a negative (-) impact on the environment and is multiplied by the average grading to determine whether the impact is beneficial or not.	
Positive	Positive impacts have beneficial, useful, and desirable effects on the receiving environment.	(+)
Negative	Negative impacts have adverse, costly, and undesirable effects on the receiving environment.	(-)

10.2. Assessment of potential impacts

The identified impacts are evaluated according to their magnitude, extent, duration, frequency, reversibility, and acceptability to obtain an average grading. This grading is multiplied by the probability and direction to calculate the final grading and significance level before mitigation measures are implemented.

Table 9 lists the planning and decommission impacts numbered P1 to P4 (see Table 5 on page 13) and their associated evaluation and determination of significance level before any mitigation.

Table 9: Planning and decommission phase and assessment of potential impacts before mitigation.

IMPACT ASSESSMENT BEFORE MITIGATION: PLANNING & DECOMMISSION PHASE											
Impact No.	Magnitude	Extent	Duration	Frequency	Reversibility	Acceptability	Average grading	Probability	Direction	Final grading before mitigation	Significance level before mitigation
P1	High 4	Local 2	Long 4	High 4	Medium Cost 3	Acceptable 1	3	High 75%	Positive (+)	+2.2	+MEDIUM
P2	Low 2	Local 2	Long 4	High 4	Medium Cost 3	Acceptable 1	2.6	High 75%	Positive (+)	+2	+MEDIUM
P3	Low 2	On-site 1	Short 2	Very Low 1	Low Cost 1	Acceptable 1	1.33	Very High 100%	Positive (+)	+1.3	+LOW
P4	Low 2	Urban 3	Short 2	Very Low 1	Medium Cost 3	Acceptable 1	2	Very High 100%	Positive (+)	+2	+MEDIUM

Table 10 lists operational-related impacts numbered O1 to O9 (see Table 6 on page 14) and their associated evaluation and significance level.

Table 10: Operational phase and assessment of potential impacts before mitigation.

IMPACT ASSESSMENT BEFORE MITIGATION: OPERATIONAL PHASE											
Impact No.	Magnitude	Extent	Duration	Frequency	Reversibility	Acceptability	Average grading	Probability	Direction	Final grading before mitigation	Significance level before mitigation
O1	Low 2	Local 2	Long 4	High 4	Medium Cost 3	Acceptable 1	2.66	High 75%	Positive (+)	+2	+MEDIUM
O2	High 4	Urban 3	Medium 3	High 4	Medium Cost 3	Acceptable 1	3	Very High 100%	Positive (+)	+3	+HIGH

IMPACT ASSESSMENT BEFORE MITIGATION: OPERATIONAL PHASE											
Impact No.	Magnitude	Extent	Duration	Frequency	Reversibility	Acceptability	Average grading	Probability	Direction	Final grading before mitigation	Significance level before mitigation
O3	Low 2	Regional 4	Medium 3	Medium 3	Medium Cost 3	Acceptable 1	2.66	High 75%	Positive (+)	+2	+MEDIUM
O4	High 4	Regional 4	Medium 3	Medium 3	Medium Cost 3	Acceptable 1	3	High 75%	Negative (-)	-2.2	-MEDIUM
O5	Low 2	On-site 1	Medium 3	High 4	Low Cost 1	Manageable 3	2.33	Medium 50%	Negative (-)	-1.2	-LOW
O6	Low 2	Local 2	Medium 3	Very High 5	Low Cost 1	Acceptable 1	2.33	High 75%	Positive (+)	+1.7	+LOW
O7	Moderate 3	Local 2	Medium 3	Very High 5	Low Cost 1	Acceptable 1	2.5	High 75%	Negative (-)	+1.9	+MEDIUM
O8	Moderate 3	Local 2	Medium 3	Very High 5	Low Cost 1	Acceptable 1	2.5	High 75%	Positive (+)	+1.8	+LOW
O9	Moderate 3	Local 2	Medium 3	Low 2	Medium Cost 3	Manageable 3	2.66	Medium 50%	Negative (-)	-1.3	-LOW

In conclusion, there are only positive impacts during the planning/decommissioning and construction phase. In the operational phase, there are more positive than negative impacts. The potential negative impacts identified during the operational phase can be mitigated by the measures set out in the Environmental Management Plan, which is attached as **Annexure A**.

Overall, the development proposal will not create a major or unacceptable negative impact on the receiving environment, and the few potential negative impacts identified can be mitigated.

11. Environmental Management Plan

Please refer to **Annexure A** for the Environmental Management Plan (EMP) and recommended mitigations for each potential impact.

12. Conclusion

Based on the information provided in this report, the proposed development is not expected to generate a significant negative impact on the receiving Walvis Bay urban environment. The proposed activity can be supported from an environmental point of view as no negative comments or objections were received during the public consultation exercise, and the Walvis Bay Municipality recommended the rezoning application for approval on 13 June 2025 (See **Annexure B**).

If all mitigation measures are implemented as provided in the EMP, it is expected that the negative impacts can be reduced and, in some cases, positive impacts can be enhanced. The EMP document should be provided to all responsible stakeholders and be used as an on-site reference document during all phases of the proposed development.

13. Recommendation

Based on the findings of this report, the following is recommended:

- [3] That an Environmental Clearance Certificate be issued to Mr Cheng Yin for the rezoning of Erf 3129 Walvis Bay from “Single Residential” with a density of 1 dwelling unit per 300m² to “General Business” with a bulk of 2.0.
- [4] That the following conditions apply to the Environmental Clearance Certificate:
 - a. The proponent shall address all potential impacts resulting from the construction and operational activities and implement the mitigation measures as contained in the Environmental Management Plan;
 - b. Regular environmental monitoring and evaluation of environmental performance should be conducted and targets for improvements should be established and monitored from time to time; and
 - c. The Walvis Bay Council reserves the right to attach further legislative and regulatory conditions during the operational activities of the project.

Yours sincerely,



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Melissa Kroon

STEWART PLANNING

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END OF REPORT