

# PROPOSED WALVIS BAY WATERFRONT DEVELOPMENT, NAMIBIA

ENVIRONMENTAL IMPACT ASSESSMENT (EIA) - JUNE 2017

CLIENT: WALVIS BAY WATERFRONT DEVELOPMENT PTY LTD

## BACKGROUND INFORMATION DOCUMENT



### PURPOSE OF THIS DOCUMENT

The purpose of this Background Information Document (BID) is to provide interested and affected parties (I&APS) with a background to the proposed Walvis Bay Waterfront and invite I&APS to registered in the Environmental Impact Assessment (EIA) process. Through registering, the I&APS will be kept informed throughout the EIA and a pathway provided to submit comments pertaining to the project.

This BID includes the following:

- Introduction
- How the EIA process works
- Public participation process and how to become involved
- What is proposed and where
- Why the project is needed and what benefits or impacts are anticipated
- Alternatives being considered
- Next steps and way forward

### Project Introduction

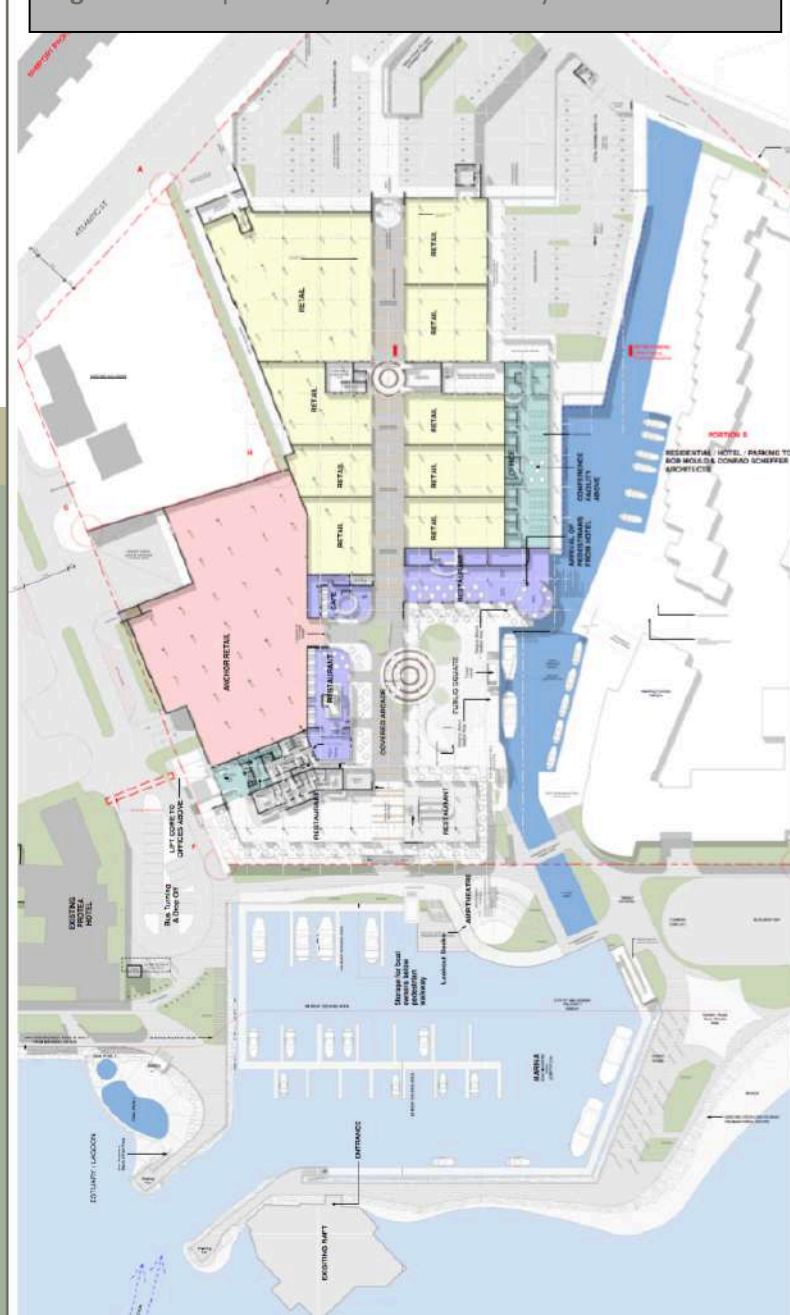
Environmental Compliance Consultancy [ECC] has been engaged by Walvis Bay Waterfront Development Pty Ltd to undertake the Environmental Impact Assessment (EIA) for the proposed Walvis Bay Waterfront development.

Walvis Bay Waterfront Development Pty Ltd intends to develop land portions 4941 and 4939 current private open space to business space for the proposed Walvis Bay Waterfront. The project includes developing a marina for the proposed Waterfront.

The proposed plans incorporate light industrial, residential, public open space, retail and various other activities in a waterfront development in Walvis Bay, Namibia.

The proposed project triggers listed activities in accordance with the Environmental Management Act 2007. An application for Environmental Clearance will be submitted in the form of an Environmental Impact Assessment to the relevant competent authorities and Ministry of Environment and Tourism in accordance with the Act.

Figure 1 – Proposed layout for Walvis Bay Waterfront



## Project Introduction – Continued

The land site is currently zoned as Current Private Open Space. The site is characterized by public open space with municipal facilities including swimming pool, cricket field, tennis and jukskei courts.

The proposed site faces the Walvis Bay Lagoon, a RAMSAR listed wetland with the marina portion of the project located near the Raft restaurant on the edge of the mouth of the Walvis Bay lagoon. The proposed land site is heavily disturbed by urban development while the marina portion extends between 30-50m into the lagoon to connect with the Raft restaurant.

The development is not large, relative to other on-going construction in the Walvis Bay environs, but it may impact on the mouth leading into the lagoon. The area being considered for development is neither pristine nor undeveloped. Although the Walvis Bay lagoon and wetlands have been declared a RAMSAR site and area of global environmental significance, there are numerous commercial enterprises in and around the wetlands, including saltpans and a salt works, an upmarket hotel at Pelican Point near the entrance to the lagoon.

Namibia became a signatory to the Ramsar Convention in 1995 and has registered 4 sites of International Importance: Walvis Bay; Sandwich Harbour; Etosha Pan and the Cuvelai Drainage; and the Orange River mouth (jointly with South Africa). The mission of the Ramsar Convention is “the conservation and wise use of all wetlands through local and national actions and international cooperation, as a contribution towards achieving sustainable development throughout the world” .

The area holds significant social importance to members of the Walvis Bay community. The area is used by a broad spectrum of community members and associations for sporting and recreational activities. The proposed project will include the relocation of such facilities and will disturb the existing social elements associated with these facilities while the facilities are relocated. The developer in conjunction with the municipality and the community expectations will relocate the sporting facilities offering a new and generally higher standard of facility than currently exists.

## Need for the Walvis Bay Waterfront

Walvis Bay is Namibia’s largest harbour and port with passenger amenities, cargo loading quays, storage and transport services, dry-dock facilities, and commercial fish processing factories. The lagoon is used for commercial mariculture farms and also for tourism and recreational activities such as wind- and kite-surfing and kayaking. Marine tours take visitors into the lagoon and out to Pelican Point to view seals and dolphins close up. Recreational fishing spots are found on the sandspit at the seaward end of the wetlands, within the lagoon and around the northern shores of the bay.

The wetlands are popular with birdwatchers, as they host vast populations of resident and migratory birds of a variety of species. The esplanade along the eastern shore of the lagoon affords visitors and locals the opportunity to view flamingos, pelicans, waders and other coastal birds from close range.

The proposed Walvis Bay Waterfront will bring a new and improved dimension to Walvis Bay offering a secure and safe place of anchorage for small recreational and commercial boats/yachts. The waterfront will bring social cohesions offering access to the marine waterfront, new opportunities for existing and new businesses with increased patronage to the area. The waterfront will lend itself to free flowing pedestrian access linking into existing walkways to allow tourists and pedestrian access to flow freely. The Waterfront will become a place for local residents and tourist alike to enjoy, offering restaurants, shopping, retail, housing and offices to the Walvis Bay community. With such a development there will be economic benefits and up-liftment of the area for the town, jobs will be created through construction and long term through retail and business that will operate from the Waterfront.

**Applicant** – Walvis Bay Waterfront Development Pty Ltd

**Environmental Assessment Practitioner** – Environmental Compliance Consultancy (ECC)

**Competent Authority** – Ministry of Environment and Tourism



# What is Proposed?

The proposed Waterfront development will include several types of infrastructure and land use within the proposed site. Preliminary designs for the proposed development include the following:

- Medium Density residential areas
- High Density residential areas
- Public Open Space
- Business Offices
- Hotel
- Service Yard and Parking Areas
- Conference Centre
- Internal Access Roads
- Marina
- Restaurants

The above-proposed activities are illustrated in the preliminary design for the development.



## Site location

The site is located in the Walvis Bay Municipality of the Erongo Region, Namibia. The proposed Waterfront is situated on the land portions 4941 and 4939. The site has the following Municipal facilities that will be relocated as part of the project:

- Swimming Pool and ablution/supporting services
- Tennis Courts and small clubhouse
- Cricket clubhouse (phase 1)
- Cricket field (phase 2)
- Jukskei courts

The project will be completed in two phases:

- Phase 1 - 3.4ha
- Phase 2 - 2.5ha



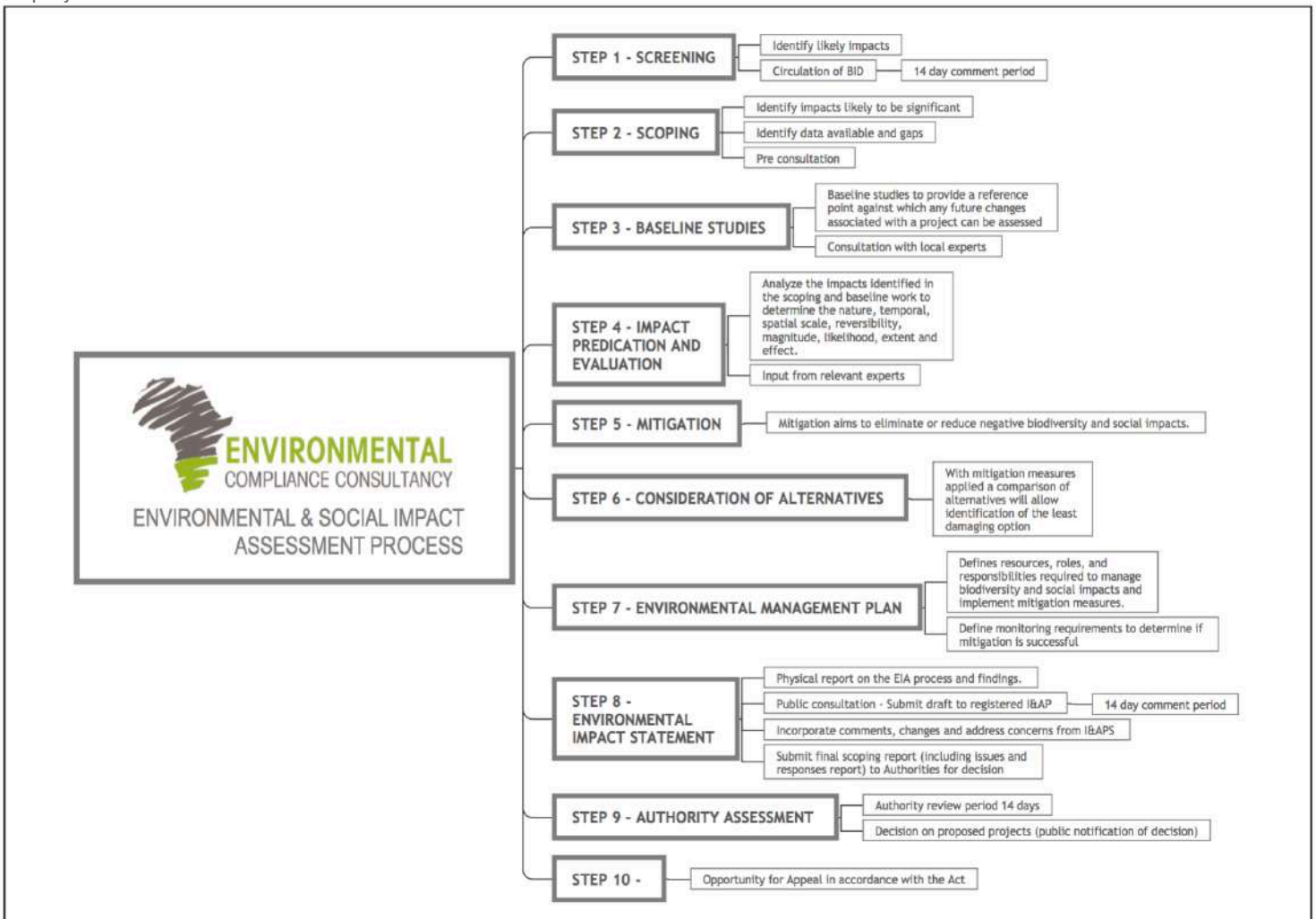


## THE EIA PROCESS

The Environmental Impact Assessment process followed is in accordance with Environmental Management Act 2007. The environmental practitioner is required to conduct the environmental application process and manage the public participation process. According to the EIA process flowchart below, this project is currently at the Scoping phase and the public participation process is being conducted. ECC will perform the following:

- Identify key stakeholders, authorities and municipalities, environmental groups and interested or affected members of the public, hereafter referred to as IAPs.
- Give written notice to the owners and occupiers of land adjacent to the site
- Compile a Background Information Document (BID) for the proposed development,
- Advertise the environmental application in two newspapers, namely: 'The Namibian' and 'The Informate' in addition ECC has advertised in the Namib Times;
- Place on-site notices at conspicuous places at/ near the proposed development boundary;
- Obtain landowner's consent, where required (in this instance the applicant is the landowner);
- Host a Public meeting to encourage stakeholder participation and engagement, and provide details of issues identified by the EAP, stakeholders and IAPs;
- Record all comments of IAPs and present such comments, as well as responses provided by ECC, in a full Comments and Responses Report, which will be included in the Scoping Report that is submitted to MET;
- Circulate all IAP comments to the project team;

The commenting period for all IAPs will be 21 days from notification. The Draft Scoping Report (DSR) will be made available to all relevant stakeholders and IAPs for further comment, before the final Scoping is submitted to MET and the Competent Authority. The following process flowchart illustrates the environmental process to be followed during the EIA for the proposed project.



# Scope of Work

The scope of work for the EIA is based on the scope of work provided by the MET and includes but not limited to assessment of:

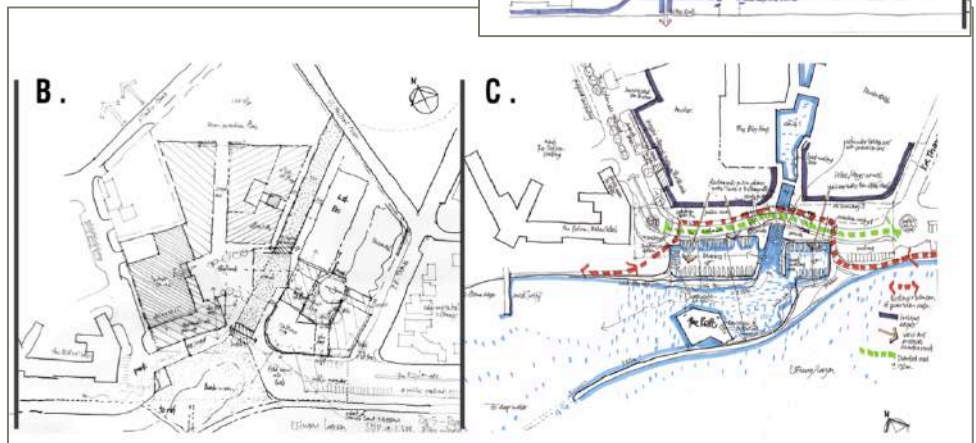
- Impacts of construction of channel and other structures below the high water mark on the water quality of the lagoon;
- Risks of Marine pollution from boats
- Impacts of boats navigation to and from the proposed Marinas, taking into consideration of tidal variations in the lagoon;
- A hydrodynamic modelling study needs to be completed for the channel and structures to see how these may affect the circulation in the lagoon and then assess the potential associated impacts
- Appropriate maintenance plan for channel (dredging) and its impacts
- Strategies for waste management
- Impact of lights on the birds in the lagoon and alternatives
- Any other impacts that may be found to be associated with the proposed

## What alternatives are being considered?

Many alternatives are being considered for the project these include:

- Design alternatives for example breakwater wall design
- Marina design and position to prevent sedimentation
- Building design and positioning
- Sporting facilities relocation and options
- Traffic routing and alternatives

One key component for consideration in the undertaking of this environmental impact assessment is the process of conducting a project alternatives assessment. The alternative assessment will look at options in project siting, technologies and land uses and will be included in the EIA.



**Design Development - Sketch Plans**



**Design Development - Stage 05**



**Design Development - Stage 08**

# Moving Forward...

## Public Participation

### HOW TO GET INVOLVED?

Public participation is an important part of the EIA process, as it allows public to obtain information about the proposed project.

Public participation occurs at various stages throughout a project lifecycle including:

- Advertising in newspapers
- Distributing this BID to identified stakeholders
- Providing access to draft scoping reports
- Registered I&APS will also be informed of the availability of the draft scoping report for a 14 day comment period, during which the period the public will have the opportunity to review the draft document and raise any issues of concerns
- Advertising the decision received from MET and affording an opportunity to I&APS to appeal the decision

**At ECC we make sure all information is easily accessible to the public, follow our social media pages to be kept up to date.**



[https://www.facebook.com/environmentalECC/?ref=br\\_rs](https://www.facebook.com/environmentalECC/?ref=br_rs)



<https://twitter.com/ECCEnvironment>



<http://eccenvironmental.com/projects/>



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## I&APS Next Steps

1. Register as I&AP on our website.
  - <http://eccenvironmental.com/projects/>
2. Follow ECC on Facebook and social media to keep up to date
3. Comments must be submitted in writing and can be emailed to the following address:
  - [info@eccenvironmental.com](mailto:info@eccenvironmental.com)
  - Tel: +264 81 626 7278
  - Please note the EIA review period will be 14 days from the date that I&AP have been notified.

## Contact Us:

### Environmental Compliance Consultancy Contact Details

We welcome any enquiries regarding this document and its content, please contact:

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