


***ENVIRONMENTAL IMPACT ASSESSMENT  
FOR THE CONSTRUCTION AND  
OPERATION OF A FUEL STORAGE  
FACILITY FOR A SILENT STANDBY  
GENERATOR AND COMMUNICATION  
MAST ON ERF 1 OF PORTION 233 OF  
FARM FINKENSTEIN NO. 526, WINDHOEK***

***2023***

***App - 230601001525***

<p><b>Project Name:</b></p>	<p><b><i>ENVIRONMENTAL IMPACT ASSESSMENT FOR THE CONSTRUCTION AND OPERATION OF A FUEL STORAGE FACILITY FOR A SILENT STANDBY GENERATOR AND COMMUNICATION MAST ON ERF 1 OF PORTION 233 OF FARM FINKENSTEIN NO. 526, WINDHOEK</i></b></p>
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## EXECUTIVE SUMMARY

The Proponent, DCN (Pty) Ltd, intends to construct and operate a data colocation centre/data warehouse on Erf 1 of Portion 233 of Farm Finkenstein No. 526, Windhoek for the colocation of data storage through which it will provide data networks, power, cooling as well as security to its client's data. The data warehouse relies on continuous / uninterrupted electricity supply, which is not guaranteed by NamPower, the supplier of electricity to Finkenstein Township, as well as secured and fast communication between the warehouse and their customers to ensure continuous connectivity. To ensure the uninterrupted electricity supply, the proponent intends to install 2 (two) standby diesel generators for which **onsite bulk fuel storage** is required as well as **a communication mast** for communicating with their customers.

In terms of the Regulations of the Environmental Management Act (No 7 of 2007), an Environmental Impact Assessment must be done to address the following 'Listed Activities':

### **HAZARDOUS SUBSTANCE TREATMENT, HANDLING AND STORAGE**

- *The storage and handling of a dangerous goods, including petrol, diesel, liquid petroleum gas or paraffin, in containers with a combined capacity of more than 30 cubic meters at any one location.*
- *Construction of filling stations or any other facility for the underground and aboveground storage of dangerous goods, including petrol, diesel, liquid, petroleum, gas or paraffin.*

### **INFRASTRUCTURE**

- *The construction of masts of any material or type and of any height, including those used for telecommunication broadcasting and radio transmission, but excluding flag poles and lightning conductor poles.*

Green Earth Environmental Consultants were appointed by the Proponent, DCN (Pty) Ltd, to conduct an Environmental Impact Assessment to obtain an Environmental Clearance for the construction and operation of a fuel storage facility for a silent standby generator and communication mast on Erf 1 of Portion 233 of Farm Finkenstein No. 526, Windhoek.

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

<b>Impact on environment</b>	<b>Nature of impact</b>
The efficient and intensive use of land.	Erf 1 has been vacant and underutilised for some time. The zoning of the erf is 'business' which allows the proposed use.
Creation of employment and transfer of skills.	Positive as employment will be created during construction and operation. People will learn new skills in data management.
The creation of dust.	Negative during construction but low during operations as the access and parking areas will be paved.

There will be an impact on traffic.	Negative during construction and once operational as the site will result in the increase in traffic on the main roads in the area.
The creation of noise.	Negative during construction but low and on par with the noise levels of the surrounding uses as the silent generators will only be used for back up purposes when electricity is not available. Some of the surrounding landowners also make use of standby generators when electricity supply from the grid is interrupted.
Possible impact on cultural/heritage aspects.	Erf 1 has been created when the need and desirability and layout of the Finkenstein Township was approved. No items of archeologic value or graves were observed during the site visit which means the impact will be low. If any items or graves are found during construction, the impact will be high and irreversible.
Impact on fauna and flora.	Animals, reptiles, and birds will be disturbed during the clearing of the land to be used for the data colocation centre. No protected tree species were observed on the Erf.
There will be visual impact.	The erf is currently vacant. The construction of the proposed offices and data storage facility will thus impact on the current ambiance of the surroundings. The proposed communication mast will be $\pm 30\text{m}$ in height and thus have a negative visual impact. It is intended to camouflage the structure to ensure that it blends in with the natural surroundings to soften the impact thereof. The mast will be erected next to the NamPower 66KV line servitude in the vicinity of an existing elevated water tank that are already impacting on the natural ambiance of this area which will also soften the impact of the communication mast.
Impact on groundwater, surface water and soil.	The impact will be negative in case of spilling of hazardous materials during construction and operation. The diesel storage tanks for the backup generators that will be constructed will be banded to ensure that the risk of spillages during the handling of diesel or in case of the failure of storage and connection facilities is mitigated.
Impact on health and safety and transmission of diseases.	Low if mitigated during construction and operations. The Radio-frequency radiation (RFR) levels from the communication mast will be within the general accepted safety levels and the mast is more than 300m away from any residential area.
The use of electricity. The Finkenstein Estate currently	The facility will require a continues source of electricity which is currently not guaranteed at the

experience electricity supply problems during certain times of the year. The proposed facility must therefore provide in their own electricity supplies until the current supply issues have been addressed by the Finkenstein Development Company and NamPower.	Finkenstein Estate. It is thus intended to install a solar plant with storage capacity on a neighbouring erf which will provide the facility with electricity, and which will be backed up by silent diesel generator.
The use of water.	Erf 1 is connected to the Finkenstein Township's water reticulation system. The expected water requirements will approximately be 60m <sup>3</sup> monthly which can be accommodated from the current sources of supply.

The environmental impacts during the operational phase of the proposed project:

<b>IMPACTS DURING OPERATIONAL PHASE</b>			
<b>Aspect</b>	<b>Impact Type</b>	<b>Significance of impacts Unmitigated</b>	<b>Significance of impacts Mitigated</b>
Ecology Impacts	-	L	M
Dust and Air Quality	-	L	M
Groundwater Contamination	-	L	M
Waste Generation	-	L	M
Failure of Reticulation Pipeline	-	L	M
Fires and Explosions	-	L	M
Safety and Security	-	L	M

<b>IMPACT EVALUATION CRITERION (DEAT 2006):</b>		
<b>Criteria</b>	<b>Rating (Severity)</b>	
<b>Impact Type</b>	+	Positive
	O	No Impact
	-	Negative
<b>Significance of impacts</b>	L	Low (Little or no impact)
	M	Medium (Manageable impacts)
	H	High (Adverse impact)

Mitigation measures will be provided that can control the extent, intensity and frequency of the impacts listed above in order not to have substantial negative effects or results.

The type of activities that will be carried out on the site will not negatively affect the amenity of the locality and the activities do not adversely affect the environmental quality of the neighbouring erven / portions or areas. None of the potential impacts identified

are regarded as having a significant impact to the extent that the proposed project should not be allowed. However, the operational activities further on need to be controlled and monitored by the assigned subcontractors and the proponent.

The Environmental Impact Assessment which follows upon this paragraph was conducted in accordance with the guidelines and stipulations of the Environmental Management Act (No 7 of 2007) meaning that all possible impacts have been considered and the details are presented in the report.

Based upon the conclusions and recommendations of the Environmental Impact Assessment Report and Environmental Management Plan following this paragraph, the Environmental Commissioner of the Ministry of Environment, Forestry and Tourism is herewith requested to:

1. Accept the Environmental Impact Assessment;
2. Approve the Environmental Management Plan;
3. Issue an Environmental Clearance for the construction and operation of a fuel storage facility for a silent standby generator and communication mast on Erf 1 of Portion 233 of Farm Finkenstein No. 526, Windhoek and for the following "listed activities":

***HAZARDOUS SUBSTANCE TREATMENT, HANDLING AND STORAGE***

- *The storage and handling of a dangerous goods, including petrol, diesel, liquid petroleum gas or paraffin, in containers with a combined capacity of more than 30 cubic meters at any one location.*
- *Construction of filling stations or any other facility for the underground and aboveground storage of dangerous goods, including petrol, diesel, liquid, petroleum, gas or paraffin.*

***INFRASTRUCTURE***

- *The construction of masts of any material or type and of any height, including those used for telecommunication broadcasting and radio transmission, but excluding flag poles and lightning conductor poles.*

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## **LIST OF ABBREVIATIONS**

CAN	Central Area of Namibia
EC	Environmental Clearance
ECO	Environment Control Officer
EIA	Environmental Impact Assessment
EMP	Environmental Management Plan
I&APs	Interested and Affected Parties
MEFT	Ministry of Environment, Forestry and Tourism
SQM	Square Meters

# 1. INTRODUCTION

The Proponent, DCN (Pty) Ltd, intends to construct and operate a data colocation centre/data warehouse on Erf 1 of Portion 233 of Farm Finkenstein No. 526, Windhoek for the colocation of data storage through which it will provide data networks, power, cooling as well as security to its client's data. The data warehouse relies on continuous / uninterrupted electricity supply, which is not guaranteed by NamPower, the supplier of electricity to Finkenstein Township, as well as secured and fast communication between the warehouse and their customers to ensure continuous connectivity. To ensure the uninterrupted electricity supply, the proponent intends to install 2 (two) standby diesel generators for which **onsite bulk fuel storage** is required as well as **a communication mast** for communicating with their customers.

In terms of the Regulations of the Environmental Management Act (No 7 of 2007), an Environmental Impact Assessment must be done to address the following 'Listed Activities':

## ***HAZARDOUS SUBSTANCE TREATMENT, HANDLING AND STORAGE***

- *The storage and handling of a dangerous goods, including petrol, diesel, liquid petroleum gas or paraffin, in containers with a combined capacity of more than 30 cubic meters at any one location.*
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## ***INFRASTRUCTURE***

- *The construction of masts of any material or type and of any height, including those used for telecommunication broadcasting and radio transmission, but excluding flag poles and lightning conductor poles.*

*Green Earth Environmental Consultants* were appointed by the Proponent, DCN (Pty) Ltd, to conduct an Environmental Impact Assessment to obtain an Environmental Clearance for the construction and operation of a fuel storage facility for a silent standby generator and communication mast on Erf 1 of Portion 233 of Farm Finkenstein No. 526, Windhoek.

The Environmental Impact Assessment below contains information on the proposed project and the surrounding areas, the proposed activities, the applicable legislation to the study conducted, the methodology that was followed, the public consultation that was conducted, and the receiving environment's sensitivity and any potential ecological, environmental, and social impacts.

## 2. TERMS OF REFERENCE

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

The aim of the environmental impact assessment was:

- To ascertain existing environmental conditions on the site to determine its environmental sensitivity.
- To inform I&APs and relevant authorities of the details of the proposed development 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 identify specialist investigations required.
- To outline management guidelines in an Environmental Management Plan (EMP) to minimize and/or mitigate potentially negative impacts.
- To comply with Namibia's Environmental Management Act (2007) and its regulations (2012).

The tasks that were undertaken for the Environmental Impact Assessment included the evaluation of the following: climate, water (hydrology), vegetation, geology, soils, socio economic impact, cultural heritage, groundwater, sedimentation, erosion, biodiversity, sense of place, socio-economic environment, health, safety and traffic.

The EIA and EMP from the assessment will be submitted to the Environmental Commissioner for consideration. The Environmental Clearance will only be obtained (from the DEA) once the EIA and EMP has been examined and approved for the listed activity.

The public consultation process as per the guidelines of the Act has been followed. The methods that were used to assess the environmental issues and alternatives included the collection of data on the project site and surrounding area, info obtained from the proponent and the Ministry of Environment, Forestry and Tourism and identified and affected stakeholders. Consequences of impacts were determined in five categories: nature of impact, expected duration of impact, geographical extent of the event, probability of occurring and the expected intensity.

All other permits, licenses or certificates that are further on required for the operation of the proposed project still needs to be applied for by the proponent.

## 3. NEED AND DESIRABILITY

The need for the proposed 'data colocation centre/data warehouse' is motivated as follows: Large corporates or business generating and relying on large volumes of

business and customer data and servicing large customer groups through a national or international footprint like banks, retail groups, motor companies and manufactures more and more rely on independent third party specialists for the storage and handling of their data on an independent/standalone site away from their normal business premises. The prime function of such a data colocation centre is data storage, the provision of data networks, the provision of fast and secured connectivity under conditions of secured continues power supply, cooling of data facilities as well as security and backup of the client's data. The proponent, who is a specialist in the field of data colocation services signed up several clients who urgently require this service. Therefore, the facility will be a type of data centre where equipment, space, and bandwidth are available for rental to retail customers. Colocation facilities provide space, power, cooling, and physical security for the server, storage, and networking equipment of other firms and also connect them to a variety of telecommunications and network service providers with a minimum of cost and complexity.

Erf 1 of Portion 233 of Farm Finkenstein No. 526, Windhoek is **desirable** for the construction and operation of the data colocation centre. It is large enough and is in an established and secured township with good access to bulk services like water, sewer, and access roads. It is located in close proximity to residential areas where the people with the necessary skills for managing and working at the centre can reside. Erf 1 is zoned 'business' as per the stipulations of the KappsFarm Town Planning Scheme. Under the zoning 'business', the following are permitted as primary uses: *Business premises, licensed hotel/motel, office, dwelling unit, town house, residential building, service trade, home based business*. The activity intended can be accommodated under a business premises or service trade as per the definitions of the Scheme.

The above confirm that there is a need for the proposed activity and that the site is desirable for the construction and operation of the facility.

Determining what the impact of the operations would be are broken down into different categories and environmental aspects and dealt with in the Environmental Management Plan (EMP). As per the ISO 14001 definition: *an environmental aspect is an element of an organization's activities, products and/or services that can interact with the environment to cause an environmental impact e.g., land degradation or land deterioration among others, that will cause harm to the environment.*

All concerns and potential impacts raised during the public participation process and consultative meetings were evaluated. Predictions were made with respect to their magnitude and an assessment of their significance was made according to the following criteria:

The Nature of the activity: The possible impacts that may occur are that water will be used in the construction and operational phases, wastewater will be produced that will be handled by the proponent, land will be used for the proposed activities, a sewage system will be constructed, and general construction activities will take place, namely the building of infrastructure.

The Probability of the impacts to occur: The probability of the above-named impacts to occur and have a negative or harmful impact on the environment and the community is

small since the Environmental Management Plan will also guide these activities. Water will still be used, and wastewater produced, however guidelines will be set that will ensure the impact is minimum.

The Extent of area that the project will affect: The specific project will most likely only have a small impact on the proposed project site itself and not on the surrounding or neighbouring land except for noise, traffic, roads, electricity and dust and there may be a visual impact because of the size of the proposed development. Therefore, the extent that the project will have a negative impact on is not extensive.

The Duration of the project: The duration of the project is uncertain. Water will still be used, and waste produced on a continuous basis and the structures that were constructed will remain and may be visually unpleasing to surroundings.

The Intensity of the project: The intensity of the project is mostly limited to the site however for the above-named items/processes where the intensity of the project will be felt outside the borders of the project site.

According to the information that was present while conducting the Environmental Impact Assessment for the construction and operation of the project, no high-risk impacts were identified and therefore it is believed that the operations will be feasible in the short and long run. Most of the impacts identified were characterized as being of a low impact on the receiving and surrounding environment and with mitigation measures followed, the impacts will be of minimum significance or avoided.

## **4. BACKGROUND INFORMATION ON PROJECT**

### **4.1. PROPOSED PROJECT**

DCN (Pty) Ltd, the Proponent, is in the process of purchasing Erf 1 of Portion 233 (a portion of Portion 3) of Farm Finkenstein No. 526, Windhoek from the current owner, Finkenstein Portion Three Trust. It is the intention of the Proponent to construct and operate a data colocation centre/data for the colocation of data storage through which it will provide data networks, power, cooling as well as security to its client's data. The facility will include offices, warehousing space for housing of data processing and storage, staff amenities and parking areas. To ensure the efficient operation of the colocation centre uninterrupted, continuous supply of electricity as well as fast and efficient uninterrupted communication is required. To enable that efficient service, the facility will include two silent standby generators for which onsite bulk fuel storage is required as well as a communication mast to allow wireless communication with their client network. The proposed data colocation facility will also be linked to a 5MW photovoltaic plant, ±2,5MW battery storage facilities to be constructed on Portion 237 of Farm Finkenstein. A separate ECC is currently being obtained for this facility.

In terms of the Regulations of the Environmental Management Act (No 7 of 2007), an Environmental Impact Assessment must be done to obtain an environmental clearance

for the bulk fuel storage facilities as well as the communication mast as it is 'Listed Activities'.

## 4.2.SITE DETAILS (LOCALITY, SIZE AND ZONING)

Erf 1 of Portion 233 (a portion of Portion 3) of Farm Finkenstein No. 526, Windhoek is in the Finkenstein Township which is located ±15km east of Windhoek directly to the south of the road linking Windhoek and Gobabis. Erf 1 is 1,5132ha in extent and zoned 'business' with a bulk of 2.0. See below locality maps showing where the site is located:

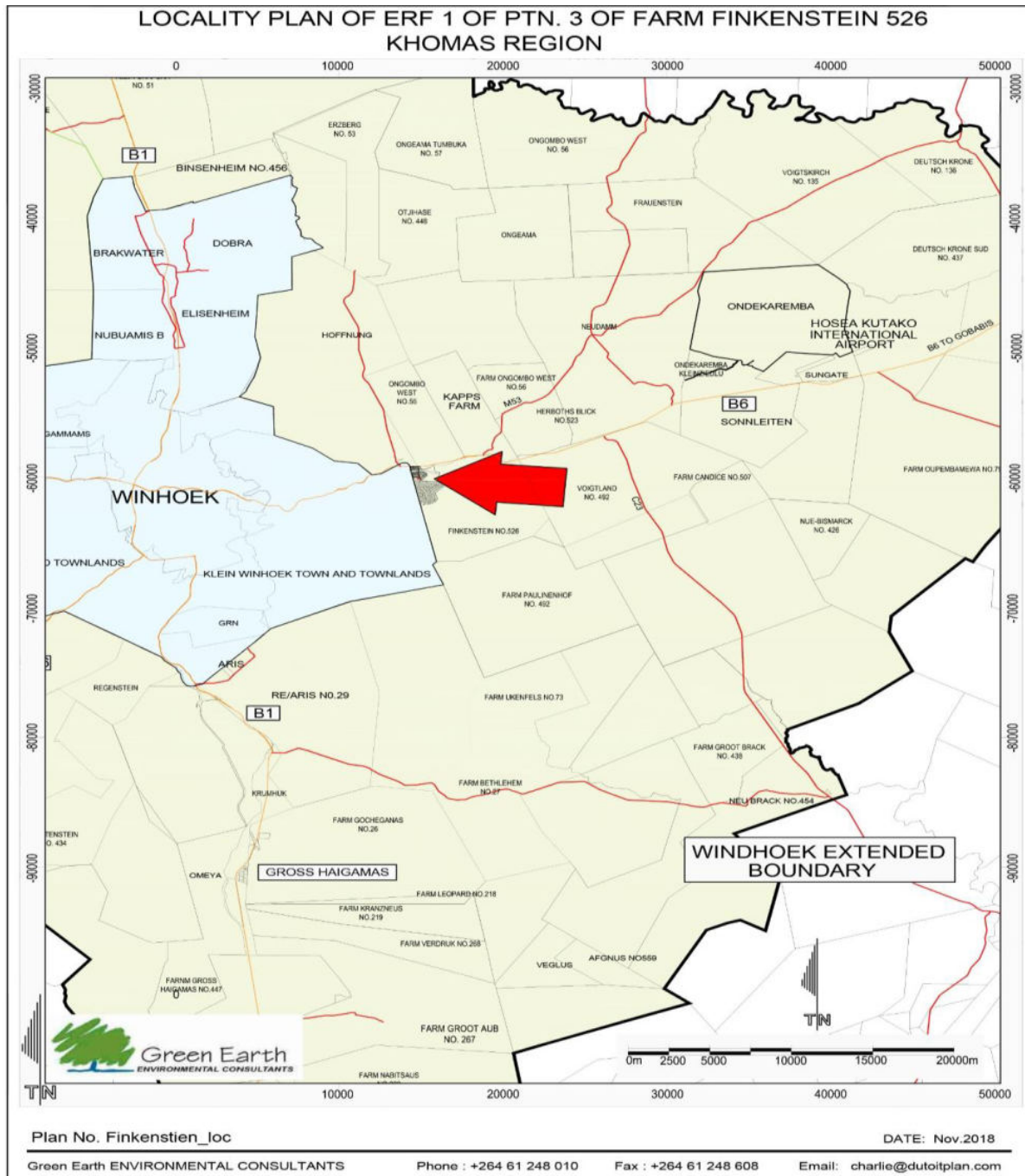
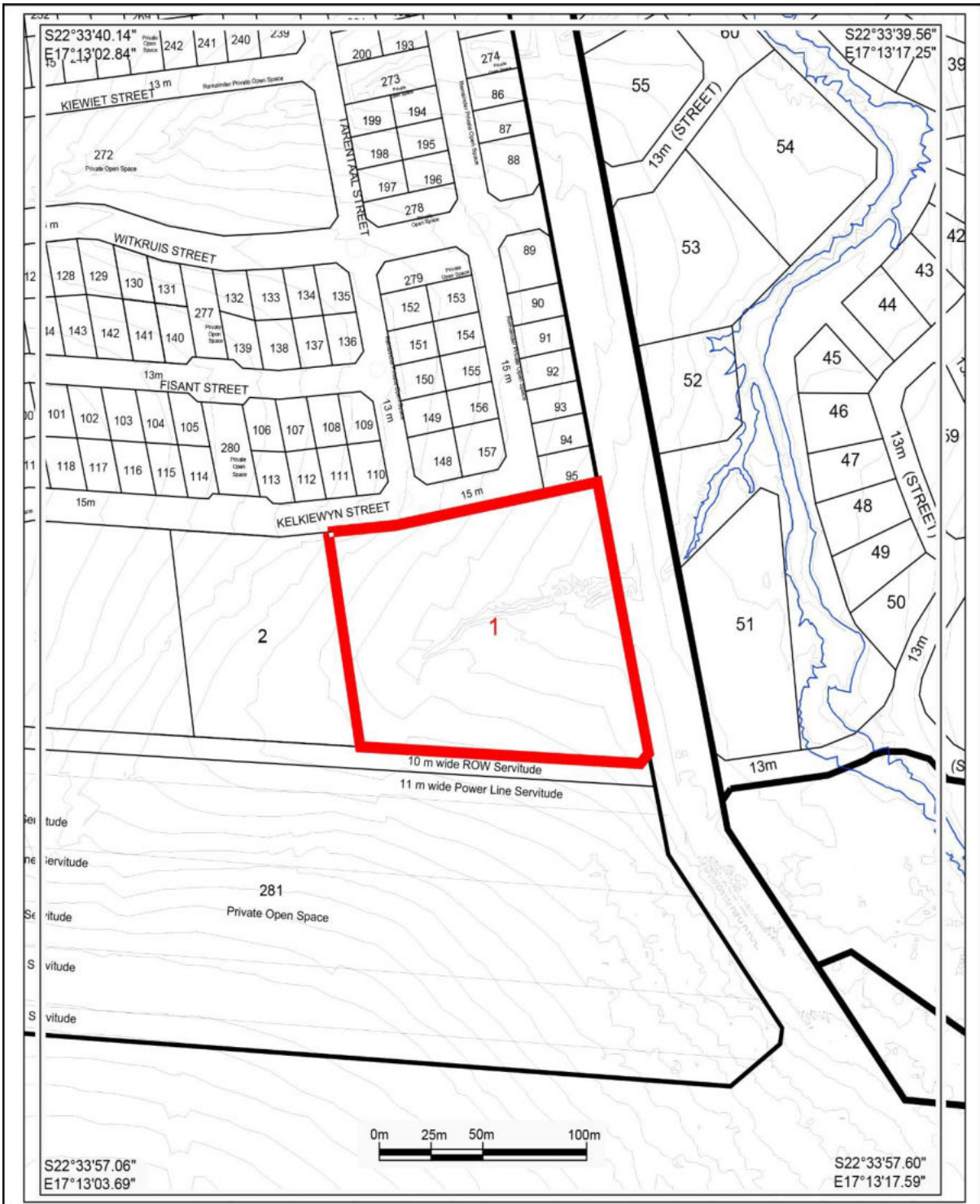


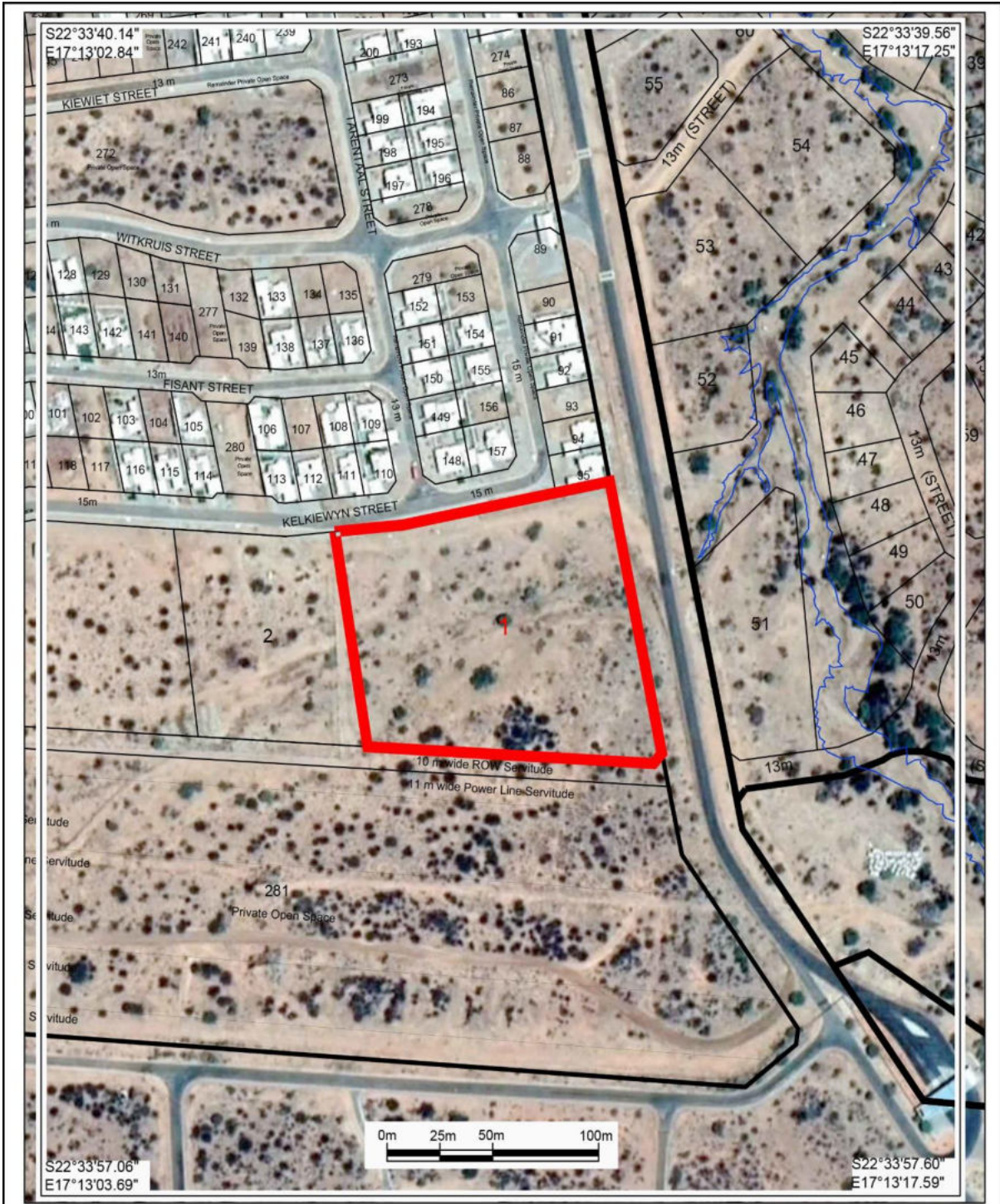
Figure 1: Area where Farm Finkenstein is located



<p>Date: FEB 2023          Drawing Nr. Fink_ERF 1          Scale: 1/ 2500          ON A4</p> 	<p><b>LOCALITY PLAN OF ERF 1 OF PTN.3          KELKIEWYN STREET, FINKENSTEIN</b></p>	
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Figure 2: Locality of Erf 1 of Portion 3, Finkenstein







<p>Date: FEB 2023 Drawing Nr.Fink_ERF 1</p> <p>Scale: 1/ 2500 ON A4</p> 	<p>LOCALITY PLAN OF ERF 1 OF PTN.3 KELKIEWYN STREET, FINKENSTEIN</p>	
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Figure 3: Locality of Erf 1 of Portion 3, Finkenstein with Photo

The erf is gradually sloping in an easterly direction with a defined surface drainage system that can be observed in the middle of the erf. See below contours of the erf:

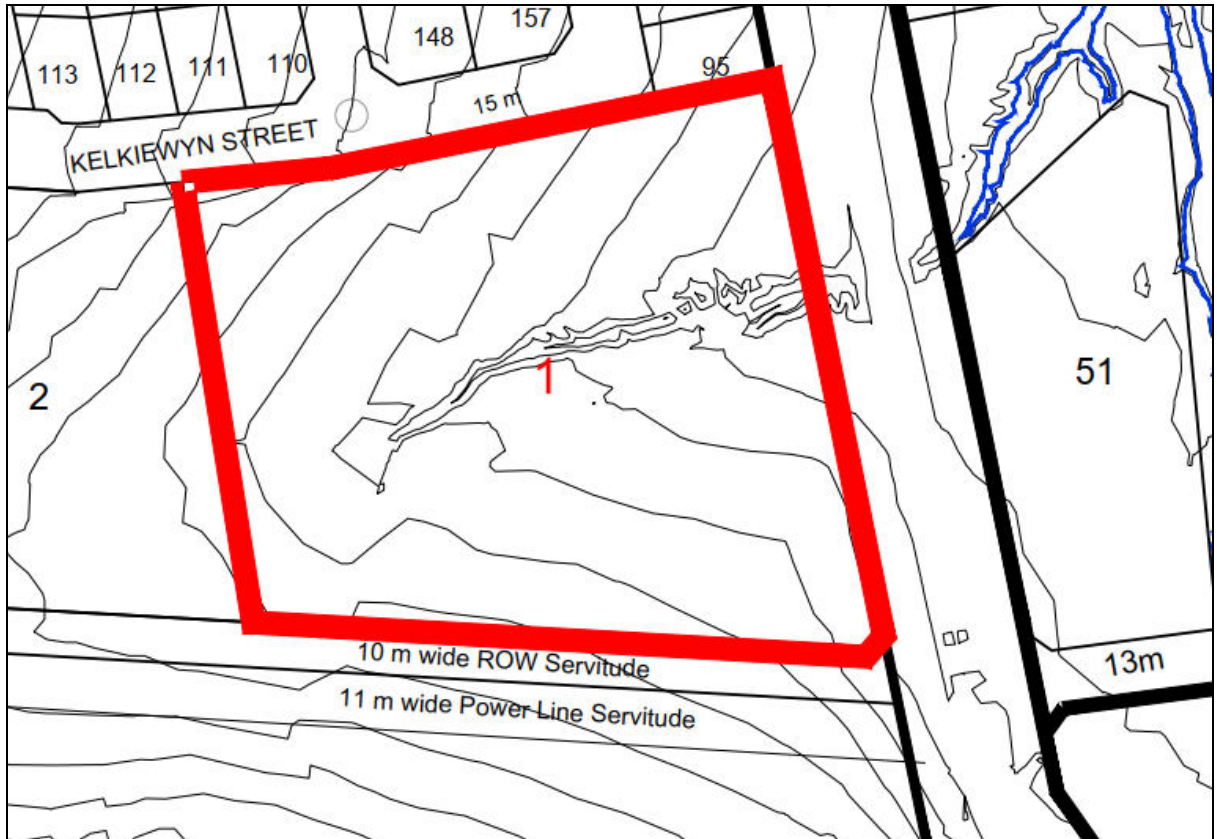


Figure 4: Drainage system with contours



Figure 5: Photo of vegetation on the site



*Figure 6: Power line structures and elevated water tank located along the southern boundary of Erf 1*

### **4.3.PROJECT DETAILS**

An office and warehouse for the operations of the proponent will be constructed on the erf. The facility will include a fuel storage facility for a silent standby diesel generator as well as a communication mast to allow wireless communication with their client network. The storage of diesel and construction of the mast are listed activities in terms of the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 in GG 4878 of 6 February 2012) for which an Environmental Clearance must be obtained. See below an architectural impression of buildings to be constructed:



Figure 7: Architectural impression of the proposed data colocation centre

### Employment creation

- It is estimated that between 8 – 10 people will be working at the facility during the day with a maximum of 4 people at night and during weekends.

### Silent generator

- The silent generator to be used on site will be 2 x 420kVA Scania Generator.
- The generator's expected noise levels when in operation will be 65dBA at an 8m distance from the generator. See below details on the generator:

<b>Output Ratings Per Generator</b>		
Voltage, Frequency	400V	50Hz
Continuous Rating	420kVA/336kW	
Prime Rating	600kVA / 480kW	
Standby Rating	660kVA / 528kW	
<b>Ratings and Performance Data</b>		
Engine Make & Model	Scania DC16 093A 02-53	
Alternator Make & Model	Leroy Somer TAL-A47-D	
Control Panel	Deepsea 8610 (Sync)	
Base Frame	Heavy Duty fabricated steel	
Engine Speed (RPM)	1500	
Fuel Consumption (100% Load), Prime	120 L/hr	
Generator Canopy	Weatherproof and Sound Attenuated Canopy	
Sound Level (@ 8m)	65dBA	

Figure 8: Generator supply

### Fuel storage area

- Provision is made for the installation of 2 x 14,000 liters diesel storage tanks. The tanks will be constructed above ground, bunded and with spill containment facilities.

### Communication mast

- The height of the mast structure will be 30m.
- The mast structure will be designed to blend in aesthetically with the receiving environment as it will be designed in the form of a tree. See below example image of the mast structure:



*Figure 9: Example of camouflaged mast structure*

The Radio-frequency radiation (RFR) that will be used at the tower will be in the range of **between 10 KHz and 300 GHz**. This frequency range is basically the same as is emitted at varying frequencies by cellphone towers, cell phones, computers, Wi-Fi, microwave ovens, and other electronic devices and thus within acceptable safety operational levels for humans.

### The site utilization

The site will be laid out and utilized to minimise the impact of the listed activities on the receiving environment. The silent generator, fuel storage and mast will be placed on the southern side of the site, next to the powerline servitude, as far as possible from the residential areas. This will minimize the possible negative impact of the noise when the diesel generator is in operation as well as the impact of radiation emitted from the operation of the communication mast. The visual impact of the mast will also be lessened by having it along the powerline servitude which already have high power line pylons with a very high elevated water tank on the background. The elevated water tank also has communication installed on it. See site layout below:

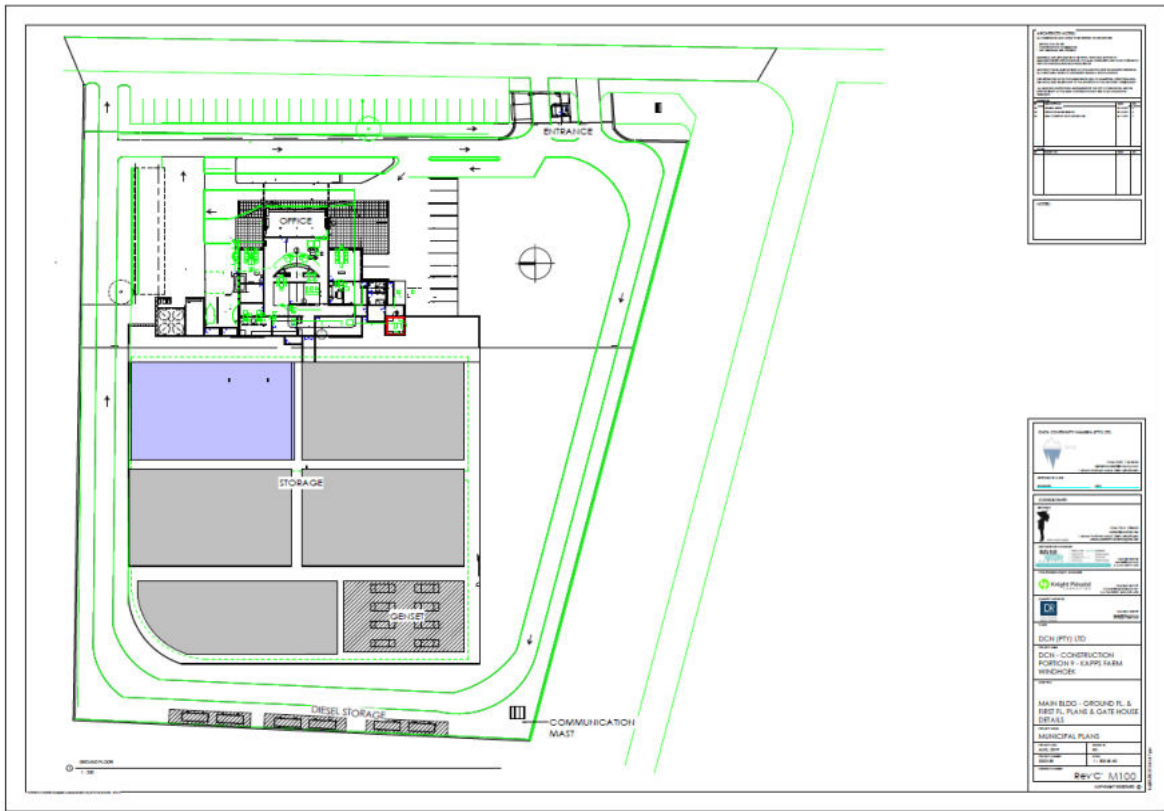


Figure 10: Site Layout Plan

See below the site elevation plan showing the proposed height of the buildings as well as that of the communication mast:

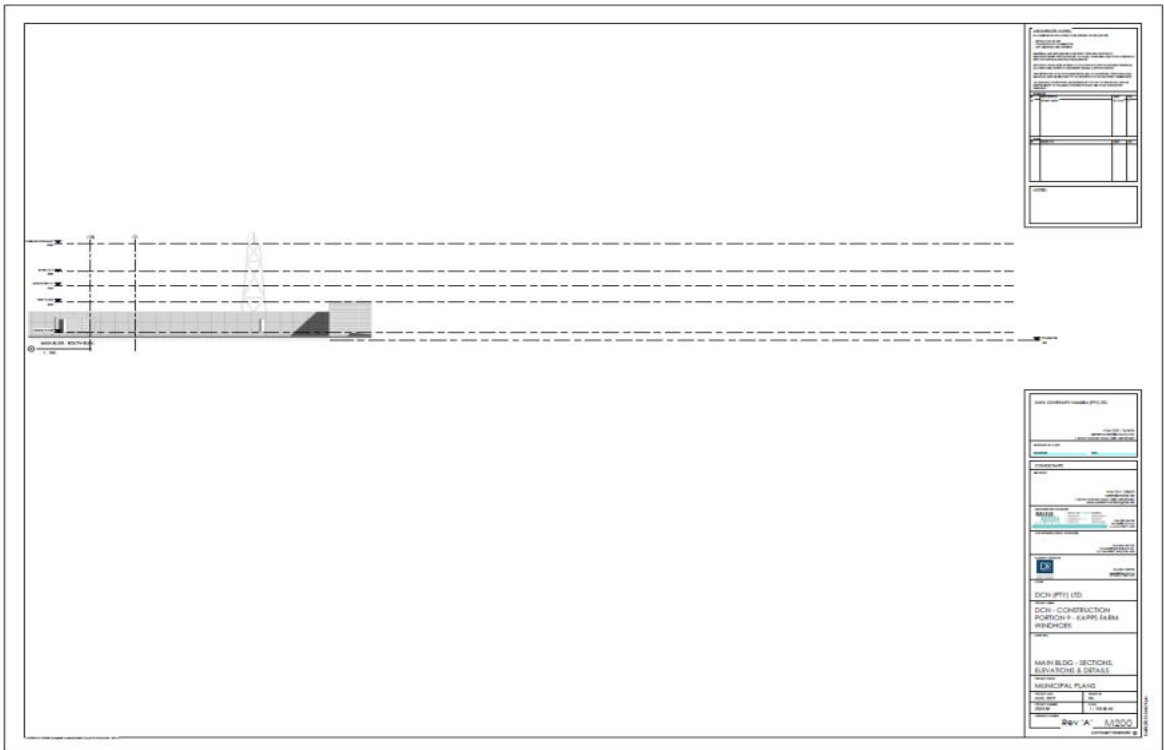


Figure 11: Site Elevation Plan

## **5. BULK SERVICES AND INFRASTRUCTURE**

The bulk services will be provided as follows:

### **5.1.ACCESS REQUIREMENTS**

The site will take access from the existing tar road directly east of Erf 1. Parking for workers and customers will be provided on site as per the above site plan.

### **5.2.WATER SUPPLY**

The site will obtain water from the existing water reticulation network of the township. The expected water requirements will approximately be 60m<sup>3</sup> monthly.

### **5.3.ELECTRICITY**

Finkenstein Township is currently supplied by NamPower. The current supply is under pressure and struggle to maintain continues supply to the township as the demand exceeds the supply specially during the winter months. It must be upgraded and negotiations between NamPower and the Finkenstein Development Company in this regard is in process. Therefore, the proposed project will initially not obtain electricity from the Finkenstein Network as continues uninterrupted supply cannot be guaranteed. The expected electricity requirements will be 900kW per month when in full capacity. The electricity will be supplied from a Solar installation with battery storage to be constructed on Portion 237 of Farm Finkenstein. This plant will be linked via underground cable to Erf 1. The solar system will be backed up with silent standby generators in case of interruptions due to maintenance or short supply from the solar plant.

### **5.4.SEWAGE DISPOSAL**

Only normal household sewer will be generated on site. The ablution and kitchen facilities on site will link up with the existing sewer network of the township and be processed by the approved Finkenstein water treatment plant located on Portion 237 of Farm Finkenstein.

### **5.5.STORM WATER AND DRAINAGE**

The natural flow of storm water and drainage must be minimally disturbed, and the natural flow accommodated where possible. The architect and project engineer must design and construct the structures to accommodate surface water/stormwater and ensure that it does not endanger neighbouring structures. It is also advised that the 1:50 year flood risk area is identified, and that no infrastructure development is done in the flood risk area.

## **5.6.SOLID WASTE**

No noxious waste will be generated on site. Building waste generated during site preparation and construction must be removed by the contractor and disposed of at an approved building rubble site in Windhoek. The building contractor will obtain the required permits allowing the disposal of building waste at the City of Windhoek sites. Other waste generated during the normal operations of the site will be sorted and stored on site to be collected under the normal waste collection and management program of Finkenstein Township.

The Proponent intends to appoint and contract specialist waste managers to collect and dispose of the waste generated on the site. The proponent must ensure that the subcontractors comply with the applicable Namibian Legislation, Policies and Practices.

## **5.7.FIRE PROTECTION**

The Proponent will put in the necessary fire protection infrastructure / extinguishers as per requirements of COW. The fire protection infrastructure will form part of the building plans to be submitted to City of Windhoek for approval. It is advised that a specialist Fire Protection Specialist is contracted to introduce a proper fire protection plan with the required infrastructure and to oversee the annual auditing and maintenance of the infrastructure.

## **6. APPROACH TO THE STUDY**

The assessment included the following activities:

### a) Desktop sensitivity assessment

Literature, legislation and guidance documents related to the natural environment and land use activities available on the portion and area in general were reviewed to determine potential environmental issues and concerns.

### b) Site assessment (site visit)

The proposed project site and the immediate neighbourhood and surrounding area were assessed through several site visits to investigate the environmental parameters on site to enable further understanding of the potential impacts on site.

### c) Public participation

The public was invited to give input, comments and opinions regarding the proposed project. Notices were placed in the Namibian and New Era (see Appendix) on two consecutive weeks (17 and 24 February and 3 March 2023) inviting public participation and comments on the proposed project. Notices were also displayed on the Municipal notice board of the City of Windhoek (see Appendix). A notice was also placed near the gate of the project site (see Appendix). The Background Information Document (BID)



was sent to the Finkenstein Homeowners Association and the Finkenstein Manor Home Owners Association who informed all of their members. Other Interested and Affected Parties who registered were also provided with a copy of the BID. The closing date for any questions, comments, inputs or information was 10 March 2023. The list of I&APs who registered and comments / inputs that were received from the affected neighbours or any other parties are attached in the Appendix.

#### d) Scoping

Based on the desk top study, site visit and public participation, the environmental impacts were determined in five categories: nature of project, expected duration of impact, geographical extent of the event, probability of occurring and the expected intensity. The findings of the scoping have been incorporated in the environmental impact assessment report below.

#### e) Environmental Management Plan (EMP)

To minimize the impact on the environment, mitigation measures have been identified to be implemented during planning, construction, and implementation. These measures have been included in the Environmental Management Plan to guide the planning, construction and operation of the development which can also be used by the relevant authorities to ensure that the project is planned, developed, and operated with the minimum impact on the environment.

## **7. ASSUMPTIONS AND LIMITATIONS**

It is assumed that the information provided by the proponent (DCN (Pty) Ltd) is accurate. No alternative erven / portions / land was considered as the site was already purchased / owned by the proponent. The site was visited several times and any happenings after this are not mentioned in this report. (The assessment was based on the prevailing environmental conditions and not on future happenings on the site.) However, it is assumed that there will be no significant changes to the proposed project, and the environment will not adversely be affected between the compilation of the assessment and the implementation of the proposed activities.

## **8. ADMINISTRATIVE, LEGAL AND POLICY REQUIREMENTS**

To protect the environment and achieve sustainable development, all projects, plans, programs and policies deemed to have adverse impacts on the environment require an EIA according to Namibian legislation. The administrative, legal and policy requirements to be considered during the Environmental Assessment are the following:

- The Namibian Constitution
- The Environmental Management Act (No. 7 of 2007)
- The Kapps Farm Town Planning Scheme and Council's Policies
- Other Laws, Acts, Regulations and Policies

## THE NAMIBIAN CONSTITUTION

Article 95 of Namibia's constitution provides that:

"The State shall actively promote and maintain the welfare of the people by adopting, inter alia, policies aimed at the following:

Management of ecosystems, essential ecological processes and biological diversity of Namibia and utilization of living natural resources on a sustainable basis for the benefit of all Namibians, both present and future; in particular, the Government shall provide measures against the dumping or recycling of foreign nuclear and toxic waste on Namibian territory." This article recommends that a relatively high level of environmental protection is called for in respect of pollution control and waste management.

Article 144 of the Namibian Constitution deals with environmental law and it states:

"Unless otherwise provided by this Constitution or Act of Parliament, the general rules of public international agreements binding upon Namibia under this Constitution shall form part of the law of Namibia". This article incorporates international law, if it conforms to the Constitution, automatically as "law of the land". These include international agreements, conventions, protocols, covenants, charters, statutes, acts, declarations, concords, exchanges of notes, agreed minutes, memoranda of understanding, and agreements (Ruppel & Ruppel-Schlichting, 2013). It is therefore important that the international agreements and conventions are considered (see section 4.9).

In considering these environmental rights, DCN (Pty) Ltd (the Proponent) should consider the following in devising an action plan in response to these articles:

- Implement a "zero-harm" policy at that would guide decisions.
- Ensure that no management practice or decision result in the degradation of future natural resources.
- Take a decision on how this part of the Constitution will be implemented as part of the Proponent's Environmental Control System (ECS).

## ENVIRONMENTAL MANAGEMENT ACT (NO. 7 OF 2007)

The Environmental Impact Assessment Regulations (GN 30 in GG 4878 of 6 February 2012) of the Environmental Management Act (No. 7 of 2007) that came into effect in 2012 requires/recommends that an Environmental Impact Assessment and an Environmental Management Plan (EMP) be conducted for the following listed activities to obtain an Environmental Clearance Certificate:

### **HAZARDOUS SUBSTANCE TREATMENT, HANDLING AND STORAGE**

- *The storage and handling of a dangerous goods, including petrol, diesel, liquid petroleum gas or paraffin, in containers with a combined capacity of more than 30 cubic meters at any one location.*
- *Construction of filling stations or any other facility for the underground and aboveground storage of dangerous goods, including petrol, diesel, liquid, petroleum, gas or paraffin.*

## **INFRASTRUCTURE**

- *The construction of masts of any material or type and of any height, including those used for telecommunication broadcasting and radio transmission, but excluding flag poles and lightning conductor poles.*

Cumulative impacts associated with the development must be included as well as public consultation. The Act further requires all major industries and mines to prepare waste management plans and present these to the local authorities for approval.

The Act, Regulations, Procedures and Guidelines have integrated the following sustainability principles. These need to be given due consideration, particularly to achieve proper waste management and pollution control:

### **Cradle to Grave Responsibility**

This principle provides that those who handle or manufacture potentially harmful products must be liable for their safe production, use and disposal and that those who initiate potentially polluting activities must be liable for their commissioning, operation and decommissioning.

### **Precautionary Principle**

It provides that if there is any doubt about the effects of a potentially polluting activity, a cautious approach must be adopted.

### **The Polluter Pays Principle**

A person who generates waste or causes pollution must, in theory, pay the full costs of its treatment or of the harm, which it causes to the environment.

### **Public Participation and Access to Information**

In the context of environmental management, citizens must have access to information and the right to participate in decisions making.

## **CONCLUSION AND IMPACT**

Some of the surrounding erven / portions have been cleared from vegetation and structures have been constructed on the sites or are in the process of being constructed. The proposed activity will thus fit in with the surrounding activities and not have a negative impact on the prevailing environment. It will be ensured that all protected trees and plant species will be retained where possible.

## **THE KAPPS FARM TOWN PLANNING SCHEME AND COUNCIL'S POLICIES**

The Kapps Farm Town Planning Scheme (promulgated 15 February 2007) applies to the area as indicated on the scheme maps and corresponds with the Townlands Diagram for Windhoek Town and Townlands.

The general purpose of this Scheme is the coordinated and harmonious development of the area of Kapps Farm and Windhoek (including, where necessary, the reconstruction and redevelopment of any part which has already been subdivided whether there are buildings on it or not) in such a way as will most effectively tend to promote health, safety, order, amenity, convenience and general welfare as well as efficiency and economy in the process of development and improvement of communications, and where it is expedient in order to promote proper planning or development, may provide for the suspending the operation of any provision of law or any bylaw or regulation made under such law, in so far as such provision is similar to or inconsistent with any of the provisions so the Scheme.

Erf 1 of Portion 233 (a portion of Portion 3) of Farm Finkenstein No. 526, Windhoek is zoned 'business' as per the stipulations of the Kapps Farm Town Planning Scheme. See copy of zoning map confirming the zoning of Erf 1 below:



Figure 7: Zoning Map

Under the zoning 'business', the following are permitted as primary uses: *Business premises, licensed hotel/motel, office, dwelling unit, town house, residential building, service trade, home based business.* The activity intended can accommodate a business premises or service trade as per the definitions of the Scheme.

## CONCLUSION AND IMPACT

The proposed development has been considered under the stipulations of the Kapps Farm Town Planning Scheme and the Local Authorities Act. The project can be accommodated under the current zoning of the Erf.

## OTHER LAWS, ACTS, REGULATIONS AND POLICIES

The laws, acts, regulations, and policies listed below have also been considered during the Environmental Assessment.

*Table 1: Laws, Acts, Regulations and Policies*

<b>Laws, Acts, Regulations &amp; Policies consulted:</b>		
<b>Electricity Act (No. 4 of 2007)</b>	In accordance with the Electricity Act (No. 4 of 2007) which provides for the establishment of the Electricity Control Board and provide for its powers and functions; to provide for the requirements and conditions for obtaining licenses for the provision of electricity; to provide for the powers and obligations of licenses; and to provide for incidental matters: the necessary permits and licenses will be obtained.	The Proponent must abide to the Electricity Act.
<b>Pollution Control and Waste Management Bill (guideline only)</b>	The <b>Pollution Control and Waste Management Bill</b> is currently in preparation and is therefore included as a guideline only. Of reference to the mining, Parts 2, 7 and 8 apply. Part 2 provides that no person shall discharge or cause to be discharged, any pollutant to the air from a process except under and in accordance with the provisions of an air pollution license issued under section 23. Part 2 also further provides for procedures to be followed in license application, fees to be paid and required terms of conditions for air pollution licenses. Part 7 states that any person who sells, stores, transports or uses any hazardous substances or products	The Proponent must adhere to the Pollution Control and Waste Management Bill.

	<p>containing hazardous substances shall notify the competent authority, in accordance with subsection (2), of the presence and quantity of those substances. The competent authority for the purposes of section 74 shall maintain a register of substances notified in accordance with that section and the register shall be maintained in accordance with the provisions. Part 8 provides for emergency preparedness by the person handling hazardous substances, through emergency response plans.</p>	
<p><b>Water Resources Management Act</b></p>	<p>The <b>Water Resources Management Act (No. 11 of 2013)</b> stipulates conditions that ensure effluent that is produced to be of a certain standard. There should also be controls on the disposal of sewage, the purification of effluent, measures should be taken to ensure the prevention of surface and groundwater pollution and water resources should be used in a sustainable manner.</p>	<p>The Act must be consulted. Fresh water abstraction and waste-water discharge permits should be obtained when required.</p>
<p><b>Solid and Hazardous Waste Management Regulations: Local Authorities 1992</b></p>	<p>Provides for management and handling of industrial, business and domestic waste.</p>	<p>The Proponent must abide to the solid waste management provisions.</p>
<p><b>Hazardous Substances Ordinance (No. 14 of 1974)</b></p>	<p>The <b>Ordinance</b> applies to the manufacture, sale, use, disposal and dumping of hazardous substances, as well as their import and export and is administered by the Minister of Health and Social Welfare. Its primary purpose is to prevent hazardous substances from causing injury, ill-health or the death of human beings.</p>	<p>The Proponent must abide to the Ordinance's provisions.</p>
<p><b>Atmospheric Pollution</b></p>	<p>Part 2 of the <b>Ordinance</b> governs the control of noxious or offensive</p>	<p>The proponent should adhere to the stipulations of the</p>

<b>Prevention Ordinance of Namibia (No. 11 of 1976)</b>	gases. The Ordinance prohibits anyone from carrying on a scheduled process without a registration certificate in a controlled area. The registration certificate must be issued if it can be demonstrated that the best practical means are being adopted for preventing or reducing the escape into the atmosphere of noxious or offensive gases produced by the scheduled process.	Atmospheric Pollution Prevention Ordinance.
<b>Nature Conservation Ordinance</b>	The <b>Nature Conservation Ordinance (No. 4 of 1975)</b> covers game parks and nature reserves, the hunting and protection of wild animals, problem animals, fish and indigenous plant species. The Ministry of Environment, Forestry and Tourism (MEFT) administer it and provides for the establishment of the Nature Conservation Board.	The proposed project implementation is not located in a demarcated conservation area, national park or unique environments.
<b>Forestry Act</b>	The <b>Forestry Act (No. 12 of 2001)</b> specifies that there be a general protection of the receiving and surrounding environment. The protection of natural vegetation is of great importance, the Forestry Act especially stipulates that no living tree, bush, shrub or indigenous plants within 100m from any river, stream or watercourse, may be removed without the necessary license.	No removal of protected tree species or removal of mature trees should happen. The Ministry of Environment, Forestry and Tourism should be consulted when required.
<b>EU Timber Regulation: FSC (2013)</b>	Forest Stewardship Council (FSC) came into effect in March 2013, with the aim of preventing sales of illegal timber and timber products in the EU market. Now, any actor who places timber or timber products on the market for the first time must ensure that the timber used has been legally harvested and, where applicable, exported legally from the country of harvest.	The Proponent is advised to adhere to the regulation.
<b>Labour Act</b>	The <b>Labour Act (No. 11 of 2007)</b> contains regulations relating to the	The proponent and contractor should adhere to the Labour



	Health, Safety and Welfare of employees at work. These regulations are prescribed for among others safety relating to hazardous substances, exposure limits and physical hazards. Regulations relating to the Health and Safety of Employees at Work are promulgated in terms of the Labour Act 6 of 1992 (GN156, GG1617 of 1 August 1997).	Act.
<b>Communal Land Rights</b>	Communal land is land that belongs to the State and is held in trust for the benefit of the traditional communities living in those areas. Communal land cannot be bought or sold, but one can be given a customary land right or right of leasehold to a part of communal land in accordance with the provisions of the <b>Communal Land Reform Act (No. 5 of 2002)</b> and <b>Communal Land Reform Amendment Act (No. 13 of 2013)</b> . The Communal Land Reform Act provide for the allocation of rights in respect of communal land to establish Communal Land Boards to provide for the powers of Chiefs and Traditional Authorities and boards in relation to communal land and to make provision for incidental matters. Consent and access to land for the proposed project should be requested from the relevant traditional authority through the Regional Council and Regional Communal Land Boards.	Consent should be obtained from Traditional Authorities, Communal Boards, Chiefs, Kings, Queens etc. if required.
<b>Traditional Authorities Act (No. 17 of 1995)</b>	The <b>Traditional Authorities Act (No. 17 of 1995)</b> provide for the establishment of traditional authorities, the designation and recognition of traditional leaders; to define their functions, duties and powers; and to provide for matters incidental thereto.	Traditional Authorities should be consulted when required.
<b>Public and</b>	The Public and Environmental	The proponent and contractor

<p><b>Environmental Health Act</b></p>	<p>Health Act (No. 1 of 2015) provides with respect to matters of public health in Namibia. The objects of this Act are to: (a) promote public health and wellbeing; (b) prevent injuries, diseases and disabilities; (c) protect individuals and communities from public health risks; (d) encourage community participation in order to create a healthy environment; and (e) provide for early detection of diseases and public health risks.</p>	<p>should adhere to the Public and Environmental Health Act.</p>
<p><b>Coronavirus (Covid-19) Pandemic</b></p>	<p>The current global <b>Coronavirus (Covid-19)</b> pandemic and the associated State of Emergency and health restrictions globally may result in some delays and logistic disruptions. The pandemic might have an impact on obtaining equipment, specialist workforce mobilisation and implementation of the project. The health restrictions may have an impact on campsite set-up, traveling of personal/workers and building of the infrastructure. The proponent, contractor and subcontractors should adhere to all the international, regional and local Covid-19 health restrictions and protocols.</p>	<p>The proponent, contractor and workforce should adhere to the restrictions and regulations.</p>
<p><b>National Heritage Act (No. 27 of 2004)</b></p>	<p>All protected heritage resources discovered need to be reported immediately to the National Heritage Council (NHC) and require a permit from the NHC before it may be relocated. This should be applied from the NHC.</p>	<p>The National Heritage Council should be consulted when required.</p>
<p><b>National Monuments Act of Namibia (No. 28 of 1969) as amended until 1979</b></p>	<p>No person shall destroy, damage, excavate, alter, remove from its original site or export from Namibia: (a) any meteorite or fossil; or (b) any drawing or painting on stone or a petroglyph known or commonly believed to have been executed by any people who</p>	<p>The proposed site for development is not within any known monument site both movable or immovable as specified in the Act, however in such an instance that any material or sites or archeologic importance are identified, it will be the responsibility of the</p>

	<p>inhabited or visited Namibia before the year 1900 AD; or</p> <p>(c) any implement, ornament or structure known or commonly believed to have been used as a mace, used or erected by people referred to in paragraph; or</p> <p>(d) the anthropological or archaeological contents of graves, caves, rock shelters, middens, shell mounds or other sites used by such people; or</p> <p>(e) any other archaeological or palaeontological finds, material or object; except under the authority of and in accordance with a permit issued under this section.</p>	<p>developer to take the required route and notify the relevant commission.</p>
<p><b>Public Health Act (No. 36 of 1919)</b></p>	<p>Under this act, in section 119: “No person shall cause a nuisance or shall suffer to exist on any land or premises owned or occupied by him or of which he is in charge any nuisance or other condition liable to be injurious or dangerous to health.”</p>	<p>The proponent will ensure that all legal requirements of the project in relation to protection of the health of their employees and surrounding residents is protected and will be included in the EMP.</p> <p>Relevant protective equipment shall be provided for employees in construction.</p> <p>The development shall follow requirements and specifications in relation to water supply and sewerage handling and solid waste management so as not to threaten public health of future residents on this piece of land.</p>
<p><b>Soil Conservation Act (No. 76 of 1969)</b></p>	<p>The objectives of this Act are to: Make provisions for the combating and prevention of soil erosion; Promote the conservation, protection and improvement of the soil, vegetation, sources and resources of the Republic;</p>	<p>Only the area required for the operations should be cleared from vegetation to ensure the minimum impact on the soil through clearance for construction.</p>
<p><b>Air Quality Act (NO. 39 of 2004)</b></p>	<p>The <b>Air Quality Act (No. 39 of 2004)</b> intends to provide for national norms and standards regulating air quality monitoring, management and control by all spheres of government; for specific</p>	<p>The proponent and contractor should adhere to the Air Quality Act.</p>

	air quality measures; and for matters incidental thereto.	
<b>Vision 2030 and National Development Plans</b>	Namibia's overall development ambitions are articulated in the Nation's Vision 2030. At the operational level, five-yearly national development plans (NDP's) are prepared in extensive consultations led by the National Planning Commission in the Office of the President. Currently the Government has so far launched a 4th NDP which pursues three overarching goals for the Namibian nation: high and sustained economic growth; increased income equality; and employment creation.	The proposed project is an important element in employment creation.

### **CONCLUSION AND IMPACT**

It is believed the above administrative, legal and policy requirements which specifically guide and governs development will be followed and complied with in the planning, implementation and operations of the activity.

A flowchart indicating the entire EIA process is shown in the *Figure* below.

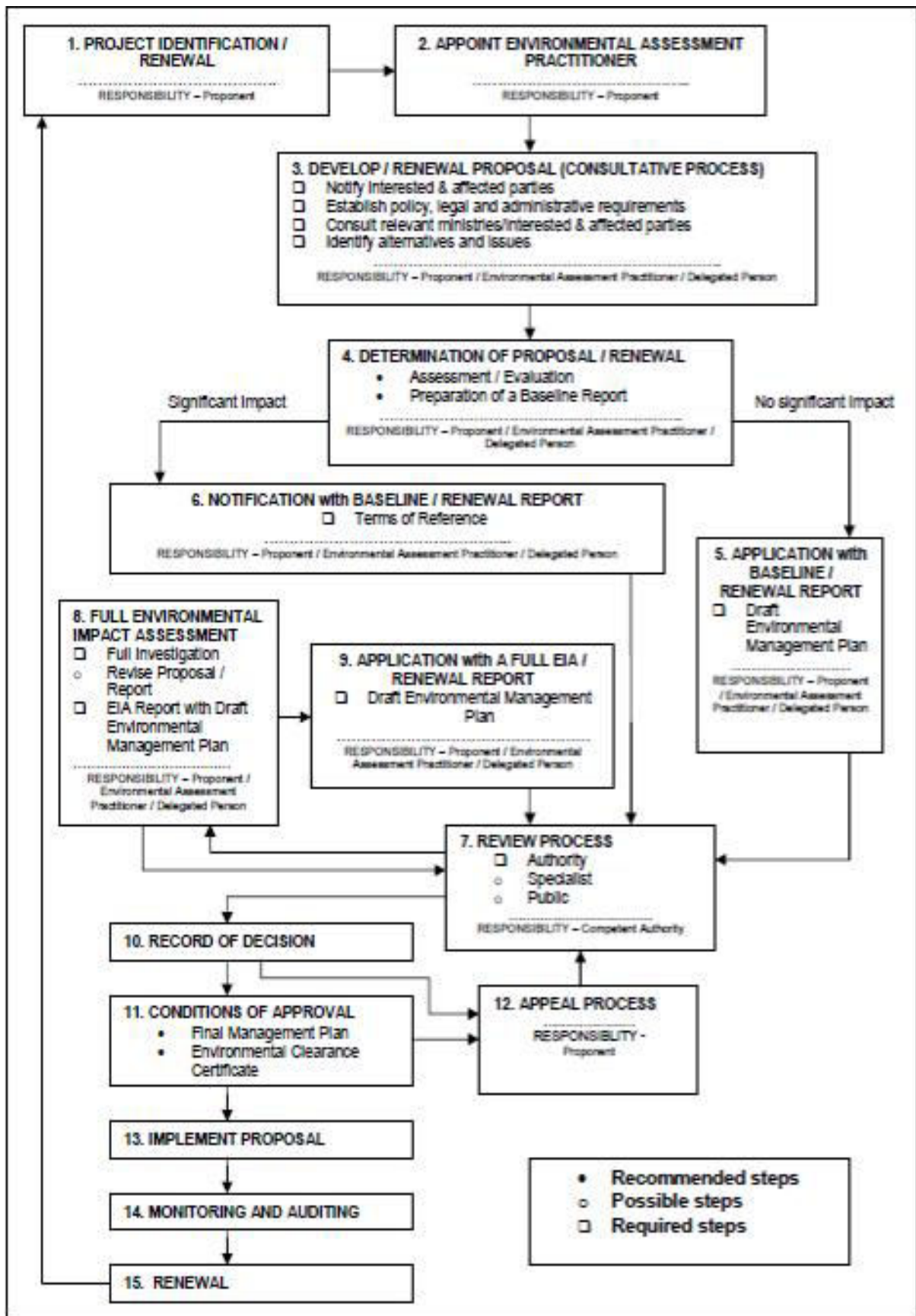


Figure 8: Flowchart of the Impact Process

## 9. AFFECTED RECEIVING ENVIRONMENT

### 9.1. BIODIVERSITY AND VEGETATION

Erf 1 of Portion 233 of Farm Finkenstein No. 526 forms part of the Tree and Shrub Savannah Biome (specifically the Highland Savannah). As the Erf is included in the Finkenstein Township, it is showing evidence of some human interference namely informal tracks are present and vegetation was cleared on some areas of the site and a few gravel roads are present on the site.

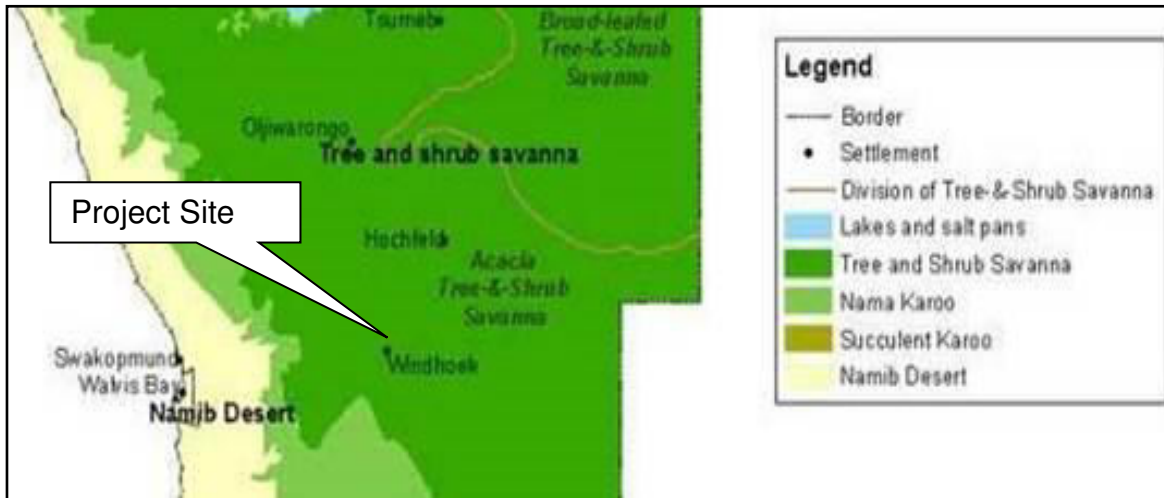


Figure 9: Biomes in Namibia (Atlas of Namibia, 2002)

Only the necessary plants/vegetation will be removed for the construction phase. The natural characteristics of the project site namely the vegetation clearance and the destruction of habitats is expected to further on have a low impact on the environment before the mitigation measures are taken and after the mitigation measures are taken, the impact will be very low.

### 9.2. GEOLOGY AND SOILS

Erf 1 of Portion 233 of Farm Finkenstein No. 526 is located in the Khomas Trough on a geological area classified as Damara Supergroup and Gariep Complex. See Map below:

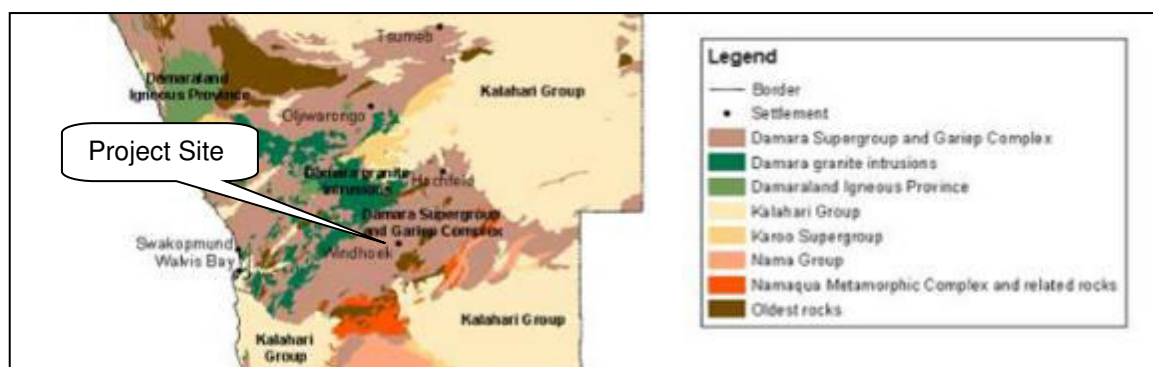


Figure 10: Geology of Namibia (Atlas of Namibia Project, 2002)

The Khomas Trough was formed during sedimentation of the Late Proterozoic Damara Sequence. The basin that was filled by a thick sequence, now preserved as metagreywackes and pelites of the Kuiseb Formation, which were subsequently multiply deformed and thrust during the Damaran Orogeny. Minor lithologies included are graphite schists, calc-silicates and scapolite schists (*Grunert, 2003*).

The project site is generally even with some higher areas at places. Natural slopes are seen near natural drainage courses on the project site. The soil is suitable for development however the soil is also erodible and should not be cleared unnecessarily from vegetation if not required for the placement of buildings or roads. Unnecessary clearing of soil will lead to erosion (*Grunert, 2003*).

### **9.3. SOCIO ECONOMIC ENVIRONMENT**

The proposed development will have a positive impact on the socio-economic environment. There is an urgent need for a data colocation centre. Jobs will be created, and new skills will be transferred to local people. A vacant erf will be put to productive use.

### **9.4. CLIMATE**

No specific climate data is available for Erf 1 of Portion 233 of Farm Finkenstein No. 526 however Windhoek and surroundings in general is characterized with a semi-arid highland savannah climate typified as extremely hot in summer and moderate dry in winter. The highest temperatures are measured in December with an average daily temperature of maximum 31°C and a minimum of 17°C. The coldest temperatures, conversely, are measured in July with an average daily maximum of 20°C and minimum 6°C (*Weather - the Climate in Namibia, 1998 – 2012*). The area therefore has low frost potential.

Rainfall in the form of thunderstorms is experienced in the area during the summer months between October and April. The annual average rainfall for Windhoek and surroundings is 350mm to 400mm however the average evaporation rate is 3 400mm a year (*Weather - the Climate in Namibia, 1998 – 2012*). Over 70% of the rainfall occurs in the in the summer months' period between November and March. Rainfall in the area is typically sporadic and unpredictable however the average highest rainfall months are January to March.

The prevailing wind direction is expected to prevent the spread of any nuisance namely noise and smell. The predominant wind in the region is easterly with westerly winds from September to December (*Weather - the Climate in Namibia, 1998 – 2012*). Extreme winds are experienced in the months of August and September and thus significant wind erosion on disturbed areas is visible.

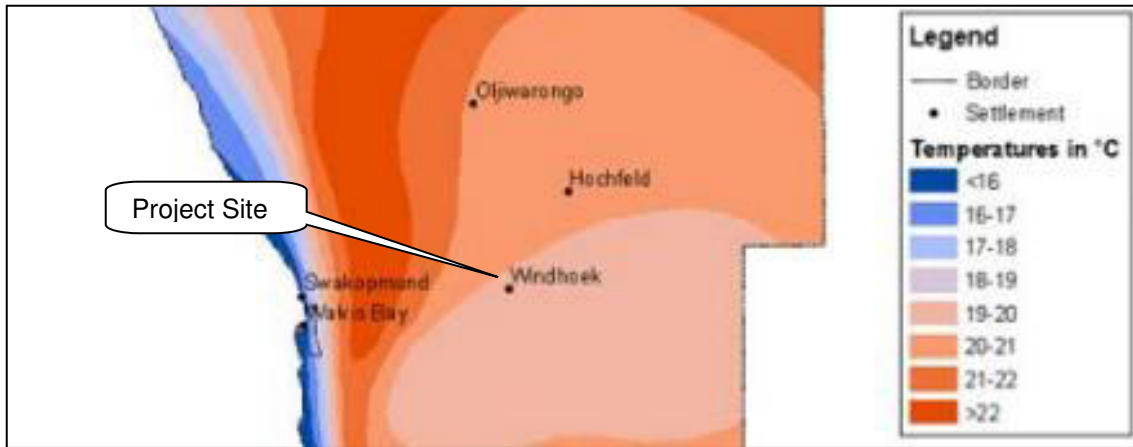


Figure 11: Average annual temperatures in Namibia (Atlas of Namibia Project, 2002)

## 9.5. HYDROLOGICAL COMPONENT

The area where the project site is located has generally an average groundwater potential from a permeability and yield perspective (Grunert, 2003). However, groundwater is one of the important water sources and the protection thereof should be regarded as a high priority. The main uses of water in the area are for business, industrial and domestic purposes.

Although most of the surface water evaporates, runoff can be expected due to the impermeability of soils (Grunert, 2003). The storage and accumulation of substances, which might pollute river courses or basins because of surface water drainage, should be prevented. No potential pollutants should be channelled or directed towards any rivers.

From the hydrological assessment perspective, no major geological structures that will enhance groundwater recharge or flow are evident on the proposed project site and the development that will take place will not pose any long-term negative effects on the hydrological cycle (Grunert, 2003).

## 9.6. CULTURAL HERITAGE

The proposed project site is not known to have any historical significance prior to or after Independence in 1990. The specific area does not have any National Monuments and the specific site has no record of any cultural or historical importance or on-site resemblance of any nature. No graveyard or related article was found on the site.

## 10. IMPACT ASSESSMENT AND EVALUATION

The Environmental Impact Assessment sets out potential positive and negative environmental impacts associated with the proposed project site which is located on Erf



1 of Portion 233 of Farm Finkenstein No. 526. The following assessment methodology will be used to examine each impact identified, see *Table* below:

*Table 1: Impact Evaluation Criterion (DEAT 2006)*

Criteria	Rating (Severity)	
Impact Type	+	Positive
	O	No Impact
	-	Negative
Significance of impact being either	L	Low (Little or no impact)
	M	Medium (Manageable impacts)
	H	High (Adverse impact)

<b>Probability:</b>	<b>Duration:</b>
5 – Definite/don't know	5 - Permanent
4 – Highly probable	4 – Long-term (impact ceases)
3 – Medium probability	3 – Medium term (5 – 15 years)
2 – Low probability	2 – Short-term (0 – 5 years)
1 – Improbable	1 - Immediate
0 - None	
<b>Scale:</b>	<b>Magnitude:</b>
5 – International	10 – Very high/don't know
4 – National	8 - High
3 – Regional	6 - Moderate
2 – Local	4 - Low
1 – Site only	2 - Minor
	0 - None

The impacts on the receiving environment are discussed in the paragraphs below:

## 10.1. IMPACTS DURING THE CONSTRUCTION ACTIVITY

Some of the impacts that the development has on the environment includes water will be used for the construction and operation activities, electricity will be used, a sewer system will be constructed and wastewater will be produced on the site that will have to be handled.

### 10.1.1. WATER USAGE

Water is a scarce resource in Namibia and therefore water usage should be monitored and limited in order to prevent unnecessary wastage. The proposed project might make use of water in its construction phase and operations.

Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Water	-	2	2	4	2	L	L

### 10.1.2. ECOLOGICAL IMPACTS

The proposed infrastructure will be constructed in a semi disturbed natural area which is partly covered with vegetation. Special care should be taken to limit the destruction or damage of the vegetation when and if these roads are constructed. However, impacts on fauna and flora are expected to be minimal. Disturbance of areas outside the designated working zone is not allowed.

Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Ecology	-	1	2	4	2	L	L

### 10.1.3. DUST POLLUTION AND AIR QUALITY

Dust generated during the transportation of building materials; construction and installation of bulk services, and problems thereof are expected to be low and site specific due to the fact that most of these roads have already been constructed to be used in the management activities of the site. Dust is expected to be worse during the winter months when strong winds occur. Release of various particulates from the site during the construction phase and exhaust fumes from vehicles and machinery related to

the construction of bulk services are also expected to take place. Dust is regarded as a nuisance as it reduces visibility, affects the human health and retards plant growth. It is recommended that regular dust suppression be included in the construction activities, when dust becomes an issue.

#### Impact evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Dust & Air Quality	-	2	2	2	2	M	L

### 10.1.4.NOISE IMPACT

An increase of ambient noise levels at the proposed site is expected due to the construction activities. Noise pollution due to heavy-duty equipment and machinery might be generated. It is not expected that the noise generated during construction will impact any third parties due to the distance of the neighbouring activities. Ensure all mufflers on vehicles are in full operational order; and any audio equipment should not be played at levels considered intrusive by others. The construction staff should be equipped with ear protection equipment.

#### Impact evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Noise	-	2	1	4	2	M	L

### 10.1.5.HEALTH, SAFETY AND SECURITY

The safety, security and health of the labour force, employees and general public are of great importance. Workers should be orientated with the maintenance of safety and health procedures and they should be provided with PPE (Personal Protective Equipment). A health and safety officer should be employed to manage, coordinate and monitor risk and hazard and report all health and safety related issues in the workplace.

Safety issues could arise from the earthmoving equipment and tools that will be used on site during the construction phase. This increases the possibility of injuries and the contractor must ensure that all staff members are made aware of the potential risks of injuries on site. The presence of equipment lying around on site may also encourage criminal activities (theft).

Sensitize operators of earthmoving equipment and tools to switch off engines of vehicles or machinery not being used. The contractor is advised to ensure that the team is equipped with first aid kits and that these are available on site, at all times. Workers

should be equipped with adequate personal protective gear and properly trained in first aid and safety awareness.

No open flames, smoking or any potential sources of ignition should be allowed at the project location. Signs such as 'NO SMOKING' must be prominently displayed in parts where inflammable materials are stored on the premises. Proper barricading and/or fencing around the site especially trenches for pipes and drains should be erected to avoid entrance of animals and/or unauthorized persons. Safety regulatory signs should be placed at strategic locations to ensure awareness. Adequate lighting within and around the construction locations should be erected, when visibility becomes an issue.

Impact evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Safety & Security	-	1	2	4	2	M	L

**10.1.6. CONTAMINATION OF GROUNDWATER**

Care must be taken to avoid contamination of soil and groundwater. Use drip trays when doing maintenance on machinery. Maintenance should be done on dedicated areas with linings or concrete flooring. The risk can be lowered further through proper training of staff. All spills must be cleaned up immediately. Excavations should be backfilled and sealed with appropriate material, if it is not to be used further.

Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Groundwater	-	2	2	2	2	M	L

**10.1.7. SEDIMENTATION AND EROSION**

The area is covered by vegetation. The vegetation is stabilizing the area against wind and water erosion. Vegetation clearance and creation of impermeable surfaces could result in erosion in areas across the proposed area. The clearance of vegetation will further reduce the capacity of the land surface to slow down the flow of surface water, thus decreasing infiltration, and increasing both the quantity and velocity of surface water runoff. The proposed construction activities will increase the number of impermeable surfaces and therefore decrease the amount of groundwater infiltration. As a result, the amount of storm water during rainfall events could increase. If proper storm water management measures are not implemented this will impact negatively on the water courses close to the site.

### Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Erosion and Sedimentation	-	1	2	4	2	M	L

### 10.1.8.GENERATION OF WASTE

This can be in a form of rubble, cement bags, pipe and electrical wire cuttings. The waste should be gathered and stored in enclosed containers to prevent it from being blown away by the wind. Contaminated soil due to oil leakages, lubricants and grease from the construction equipment and machinery may also be generated during the construction phase.

The oil leakages, lubricants and grease must be addressed. Contaminated soil must be removed and disposed of at a hazardous waste landfill. The contractor must provide containers on-site, to store any hazardous waste produced. Regular inspection and housekeeping procedure monitoring should be maintained by the contractor.

### Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Waste	-	1	2	4	2	M	L

### 10.1.9.CONTAMINATION OF SURFACE WATER

Contamination of surface water might occur through oil leakages, lubricants and grease from the equipment and machinery during the installation, construction and maintenance of bulk services at the site. Oil spills may form a film on water surfaces in the nearby streams causing physical damage to water-borne organisms.

Machinery should not be serviced at the construction site to avoid spills. All spills should be cleaned up as soon as possible. Hydrocarbon contaminated clothing or equipment should not be washed within 25m of any surface water body.

### Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Surface water	-	2	2	4	3	M	L

### 10.1.10. TRAFFIC AND ROAD SAFETY

All drivers of delivery vehicles and construction machinery should have the necessary driver's licenses and documents to operate these machines. Speed limit warning signs must be erected to minimise accidents. Heavy-duty vehicles and machinery must be tagged with reflective signs or tapes to maximize visibility and avoid accidents.

#### Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Traffic	-	2	2	4	3	M	L

### 10.1.11. FIRES AND EXPLOSIONS

There should be sufficient water available for firefighting purposes. Ensure that all fire-fighting devices are in good working order and they are serviced. All personnel have to be trained about responsible fire protection measures and good housekeeping such as the removal of flammable materials on site. Regular inspections should be carried out to inspect and test firefighting equipment by the contractor.

#### Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Fires and Explosions	-	2	2	4	2	M	L

### 10.1.12. SENSE OF PLACE

The placement, design and construction of the proposed project should be as such as to have the least possible impact on the natural environment. The proposed activities will not have a large/negative impact on the sense of place in the area since it will be constructed in a manner that will not affect the neighbouring erven / portions and it will not be visually displeasing.

#### Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Nuisance Pollution	-	1	1	2	2	L	L

## 10.2. IMPACTS DURING THE OPERATIONAL PHASE

### 10.2.1. ECOLOGICAL IMPACTS

Staff and visitors should only make use of walkways and existing roads to minimise the impact on vegetation. No firewood may be collected on the site. Minimise the area of disturbance by restricting movement to the designated working areas during maintenance and drives.

#### Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Ecology Impacts	-	1	2	4	2	L	L

### 10.2.2. DUST POLLUTION AND AIR QUALITY

Vehicles transporting goods and staff will contribute to the release of hydrocarbon vapours, carbon monoxide and sulphur oxides into the air. Possible release of sewer odour, due to sewer system failure or maintenance might also occur. All maintenance of bulk services and infrastructure at the project site has to be designed to enable environmental protection.

#### Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Dust & Air Quality	-	2	2	4	4	M	L

### 10.2.3. CONTAMINATION OF GROUNDWATER

Spillages might also occur during maintenance of the sewer system. This could have impacts on groundwater especially in cases of large sewer spills. Proper containment should be used in cases of sewerage system maintenance to avoid any possible leakages. Oil and chemical spillages may have a health impact on groundwater users. Potential impact on the natural environment from possible polluted groundwater also exists.

## Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Groundwater contamination	-	2	2	4	2	L	L

### 10.2.4.GENERATION OF WASTE

Household waste from the activities at the site and from the staff working at the site will be generated. This waste will be collected, sorted to be recycled and stored in on site for transportation and disposal at an approved landfill site.

## Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Waste Generation	-	1	2	2	2	M	L

### 10.2.5.FAILURE IN RETICULATION PIPELINES

There may be a potential release of sewage, stormwater or water into the environment due to pipeline/system failure. As a result, the spillage could be released into the environment and could potentially be health hazard to surface and groundwater. Proper reticulation pipelines and drainage systems should be installed. Regular bulk services infrastructure and system inspection should be conducted.

## Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Failure of Reticulation Pipeline	-	1	1	4	2	M	L

### 10.2.6.FIRES AND EXPLOSIONS

Food will be prepared on gas fired stoves. There should be sufficient water available for firefighting purposes. Ensure that all fire-fighting devices are in good working order and are serviced. All personnel have to be trained about responsible fire protection measures and good housekeeping such as the removal of flammable materials on site. Regular inspections should be carried out to inspect and test firefighting equipment by the contractor.



### Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Fires and Explosions	-	2	1	4	2	M	L

## 10.2.7. HEALTH, SAFETY AND SECURITY

The safety, security and health of the labour force, employees and neighbours are of great importance, workers should be orientated with the maintenance of safety and health procedures and they should be provided with PPE (Personal Protective Equipment). Workers should be warned not to approach or chase any wild animals occurring on the site. No open flames, smoking or any potential sources of ignition should be allowed at the project location. Signs such as 'NO SMOKING' must be prominently displayed in parts where inflammable materials are stored on the premises.

### Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Safety & Security	-	1	2	4	2	M	L

## 10.3. CUMULATIVE IMPACTS

These are impacts on the environment, which results from the incremental impacts of the construction and operation of the proposed project when added to other past, present, and reasonably foreseeable future actions regardless of what person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time. In relation to an activity, it means the impact of an activity that in it may not become significant when added to the existing and potential impacts resulting from similar or diverse activities or undertakings in the area.

Possible cumulative impacts associated with the proposed project include sewer damages/maintenance, vegetation and animal disturbance, uncontrolled traffic and destruction of the natural environment. These impacts could become significant especially if it is not properly supervised and controlled. This could collectively impact on the environmental conditions in the area. Cumulative impacts could occur in both the operational and the construction phase.

## Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Cumulative Impacts	-	1	3	4	3	L	L

## 11. ENVIRONMENTAL MANAGEMENT PLAN

The Environmental Management Plan (EMP) provides management options to ensure impacts of the proposed construction are minimised. An EMP is an environmental management tool used to ensure that undue or reasonably avoidable adverse impacts of the operations are prevented, and the positive benefits of the projects are enhanced.

The objectives of the EMP are:

- ✓ to include all components of the proposed project.
- ✓ to prescribe the best practicable control methods to lessen the environmental impacts associated with the project.
- ✓ to monitor and audit the performance of the project personnel in applying such controls.
- ✓ To ensure that appropriate environmental training is provided to responsible project personnel.

The EMP acts as a document that can be used during the various phases of the proposed project. The contractor as well as the management and staff should be made aware of the contents of the EMP. See Appendix for EMP.

## 12. CONCLUSION

The EIA has been completed in line with the requirements of the Environmental Management Act, 2007 and Regulations and it is concluded and recommended that the specific site identified namely Erf 1 of Portion 233 of Farm Finkenstein No. 526 has the full potential to be used for the proposed activities. The identified environmental and social impacts can be minimized and managed through implementing preventative measures and sound management systems. It is recommended that the environmental performance be monitored regularly to ensure compliance and that corrective measures be taken if necessary.

In general, the construction and operation of the proposed project would pose limited environmental risks, provided that the EMP for the activity is used properly. The EMP should be used as an onsite tool during the construction and operation of the project. Parties responsible for non-conformances of the EMP should be held responsible for any rehabilitation that has to be undertaken. After assessing all information available on this project, Green Earth Environmental Consultants are of the opinion that the proposed project site is suitable for the proposed activities. The accompanying EMP will focus on mitigation measures that will remediate or eradicate the negative or adverse impacts.

### **13. RECOMMENDATION**

It is therefore recommended that the Ministry of Environment, Forestry and Tourism through the Environmental Commissioner support and approve the Environmental Clearance for the construction and operation of a fuel storage facility for a silent standby generator and communication mast on Erf 1 of Portion 233 of Farm Finkenstein No. 526, Windhoek and to issue an Environmental Clearance for the following 'Listed Activities':

#### ***HAZARDOUS SUBSTANCE TREATMENT, HANDLING AND STORAGE***

- *The storage and handling of a dangerous goods, including petrol, diesel, liquid petroleum gas or paraffin, in containers with a combined capacity of more than 30 cubic meters at any one location.*
- *Construction of filling stations or any other facility for the underground and aboveground storage of dangerous goods, including petrol, diesel, liquid, petroleum, gas or paraffin.*

#### ***INFRASTRUCTURE***

- *The construction of masts of any material or type and of any height, including those used for telecommunication broadcasting and radio transmission, but excluding flag poles and lightning conductor poles.*

## LIST OF REFERENCES

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Applications to be forwarded to: The Director  
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**CHANGE OF SURNAME - THE ALIENS ACT, 1937**  
**NOTICE OF INTENTION OF CHANGE OF SURNAME**

I, (1) HAN DUMBI LUGAS HANGURUA residing at OTJOMBE BELING STREET WINDHOEK and carrying an business / employed as a (2) UNEMPLOYED intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937 to assume the surname **HANDUMBO** for the reasons that (3) **HE MUST HAVE MY SURNAME** (1) personally bore the names (4) HANGURUA VIENO NAWAYE NIA Any person who objects to my/our assumption of the said surname of **HANDUMBO** should as soon as my be lodge his/her objection, in writing, with a statement of his/her reasons therefor, with the magistrate of **WINDHOEK**

**15 FEBRUARY 2023**

**CHANGE OF SURNAME - THE ALIENS ACT, 1937**  
**NOTICE OF INTENTION OF CHANGE OF SURNAME**

I, (1) MARGRETH WAYERA KASANGA, residing OTJOMBE CASSAMBA STR. 88 and carrying on business / employed as a (2) UNEMPLOYED. I intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937 to assume the surname **KAHEMBE** for the reasons that (3) **BECAUSE IS MY BIOLOGICAL FATHER'S SURNAME**. I previously bore the names (4) MARGRETH WAYERA KASANGA. I intend also applying for authority to change the surname of my wife and minor children (5) VIENO NAWAYE NIA Any person who objects to my/our assumption of the said surname of **KAHEMBE** should as soon as my be lodge his/her objection, in writing, with the magistrate of **WINDHOEK**

**13 FEBRUARY 2023**

**CHANGE OF SURNAME - THE ALIENS ACT, 1937**  
**NOTICE OF INTENTION OF CHANGE OF SURNAME**

I, (1) JOSEF NDAKA KLEOPAS residing at ERIF 213 PETER NANYEMBAHANA and carrying on business / employed as a (2) SECURITY GUARD AT OMEYA INVESTMENT CC. I intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume the surname **ANGULA** for the reasons that (3) **BECAUSE I WANT MY BENEFITS FROM OMP BUT THEY SAYING THAT I CAN'T GET IT BECAUSE I AM NOT USING THE SURNAME THAT IS USED BY MY SIBLINGS. I NEED TO CHANGE IT FIRST SO THAT I CAN RESUME MY BENEFITS.** I previously bore the names (4) JOSEF NDAKA KLEOPAS. I intend also applying for authority to change the surname of my wife NIA and minor children (5) NIA Any person who objects to my/our assumption of the said surname of **ANGULA** should as soon as my be lodge his/her objection, in writing, with a statement of his/her reasons therefor, with the magistrate of **WINDHOEK**

**14 FEBRUARY 2023**

**CALL FOR PUBLIC PARTICIPATION/ COMMENTS ENVIRONMENTAL IMPACT ASSESSMENT AND ENVIRONMENTAL MANAGEMENT PLAN TO OBTAIN AN ENVIRONMENTAL CLEARANCE FOR THE CONSTRUCTION AND OPERATION OF A FUEL STORAGE FACILITY FOR A SILENT STANDBY GENERATOR AND COMMUNICATION MASTS ON ERIF 1 OF PORTION 233 OF FARM FINKENSTEIN NO. 526, WINDHOEK**

**Green Earth Environmental Consultants** have been appointed to attend to and complete an Environmental Impact Assessment and Environmental Management Plan (EIMP) to obtain an Environmental Clearance Certificate as per the requirements of the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 in GG 4878 of 6 February 2012) for the construction and operation of a fuel storage facility for a silent standby generator and communication masts on Erf 1 of Portion 233 (a portion of Portion 3) of Farm Finckenstein No. 526, Windhoek.

**Name of proponent:** DCH (Pty) Ltd  
**Project, location and description:** It is the intention of the proponent to construct an office and warehouse for the operations of their business on Erf 1 of Portion 233 (a portion of Portion 3) of Farm Finckenstein No. 526, Windhoek. The proposed facilities to be constructed will include a fuel storage facility for a silent standby diesel generator as well as communication masts to allow wireless communication with their client network. A locality plan of the site is displayed on the Town Planning Notice Board at the Customer Care Center, Main Scott Street, Windhoek or can be obtained from Green Earth Environmental Consultants at Bridgeview Offices, No. 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Interested and affected parties are hereby invited to register in terms of the assessment process to give input, comments, and opinions regarding the proposed project. A public meeting will be held only if there is enough public interest. **Only I&Ps that registered will be notified of the possible public meeting to be held.**

The last date for comments and/or registration is **10 March 2023**.

Contact details for registration and further information:  
**Green Earth Environmental Consultants**  
Contact Persons: Charlie Du Toit/Carlen van der Wall  
Tel: 081273145  
E-mail: carlen@greenearth.com.namib.com

**NOTICE**

Take notice that **HARMONIC TOWN PLANNING CONSULTANTS CC**, Town and Regional Planners, on behalf of the owner of the respective erf, intends to apply to the Rehoboth Town Council and the Urban and Regional Planning Board for the rezoning of the respective Erf from Residential with a density of 1:100 to:

- \* Subdivision of Erf No. Rehoboth A 291 into Portion A and the Remainder; and
- \* Rezoning of Portion A to "General Residential" with a density of 1:100; and
- \* Consent to commence with the proposed development while the rezoning is in progress.

Erf Rehoboth A 291 measures ± 1 351m<sup>2</sup> in extent and is zoned "Single Residential" with a density of 1:500. The owner intends to subdivide Erf No. 291 into Portion A and the Remainder. Portion A will measure approximately 604m<sup>2</sup> and the Remainder of Erf No.291 will measure approximately 747m<sup>2</sup>. The proposed rezoning of Portion A to "General Residential" with a density of 1:100 will enable the erf owner to develop 6 flats on the property. Sufficient parking for the development will be provided in accordance with the requirements of the Rehoboth Zoning Scheme. Further take notice that the plan of the erf lies for inspection on the town planning noticeboard at the Rehoboth Town Council office and at Harmonic Town Planning Offices, 76B Pasteur Street, Windhoek West. Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Rehoboth Town Council and with the Applicant in writing within 14 days of the last publication of this notice (final date for objections is 17 March 2023).

Contact: Harold Kisting  
Harmonic Town Planning Consultants CC  
Town and Regional Planners  
P.O. Box 3216 Windhoek  
Call 081 127 5679  
Fax 068646401  
Email: hkisting@namibnet.com

Please take note the **KAMAU TOWN PLANNING AND DEVELOPMENT SPECIALIST** has been appointed by the owner of Erf 676 Theodor Gawebe Street, Ongeba Extension 1, Groenfontein, to apply to the local authority of Groenfontein and the Urban and Regional Planning Board for the rezoning of the respective Erf from Residential with a density of 1:500 to "General Residential" with a density of 1:100 and to consent to commence with construction while rezoning is in progress.

Erf 676 is located in Theodor Gawebe Street, Ongeba Extension 1 of Groenfontein and measures an extent of 473sqm. The residential suburbs where this Erf lies have the majority of activities taking place in terms of land use as "Residential".

Erf 676 as indicated on the respective zoning map, there is a suburb business carried. Additional land use activities include the Makalani Primary School (educational), Hahashana Enterprises (business) which are located 5 blocks away from the respective Erf.

Please further take note that:

- (a) the plan of the Erf or land lies for inspection at the Groenfontein Town Council public notice board.
- (b) any person having objection to the rezoning or who wishes to comment, may in writing lodge such objections and comments together with the grounds, with the Chief Executive Officer, Local Authority of Groenfontein and with the applicant within 14 days of the last publication of this notice, i.e. no later than 30 March 2023.

For more information and enquiries, kindly contact:

**KAMAU**  
No. 04 Wagener Street | Windhoek West  
P.O. Box 2276 | Windhoek  
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**REPUBLIC OF NAMIBIA**  
**MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1988**  
**NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1988**  
(Regulations 14, 26 & 33)

Notice is hereby given that an application has been made to the Regional Liquor Licensing Committee, Region OSWINDO

1. Name and postal address of applicant: ANTONIO FIGUEROA AMUTUYA.
2. Name of business or proposed business to which application relates: CARLITO'S BEERGARDEN AND RESTAURANT
3. Address/location of premises to which application relates: 1143 ONTENDINGEST 4
4. Nature and details of application: SPECIAL LIQUOR LICENCE
5. Date on which application will be lodged: 28 FEBRUARY 2023
6. Date of meeting of Committee at which application will be heard: 07 FEBRUARY 2023

Any objection or written submission in terms of section 28 of the Act intended to be made to the Secretary of the Committee to reach the Secretary of the Committee to reach the Secretary of the Committee less than 21 days before the date of the meeting of the Committee at which the application will be heard.

**REPUBLIC OF NAMIBIA**  
**MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1988**  
**NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1988**  
(Regulations 14, 26 & 33)

Notice is hereby given that an application has been made to the Regional Liquor Licensing Committee, Region OSWINDO

1. Name and postal address of applicant: PETERUS STEPHANUS, P.O. BOX 804, OUTAPI
2. Name of business or proposed business to which application relates: PUB KENYA TAP LIQUOR.
3. Address/location of premises to which application relates: ERIF 1093, OSWINDO EAST, OUTAPI
4. Nature and details of application: SHEBEN LIQUOR LICENCE
5. Date on which application will be lodged: 12 APRIL 2023
6. Date of meeting of Committee at which application will be heard: 12 APRIL 2023

Any objection or written submission in terms of section 28 of the Act intended to be made to the Secretary of the Committee to reach the Secretary of the Committee to reach the Secretary of the Committee less than 21 days before the date of the meeting of the Committee at which the application will be heard.

**REPUBLIC OF NAMIBIA**  
**MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1988**  
**NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1988**  
(Regulations 14, 26 & 33)

Notice is hereby given that an application has been made to the Regional Liquor Licensing Committee, Region OSWINDO

1. Name and postal address of applicant: ANTONIO FIGUEROA AMUTUYA.
2. Name of business or proposed business to which application relates: LEGAL LIFESTYLE CLUB
3. Address/location of premises to which application relates: SHELL SUPERIOR INVESTMENT, ERIF 6 231, INDOGONG-ONIPA
4. Nature and details of application: SPECIAL LIQUOR LICENCE
5. Date on which application will be lodged: 28 FEBRUARY 2023
6. Date of meeting of Committee at which application will be heard: 12 APRIL 2023

Any objection or written submission in terms of section 28 of the Act intended to be made to the Secretary of the Committee to reach the Secretary of the Committee to reach the Secretary of the Committee less than 21 days before the date of the meeting of the Committee at which the application will be heard.

**CHANGE OF SURNAME - THE ALIENS ACT, 1937**  
**NOTICE OF INTENTION OF CHANGE OF SURNAME**

I, (1) **KALEB LAUDICA TWAPERA**, residing at 688 BLACK ROCK STREET, ROCKY CREST and carrying on business / employed as a (2) **MEDICAL DOCTOR AT MINISTRY OF HEALTH** intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume the surname **KALEB LAUDICA TWAPERA** for the reasons that (3) **ANGULA IS THE FATHER NAME AND NEEDS TO CHANGE TO ISHUNA AS A GRANDFATHER.** I previously bore the name(s) **NIA (4) I** intend also applying for authority to change the surname of my wife and minor child(ren)(5) **NIA** Any person who objects to my/our assumption of the said surname of **KALEB-HALLUWA** should as soon as my be lodge his/her objection, in writing, with a statement of his/her reasons therefor, with the magistrate of **KATUTURA**

**13 FEBRUARY 2023**

A small advertisement featuring a photograph of a white cat sitting on a patterned surface.

An advertisement showing a stack of several books with various covers, including one with a prominent '2' on the spine.

An advertisement featuring a black and white photograph of a dog, possibly a Labrador, sitting on a lawn.

Please take note that **KAMAU TOWN PLANNING AND DEVELOPMENT SPECIALIST** has been appointed by the owner of Erf 3354 Extension 9, Hentiesbaai to apply to the Municipality of Hentiesbaai and the Urban and Regional Planning Board for the subdivision of Erf 3354 Extension 9, HENTIESBAAI INTO PORTION A AND THE REMAINDER AND THE REZONING OF PORTION A OF Erf 3354 EXTENSION 9, HENTIESBAAI FROM "UNDETERMINED TO INDUSTRIAL"

**CONSENT TO CONSTRUCT A SEAL INDUSTRY ON PORTION A OF Erf 3354 EXTENSION 9, HENTIESBAAI** WHILE THE SUBDIVISION IS IN PROGRESS.

Erf 3354 Extension 9 Hentiesbaai, is located within the portion 9 to be subdivided, is located within the portion A of the said erf (Extension 9) of Hentiesbaai. The industrial zone is located to the east of Ondul Extensions 1-5 of the C41 main road to Swakopmund and the south of the M9043 main road to Uukwari.

The prospective owner intends on subdividing a Portion (A) into 40 000 sqm (4ha) from Erf 3354 Extension 9 Hentiesbaai, and to subsequently, rezone the subdivided Portion A from "Undetermined to Industrial".

Please further take note that:

- (a) the plan of the portion lies for inspection at the offices of the Municipality (Hentiesbaai) Town Planning Department.
- (b) any person having objections to the rezoning concerned or who wishes to comment, may in writing lodge such objections and comments, together with the grounds, with the Chief Executive Officer of the Hentiesbaai Municipality, and with the applicant within 14 days of the last publication of this notice, i.e. no later than 26 March 2023.

FOR MORE INFORMATION AND QUERIES, KINDLY CONTACT:

**KAMAU**  
No. 04 Wagener Street | Windhoek West  
P.O. Box 2276 | Windhoek  
T: +264 81 215 195  
F: +264 81 204 219  
www.kamau-architects.com

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P.O. Box 151, Hentiesbaai  
Telephone: 081 273 145



CLASSIFIEDS

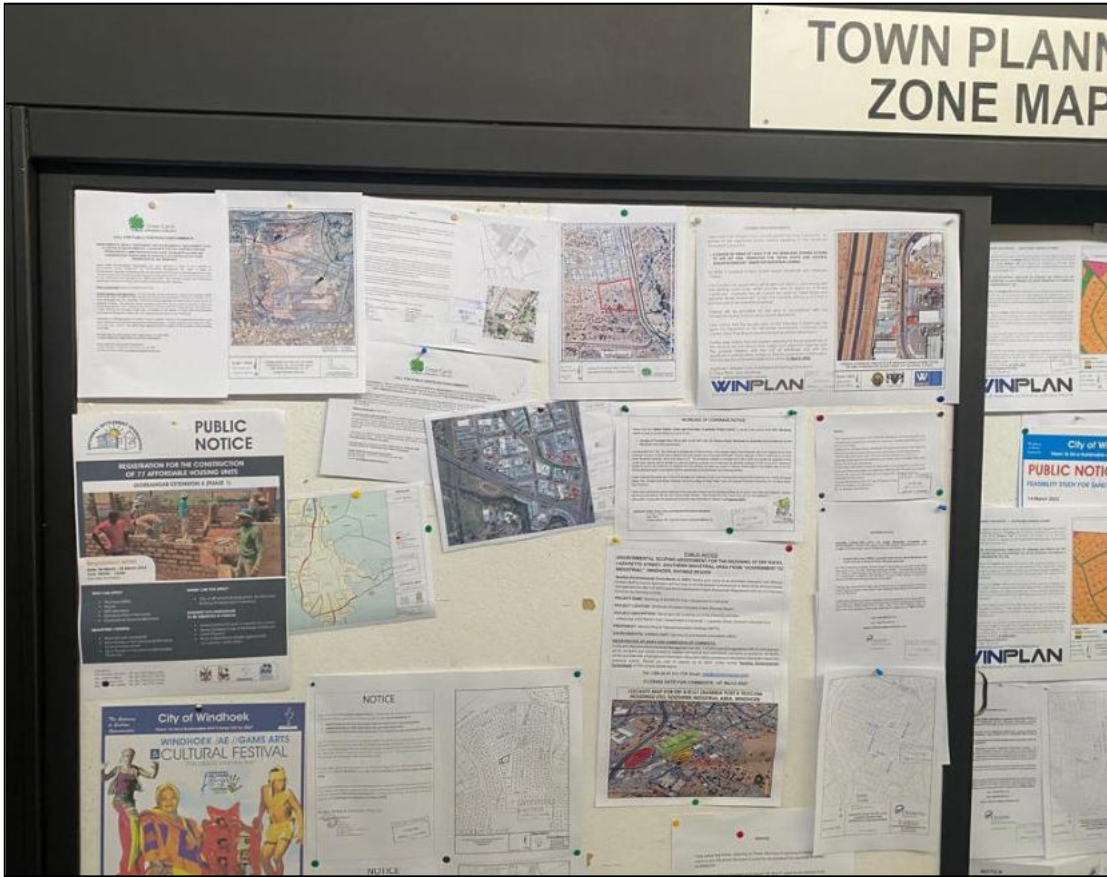
Tel: (061) 208 0800/44 Fax: (061) 220 584 Email: classifieds@nepc.com.na

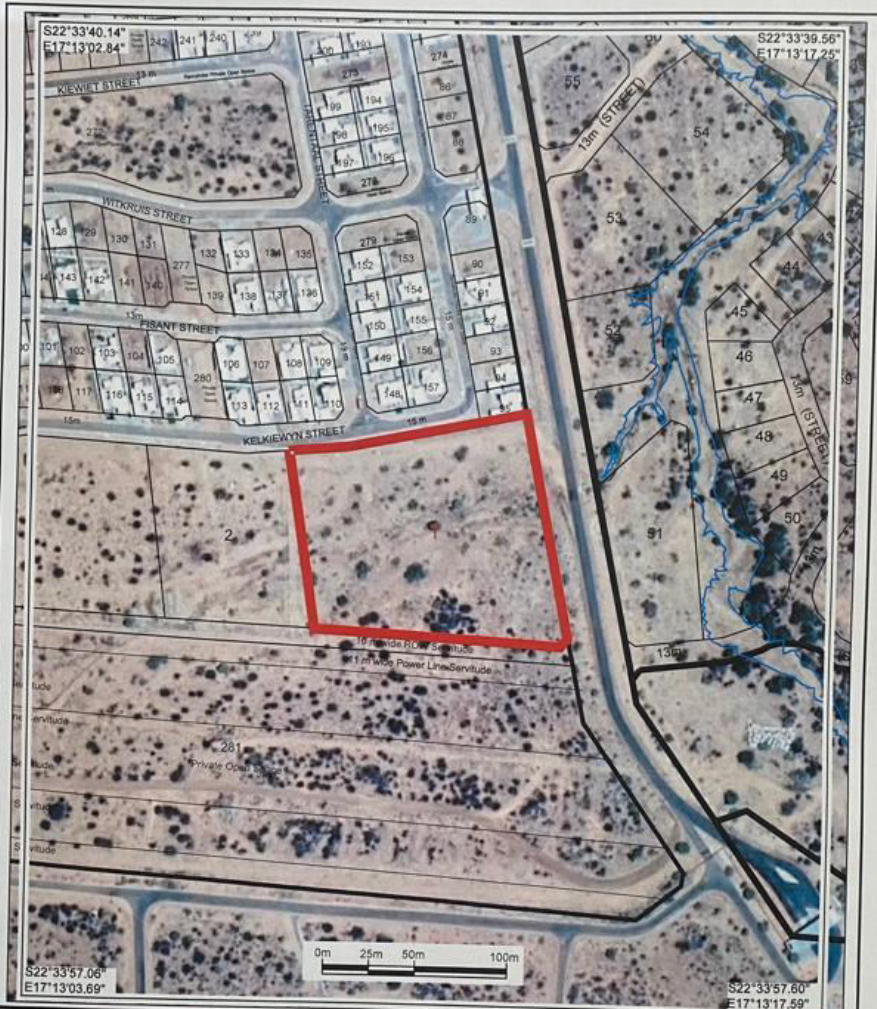
Advertisement for Classifieds featuring a grid of 'Services' and 'Notice' sections. It includes various legal notices from the Ministry of Industrialisation and Trade regarding liquor licenses, name changes, and public participation in environmental assessments. It also features a 'DO YOU URGENTLY NEED CASH?' offer and an 'ERONGO' advertisement for environmental clearance services.





# APPENDIX B: NOTICE AT MUNICIPALITY





Date: FEB 2023  
 Drawing Nr: Fink\_ERF 1  
 Scale: 1/2500  
 ON A4

**LOCALITY PLAN OF ERF 1 OF PTN.3**  
**KELKIEWYN STREET, FINKENSTEIN**



# APPENDIX C: NOTICE ON SITE



# APPENDIX D: OFFER TO PURCHASE



1 Simon Boliver Street - Klein Windhoek

## OFFER TO PURCHASE

Hereby we,

**Buyer:** Data Continuity Namibia (Pty) Ltd // or nominee  
PO Box 97297  
Windhoek

**Tel:** +26481 1248636      **E-mail :** pietermostert@icloud.com.na

Option to purchase Of :  
for the Purchase Price of

**Erf 1 Finkenstein Manor as per attached diagram.**  
**N\$ 11 000 000**- excl VAT – Eleven Million N\$ only –

**Seller:** Finkenstein Portion Three Trust (FP3T)  
PO Box 3865  
Windhoek

**Tel:** +264 81 124 6471      **Email:** djf@idc.com.na



subject to Special Condition/s :

1. Finance approval for the DCN development project.
2. Land/Location Approval by Equity Investor – pending Due Diligence & Business Plan approval by board of directors.

THIS Option IS VALID UNTIL 25 March 2023.

Upon acceptance of this Option by the SELLER, the parties agree that a DEED OF SALE be drafted, and signed by all parties, inclusive of full detail description of the special suspensive conditions.

BUYER

DATED and SIGNED on this 9<sup>th</sup> day of November 2022



\_\_\_\_\_  
SIGNATURE: PURCHASER(S)

\_\_\_\_\_  
WITNESS

SELLER

I/We, \_\_\_\_\_ do hereby accept the above Option to purchase on the terms and conditions as set out herein.

DATED and SIGNED on this .....day of ..... 2022

\_\_\_\_\_  
SIGNATURE: SELLER(S)

\_\_\_\_\_  
WITNESS



10 Eugene Marais Street Eros Windhoek • P.O. Box 3865 Windhoek Namibia  
T: +264 81 124 4840 • [elmi.brand@finkect.com](mailto:elmi.brand@finkect.com)

Mr. Pieter Mostert  
Data Continuity Namibia (Pty) Ltd (DCN)  
P.O. Box: 97297  
Windhoek  
Namibia

CC: Mr. Stephen van Rhyn

Re: Provisional Acceptance of Offer to Purchase – ERF 1 – FINKENSTEIN MANOR

Dear Mr. Mostert,

We, the Trustees of Finkenstein Portions Three Trust (FPTT), considered your offer dated 9 November 2022 for purchase price of N\$ 11,000,000 (Eleven Million Namibian Dollars) for Erf 1 Finkenstein Manor. Although the offer is less than the initial price of N\$ 12,800,000 we are prepared accept the offer subjected to the following conditions:

1. As initially discussed, and agreed, that the VAT payable on the transaction will be paid by the purchaser, being Data Continuity Namibia (Pty) Ltd or their nominee.
2. All transfer costs, duties and legal fees be paid by the purchaser, being Data Continuity Namibia (Pty) Ltd or their nominee. Any other costs not specified, which might arise will also be payable by the purchaser.
3. That Erf 1 will be sold fully un-serviced (Voetstoots), meaning that the purchaser will be responsible for connection to all services as might be required by the City of Windhoek.
4. The purchaser will be responsible for own power supply (cater for own demand) and own connection to substation as per Power Distribution Licensee requirements and relevant Namibian legislation when need arise as per FDT power supply offer communicated 15 November 2022.
5. The purchaser will be liable for payment of all levies which might be levied on the said erf, which will be negotiated with Finkenstein Manor Home Owners Association (FMHOA).
6. DEED OF SALE signed by both parties.

Although we are fully committed and excited to finalise the sale, we would like to reserve all rights until deed of sale is accepted and signed by both parties. The latter should be finalised by no later than 15 February 2023.

Signed on 30 November 2022





Dieke Gous  
Trustee  
Finkenstein Portion Three Trust

Trustees: G J F Gous \* L. Basson \* R L Kubas \* D J J F Gous

## **APPENDIX E: INTERESTED AND AFFECTED PARTIES**

admin@finkensteinmanor.com  
andre.dejager@hotmail.com  
anriparker@gmail.com  
arno@africaonline.com.na  
bernhard@farmfinkenstein.com  
bertus@africaglass.com.na  
djf@idc.com.na  
em@finkenstein.org  
hellmut@ludwiger.com  
info@finkenstein.org  
irisgold@iway.na  
koehlerfam@iway.na  
leonbas23@gmail.com  
ndeliimonachox@gmail.com>  
Robin Thompson <basspro.robin@me.com>  
stephenvanrhyn@outlook.com  
thomas.slabbert@joseph-snyman.com.na  
Thomas@joseph-snyman.com.na  
tobiasm@optima.com.na  
trisha@africaglass.com.na

## APPENDIX F: EMAILS RECEIVED FROM I&APs

Comments
<p>From: Tobias Mureko &lt;tobiasm@optima.com.na&gt; Sent: Monday, 6 March 2023 5:14 pm To: carien@greenearthnamibia.com Subject: EIA - Construction &amp; Operation of a Fuel Storage Facility - Farm Fikenstein No.526</p> <p>Good Day Sir/Madam</p> <p>We hereby would like to register as an interested party to the above mentioned proposed Fuel Storage Facilities.</p> <p>Many Thanks</p> <p>Tobias Mureko Director   Optima Energy &amp; Resources T. +264 81 297 1690 E. <a href="mailto:tobiasm@optima.com.na">tobiasm@optima.com.na</a> PO Box 9478, Eros, 10009, Windhoek, Namibia</p> 
<p>Good day Tobias</p> <p>I hereby register you as Interested and Affected Party and will send you the Background Information Document as soon as it is finalised.</p> <p>Kind regards</p> <p>Carien</p>  <hr/> <p>1<sup>st</sup> floor Bridgeview Offices &amp; Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia PO Box 6871, Ausspannplatz, Windhoek Phone: +264 61 248010 Fax: +264 61 248608, Email: <a href="mailto:carien@greenearthnamibia.com">carien@greenearthnamibia.com</a> <i>Carien van der Walt</i></p>
<p>From: lipinge Ndelimona &lt;<a href="mailto:ndeliimonachox@gmail.com">ndeliimonachox@gmail.com</a>&gt; Sent: Saturday, 18 March 2023 11:39 pm To: <a href="mailto:carien@greenearthnamibia.com">carien@greenearthnamibia.com</a> Subject: Construction and operation of fuel storage facility for silent standby generator and communication masts on erf 1 of portion 233 of farm Finkenstein no 526</p>



Dear Green Earth Environmental Consultants

I hereby request to be registered as an I&AP for the EIA:

-The Construction and operation of fuel storage facility for silent standby generator and communication masts on erf 1 of portion 233 of farm Finkenstein no 526, as issued in your public notice in the New Era newspaper on the 20th of February 2023. Please would you also forward me the Background Information Document (BID) and the exact coordinates of the site?

Regards

Nelimona lipinge

Namibian Environment and Wildlife Society

Dear Nelimona

I hereby register you as Interested and Affected Party. Please see attached the Background Information Document.

Kind regards

Carien



---

1<sup>st</sup> floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia  
PO Box 6871, Ausspannplatz, Windhoek  
Phone: +264 61 248010  
Fax: +264 61 248608, Email: carien@greenearthnamibia.com

*Carien van der Walt*

From: Bertus van Niekerk <[bertus@afriaglass.com.na](mailto:bertus@afriaglass.com.na)>

Sent: Monday, March 27, 2023 12:35 PM

To: [charlie@greenearthnamibia.com](mailto:charlie@greenearthnamibia.com)

Subject: FW: comments

Thank you

Trisha van Niekerk

From: Etherecia van Niekerk [<mailto:trisha@afriaglass.com.na>]

Sent: Monday, 27 March 2023 12:15 pm

From: Arno Stein <[arno@africaonline.com.na](mailto:arno@africaonline.com.na)>

Sent: Thursday, March 30, 2023 5:53 PM

To: [charlie@greenearthnamibia.com](mailto:charlie@greenearthnamibia.com)

Subject: FW: Finkenstein Manor Projects

Importance: High

Dear Mr. Charlie Du Toit / Van Der Walt

Attached response to information document Mast and 5 MW Plant.

Keeping the best interest at heart  
A.P.Stein  
Owner No 8 Finkenstein Manor

Dear Mr Stein

Your comments have been received and are noted. It will be included in the EIA to be considered by the MEFT.

We are also busy preparing a response to all comments received that will be shared with you before the EIA is finalised and submitted.

Regards

Charlie



---

1<sup>st</sup> floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia  
PO Box 6871, Ausspannplatz, Windhoek  
Phone: +264 61 248010  
Fax: +264 61 248608, Email: [charlie@greenearthnamibia.com](mailto:charlie@greenearthnamibia.com)

*Charlie du Toit*  
Mobile: +264 81 127 3145

From: Dewald du Plessis <[em@finkenstein.org](mailto:em@finkenstein.org)>  
Sent: Monday, March 20, 2023 12:40 PM  
To: [charlie@greenearthnamibia.com](mailto:charlie@greenearthnamibia.com)  
Cc: Hellmut von Ludwiger Private <[hellmut@ludwiger.com](mailto:hellmut@ludwiger.com)>; Andre De Jager Private <[andre.dejager@hotmail.com](mailto:andre.dejager@hotmail.com)>; Info <[info@finkenstein.org](mailto:info@finkenstein.org)>  
Subject: Finkenstein Homeowners Association - Erf.1 @ Finkenstein Manor (Proposed Development)

Good afternoon Charlie

As discussed, kindly find attached completed document to register the FHA as an interested party to the proposed development on Erf.1 at Finkenstein Manor.

One of our main concerns is that the ECB has recently (11 November 2022) ruled that the FDT (developer of infrastructure at Finkenstein) should fund and upgrade the transformer at the Finkenstein substation before any new development at Finkenstein will be allowed. We are concerned amongst other issues that the proposed new development will go ahead prior to the upgrade and put an additional burden on the already inadequate electrical infrastructure at Finkenstein.

We look forward to your comments and feedback.

Kind regards

Dewald du Plessis  
Estate Manager  
Cell: +264811469110  
E-Mail: [em@finkenstein.org](mailto:em@finkenstein.org)



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<https://www.finkenstein.org/>

Dear Dewald

The email below and earlier telecon refers.

We herewith confirmed that the Finkenstein Homeowners Association has been registered as I & AP.

Notice of the proposed project appeared in the Namibian and New Era Newspapers of 17 and 24 February 2023, respectively. We will send you proof of the newspaper notices once we are back in the office.

See attached the following documents:

The Background Information Document providing more details on the proposed project.  
Comments received from Finkenstein Manor on the proposed project.

Your concern on the availability of electricity is noted. This issue was also raised by Finkenstein Manor. The proponent at this stage does not intend to connect to the Finkenstein Electricity Distribution network. They agreed with the Developers to purchase a 10 ha Portion of Portion 237 of Farm Finkenstein No. 526 on which a 5MW PV Plant with 1,75 – 2,5MW battery storage will be developed. They also intend to install backup generators onsite (that is why the diesel storage is required on Erf 1) to provide for their own requirements. See attached a Map showing the proposed site of the PV Plant (indicated as Portion A on the Map). A Background Information Document on the PV Plant is currently being prepared for distribution. We intend to send it out before the end of the week.

You are welcome to contact us if more information is required and or if we should arrange for a meeting to discuss the project.

Kind regards

Charlie



1<sup>st</sup> floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia  
PO Box 6871, Ausspannplatz, Windhoek  
Phone: +264 61 248010  
Fax: +264 61 248608, Email: [charlie@greenearthnamibia.com](mailto:charlie@greenearthnamibia.com)

Charlie du Toit  
Mobile: +264 81 127 3145

From: Dewald du Plessis <[em@finkenstein.org](mailto:em@finkenstein.org)>  
Sent: Thursday, March 30, 2023 1:38 PM  
To: [charlie@greenearthnamibia.com](mailto:charlie@greenearthnamibia.com)  
Cc: 'Hellmut von Ludwiger Private' <[hellmut@ludwiger.com](mailto:hellmut@ludwiger.com)>; 'Andre De Jager Private' <[andre.dejager@hotmail.com](mailto:andre.dejager@hotmail.com)>; Info <[info@finkenstein.org](mailto:info@finkenstein.org)>; [carien@greenearthnamibia.com](mailto:carien@greenearthnamibia.com); Anri Parker Private <[anriparker@gmail.com](mailto:anriparker@gmail.com)>  
Subject: FHA - Erf.1 @ Finkenstein (Proposed Development)

Good afternoon Charlie

Kindly find attached response letter from the FHA (Finkenstein Homeowners Association) regarding the proposed development on Erf.1 at Finkenstein.

We look forward to feedback on all of the items listed as concerns.

Kind regards

Dewald du Plessis  
Estate Manager  
Cell: +264811469110  
E-Mail: [em@finkenstein.org](mailto:em@finkenstein.org)



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Dear Dewald

Your comments have been received and are noted. It will be included in the EIA to be considered by the MEFT.

We are also busy preparing a response to all comments received that will be shared with you before the EIA is finalised and submitted.

Regards

Charlie



1<sup>st</sup> floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia  
PO Box 6871, Ausspannplatz, Windhoek  
Phone: +264 61 248010  
Fax: +264 61 248608, Email: [charlie@greenearthnamibia.com](mailto:charlie@greenearthnamibia.com)

Charlie du Toit  
Mobile: +264 81 127 3145

From: Dewald du Plessis <[em@finkenstein.org](mailto:em@finkenstein.org)>

Sent: Tuesday, March 28, 2023 7:28 AM

To: [charlie@greenearthnamibia.com](mailto:charlie@greenearthnamibia.com)

Cc: Info <[info@finkenstein.org](mailto:info@finkenstein.org)>

Subject: RE: Finkenstein Homeowners Association - Erf.1 @ Finkenstein Manor  
(Proposed Development)

Good morning Charlie

I am not sure if you are aware of the attached document, a ruling that was made by the ECB in November of last year. I believe this will impact on the proposed developments on Finkenstein.

Kind regards

Dewald du Plessis  
Estate Manager  
Cell: +264811469110  
E-Mail: [em@finkenstein.org](mailto:em@finkenstein.org)



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Dear Dewald

The content of the ECB letter and ruling is noted. It has a definite impact on the proposed development and will be duly considered in the way forward.

We are also busy preparing a response to all comments received that will be shared with

you before the EIA is finalised and submitted.

Regards

Charlie



1<sup>st</sup> floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia

PO Box 6871, Ausspannplatz, Windhoek

Phone: +264 61 248010

Fax: +264 61 248608, Email: charlie@greenearthnamibia.com

Charlie du Toit

Mobile: +264 81 127 3145

Dear sir,

Please find attached the comments of Mrs Theda Koehler Erf 95 Manor and Mr Bernd Rust Erf 228 Manor .On behalf of these parties I send it to you .They are on holiday and have no computer with them.

Regards

Dear Charlie & Carien, I wanted to share my perspective on this matter. I suggest taking a closer look at the definitions provided in the "Kapps Farm Town Planning Scheme Document"(attached), specifically on pages 7 and 17. I believe there is room for debate on the interpretation of these definitions, particularly regarding the emissions from diesel generators and the storage of diesel. There will be a number of homes very close to the proposed data warehouse and the diesel fumes will be a serious problem. Furthermore, I would like to point out that warehouses have their own distinct classification, as stated on page 17 of the Kapps Farm Town Planning Scheme Document. Given that the proposed business is a Data Warehouse, it should fall under that particular classification, rather than the Business definition. Lastly, I would like to bring to your attention that the residents of Finkenstein Manor were promised a Frail Care Centre, not a Data Warehouse, when they purchased their properties. This is also an important factor to consider. Thank you for your time and consideration.

Please note, I have copied Dewald Du Plessis from Finkenstein Estate in on this email for his perusal.

Yours sincerely,

Robin Thompson

081-1246101

Good afternoon Carien

Thank you for sharing all of the information with us.

We will still provide you with our formal feedback in response to the documents received.

Just as a preliminary response I would like to respond to the following statement:

“In addition, the Proponent has started the process to apply to NamPower for a separate and autonomous 1,5MW feeder bay from the current 5MW Finkenstein Substation. The power thus drawn from / via the Finkenstein Substation will not be from the current Finkenstein Homeowners feeder bay, but from a separate feeder bay to be linked to Erf 1 via an independent powerline.”

Upon enquiring with Nampower yesterday, it was confirmed that no formal application has been received by NamPower for a separate 1.5MW connection to date (12April2023).

This is critical, as the same developer that has made the above false statement is also the developer that has been instructed by the ECB to apply for an upgrade of the transformer with Nampower on 14 November 2022, and which has still not been done.

The FHA relies on the instructions of the ECB in this matter to first ensure that the developer (FDT) provide stable and sufficient electricity to the whole of Finkenstein before ANY additional developments is considered, as per the ECB’s instructions.

Kind regards

Dewald du Plessis  
Estate Manager  
Cell: +264811469110  
E-Mail: [em@finkenstein.org](mailto:em@finkenstein.org)



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**APPENDIX G: COMMENTS RECEIVED FROM I&APs**



P.O. Box 11612 Klein Windhoek Tel: 083330000

The Manager  
 Green Earth Environmental Consultants  
 P O Box 6871  
 Windhoek

15 March 2023

Dear Sir/Madam

**RE: BACKGROUND INFORMATION DOCUMENT FOR THE CONSTRUCTION AND OPERTAION OF A FUEL STORAGE FACILITY FOR A SILENT STANDBY GENERATOR AND COMMUNICATION MAST ON ERF 1 OF PORTION 233 OF FARM FINKENSTEIN NO. 526, WINDHOEK.**

The Trustees of the Finkenstein Manor Owners Association have read the Document provided by Green Earth Environmental Consultants for the fuel storage facility for silent standby generator and communication mast on Erf 1 of Portion 233 of Farm Finkenstein.

The Trustees have prepared the following comments and suggestions without consulting the members of the Finkenstein Manor Owners Association in a general meeting and it will need to do so depending on the response in the line Involvement of interested and affected parties below for which it needs to give 14 days' notice.

Facts	Comment	Suggestions
Nowhere in various parts of the submission is the actual proposed use of Erf 1 disclosed - mention is made of an office and warehouse but not the product or services	What type of warehouse has only 8 employees and needs 2 standby generators and a 30 m mast for wireless communications with their client network.	Please disclose the nature of business and any potential health effects on the residents in the Manor which is the major portion of the Township on Portion 223 of the Farm Finkenstein 526.
	No mention is made of electricity usage or how will it affect the current questionable supply to the Finkenstein Estate, Manor, or Village. The current transformer of 1 MVA	Include if the client will be either self-providing solar power is only a daytime option; or will it be relying on the generators 24 / 7

Trustees: T J Slabbert, B. Joërges, J. Mandy, L. Basson, G.J.F. Gous.



	provide inadequate output during the winter months for the existing number of connections. ECB passed a ruling recently that no new connections will be allowed until the main supply upgrade to 2 MVA is done.	
	The picture provided doesn't show any compatibility with the design of high standard of aesthetics and character related to the requirements of a Manor and the existing architectural concepts of the Manor, in particularly the houses in Kelkiewyn Street south and Erf 95 in particular	Please provide more specific designs to ensure that the value of existing house will not be adversely affected by an industrial styled building(s)
Involvement of Interested & Affected parties.	The Trustees of the Finkenstein Manor Owners Association can't commit the Association without consulting its members.	Please invite the individual property owners in Portion 233 of the Farm Finkenstein 526 to comment as the trustees of the Finkenstein Manor Owner Association cannot decide on their behalf.
	Similarly, the adjoining township aka the Estate must be consulted and its members – as another tower in their vista will not be welcomed	Please invite the Finkenstein Homeowners Association to comment
	NamPower has erected a number of powerlines on Erf 281 and a 30-metre tower on the north side of the Right of Way (new road) is at risk if the tower should be damaged	Please invite NamPower to comment
	The City of Windhoek is constructing a new access road to the Manor and the Estate along the southern boundary of Erf 1 within the Right of Way and the diesel storage tanks & the mast are to be erected next to it	The City of Windhoek must be invited to comment
Erf 1 has not been included in the electric fenced area of the Manor although it is included in the registered township Title Deed 5975 / 2016 and bound by its constitution	A commercial development in a predominately residential area raises a number of questions as to the effects on property values; security; fire risks – diesel storage; radiation from the tower; further	Kindly include the evaluation of these risks

	derogation of electricity supply; guarantee of water supply in particular during a fire; infrastructure etc.	
Site layout plan	Site plan does not adequately identify the adjoining erven and planned new access road leading from the on & off ramps to the new airport highway	Figure 8 should include the new right of way and the power line servitudes and Erf 2 to the West and Kelkiewyn street to the north and Erf 95 in the north-east
The diesel storage tanks, and the mast are shown on Erf 1 along the boundary with Erf 2 and the new road	The position of the diesel tanks on the western boundary of Erf 1 could affect the marketability of Erf 2 and increase the fire risk	Move the diesel storage tanks to the southern boundary and further east.
	The mast is in the line of site to the north of the houses in the Estate	Please consider moving the mast to the south-east corner to reduce the impairment.
Use of existing water infrastructure	Water of 60 kl per month is the estimate of usage which should not be a problem, but the existing supply is unlikely to cope with a potential fire	An onsite (erf 1) water storage tank is recommended as intermittent water supply has been experienced twice during the past 8 months
		It is recommended that additional firefighting equipment - preferable mobile should be provided and that 24/7 security will be employed on the site to monitor the fire risk and the general security of the area in addition to that provided by the Manor
Storm water & sewerage lines	The existing storm water and sewerage lines are not shown on the Contour lines diagram	Include all existing services on the contour plan and the height of some line's heights and the interval between the contours to assist with planning the position of the buildings as it appears to be in the steepest part of the erf.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Thomas Slabbert', written in a cursive style.

Thomas Slabbert  
Chairman of Trustees



## Finkenstein Homeowners Association

Tel: +264 81 1434820

info@finkenstein.org

www.finkenstein.org

P O Box 11615 – Klein Windhoek  
NAMIBIA

*A caring community enjoying quality of life in a tranquil nature estate*

30 MARCH 2023

### GREEN EARTH ENVIRONMENTAL CONSULTANTS

1<sup>st</sup> Floor Bridgeview Offices & Apartments

No. 4 Dr Kwame Nkrumah Avenue

Po Box 6871 Ausspannplatz

Windhoek

To whom it may concern

**CONSTRUCTION AND OPERATION OF A FUEL STORAGE FACILITY FOR A SILENT STANDBY GENERATOR AND COMMUNICATION MAST ON ERF 1 OF PORTION 233 OF FARM FINKENSTEIN NO. 526 - FINKENSTEIN HOMEOWNERS ASSOCIATION (FHA) COMMENTS & CONCERNS**

With regards to the documentation received from your office with details of the proposed development on Erf 1, the FHA would hereby like to submit the following comments and concerns regarding the proposed development as a registered IAP:

#### 1. PROPONENT

- a. *DCN (Pty) Ltd* – Kindly provide a company profile and more information on the proponent of the proposed development.

#### 2. DATA CENTRE

- a. *Function* - Item 2.3 (Project Details) mentions that the proponent will construct an office and warehouse on the site. No mention is made of a Data Centre, of which we have subsequently been made aware of. Kindly confirm if this will be the only function and purpose of the proposed development?
- b. *Operational* - Kindly elaborate on the daily business of the proposed Data Centre and at which times of the day the facility will be manned and/or operated.
- c. *Manor Retirement Village* – How does this proposal fit in with the Retirement Village model, as the erf was previously allocated to be developed into a Neurological Clinic and/or Frail Care facility? Is the purpose of the business even at Finkenstein Manor not to be complimentary to the Retirement Village aspect?

#### 3. COMMUNICATION MAST

- a. *Height* - Is the proposed 30m height of the mast within the allowed height restrictions allowed by the Namibia Civil Aviation Authority, given Finkenstein's proximity to flight paths from and towards the Hosea Kutako International Airport?

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TRUSTEES: H von Ludwiger – A Parker - S B Krügel – A de Jager – M Lubbe

- b. *Position* - We are concerned that the position of the communication mast on the site will be in close range of the overhead electrical lines. Is this the best / ideal position?
- c. *Aesthetics* - It is proposed that the tower is to be designed in the shape of a palm tree to aesthetically blend into the natural environment. Palm trees is not part of the indigenous flora of the Finkenstein surroundings and will look out of place. Perhaps reconsider the aesthetics.
- d. *Health* - What will be the potential health implications from living within a close proximity from the communications tower? What amounts of radiation will be emitted at what ranges and will this be within the allowed Namibian regulations?

#### 4. FUEL STORAGE FACILITY

- a. *Fuel Storage* - Kindly provide reasoning on the huge amount of diesel proposed to be stored on-site. How will the fuel be stored on-site? If the purpose of the diesel stored is to only be used in the case of backup power generation for the generator, surely (x2) 14,000L is in excess for the purpose?
- b. *Fire* - The potential hazard of a fire on-site poses significant implications for the surrounding properties and environment. What measures will be put in place in the case of a fire to protect the storage areas as well as buildings?
- c. *Spillage* - What measures will be put in place in the case of a fuel spillage?
- d. *Location* – the risks outlined above could be reduced if the fuel storage would be moved to the northern edge of Portion A of Portion 237.

#### 5. GENERATORS

- a. *Function* - It is understood that the (x2) generators on-site will only be used for backup purpose until the permanent supply is restored. Please confirm.
- b. *Noise* - What noise levels will be produced by the generators when functioning and will it be within acceptable levels as allowed for by under Namibian regulations, given the close proximity of residential properties inside Finkenstein Manor and Finkenstein Estate nearby?
- c. *Location* – the concerns outlined above could be reduced if the generators would be moved to the northern edge of Portion A of Portion 237.

#### 6. ELECTRICITY

- a. *Supply* - Item 3.3 (Electricity) mentions that electricity will be obtained from the Finkenstein Distribution Network, to be supplemented by a Solar Plant constructed on a different site in Finkenstein, with a back-up generator in place on-site. Note that this is in contravention of the ECB Ruling dated 11 November 2022, which instructs that no new connections to the electrical infrastructure of any erven at Finkenstein be made until the main supply upgrade is done at the Finkenstein substation.
- b. *Transformer Upgrade* - As per the ECB Ruling mentioned above, it is expected that the FDT fund the upgrade by Nampower of the existing transformer to 2 MVA before any additional development is allowed at Finkenstein, as it will put an additional strain on the already inadequate electrical infrastructure.

- c. *Solar & Battery Storage* - It is understood that a Solar Plant and Battery storage facility will be constructed on a different part of Finkenstein to supplement the electrical supply to the proposed Data Centre and not be connected to the electrical infrastructure of Finkenstein. Can it not be considered to connect the proposed Solar Plant and Battery Storage facility to the electrical infrastructure of Finkenstein? How can the FHA become involved with the Solar Plant proposal if they want to benefit from this?
- d. *Costs* - How will the addition of the proposed development impact the electrical rates charged at Finkenstein Estate?

#### 7. WATER

- a. *Supply* - Will the proposed facility receive water directly from the Namwater pipeline or from the Manor/Village reservoir? How will this affect water security for Finkenstein?
- b. *Stormwater* - How will the stormwater be treated on and off-site and how will potential erosion of soil in and around the site be dealt with?

#### 8. SEWERAGE

- a. *Disposal* - It is understood that the facility will be connected to the existing sewer infrastructure and that the waste will be treated by the existing WWTP. Does the existing WWTP have the capacity to deal with the additional waste?
- b. *Costs* - How will the addition of the new development affect the current contributions by the Estate, Manor & Village towards the operational and maintenance costs of the existing WWTP?

#### 9. ACCESS

- a. *Traffic* - What kind of traffic and type of vehicles are expected to and from the site and how will this affect the existing road infrastructure?

#### 10. NATURE

- a. *Wildlife* – Has or will a study be done to determine what the effects of the proposed development will be on the existing wildlife?

#### 11. NATURE ESTATE

- a. *Residential Estate* - Finkenstein Estate is zoned as a Nature Estate and should be treated as such. Permitted noise levels and traffic volumes should not be compared to that of any business operated in town, but permissions adapted to factor in that the surroundings are a nature estate. Thus lower noise levels are proposed, and lower traffic volumes and business hours restricted. Homeowners in the surroundings bought into a country lifestyle which should be protected and encouraged through proposed developments.

The FHA Trustees are entrusted to protect and promote the rights of its members at Finkenstein Estate. We are of the opinion that the proposed new development will impact on our member's rights and thus we would like to receive clarity on the above-mentioned items before we can consent to the proposed development.

Kind regards

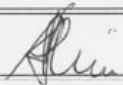


Dewald du Plessis  
Estate Manager  
Cell: +264 81 146 9110  
E-Mail: [em@finkenstein.org](mailto:em@finkenstein.org)



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**COMMENTS FROM INTERESTED AND AFFECTED PARTIES**

PERSONAL PARTICULARS			
Name and Surname: ARNO STEIN			
Organization: PRIVATE			
Postal Address: POBox 86254, EROS, WINDHOEK			
Telephone Number:		Email Address: arno@africaonline.com.na	
+264 81 127 2361			
Fax Number: -		Cellphone Number.: +264 81 127 2361	
INTEREST IN PROJECT			
Resident at Finkenrobin Manor, Kalkiewyn Str 8			
COMMENTS ON PROJECT			
I invested in an upmarket Senior Citizens Estate and do not agree to have industrial activities around me. like a 30m Communication Mast and supporting offices.			
Signature:			Date: 30.3.2023

Kindly take note that comments should reach our office by 31 March 2023.



**COMMENTS FROM INTERESTED AND AFFECTED PARTIES**

PERSONAL PARTICULARS			
Name and Surname: Iris Sanner			
Organization: Private / Finkenstein Manor			
Postal Address: P.O.Box 80737 Windhoek			
Telephone Number:		Email Address: irisgold@iway.na	
Fax Number:		Cellphone Number.: 0812449898	
INTEREST IN PROJECT			
Resident at Finkenstein Manor			
1/0 Kiewiet & Kelkiewyn str. 158			
COMMENTS ON PROJECT			
I moved to Finkenstein because of Nature and Peace			
of mind. I do not agree to have Industrial activities			
around my home and me. (Communication Tower etc			
and permanent movement etc)			
Signature:		<i>Sanner</i>	Date: 30.03.2023.

Kindly take note that comments should reach our office by 31 March 2023.



**Electricity Control Board**

P.O. Box 2923, Windhoek, Namibia, ECB House, 35 Dr. Theo-Ben Gurirab Street  
Tel: +264 61 374 300 | Fax: +264 61 374 305  
E-mail: [info@ecb.org.na](mailto:info@ecb.org.na) | Website: [www.ecb.org.na](http://www.ecb.org.na)

Enquiries: G Nasima  
Ref: LF/23/4/1

11 November 2022

Mr. Dewald du Plessis  
Estate Manager  
Finkenstein Homeowners Association  
P. O. Box 11615  
**WINDHOEK**

Email: [em@finkenstein.org](mailto:em@finkenstein.org)

Dear Mr. du Plessis

**RE: CUSTOMER COMPLAINT SUBMITTED BY FINKENSTEIN HOME OWNERS ASSOCIATION AGAINST FINKENSTEIN DEVELOPMENT TRUST**

Your customer complaint (reference number: 10/2022/dw) submitted to the Electricity Control Board (ECB) has reference.

After an extensive analysis and careful consideration of your case, the ECB wishes to present the following outcome of the investigation.

**1. Bulk Supply Upgrade**

The Finkenstein Development is supplied by a 1 MVA, 33/11kV bulk supply point from NamPower as a dedicated customer through an 11 kV recloser. The Finkenstein MV network is at 11 KV with fuse-based protection at the incomer. From the load profiles obtained from FDT for years 2020 to 2022, the load gradually increases to 1MVA and beyond during winter seasons, with the highest demand of 1.1 MVA recorded in June 2022. With the load profile sometimes exceeding the transformer rating and the nature of the loads, residential and single-phase loads which mostly lead to phase imbalance also lead to the tripping of the recloser as an overload on all or either one of the phases.

The event register submitted by FDT on 30 June 2022 indicates that all the events trip upstream on the NamPower recloser and none are captured by the Finkenstein protection scheme. There is thus no coordination between the Finkenstein and NamPower protection schemes. The Finkenstein fuse-based protection is not ideal for protection selectivity compared to circuit breaker-based protection which offer better coordination with NamPower.

With the continuation of the sale of the erven and the incoming development of the Green township, the load is expected to grow, and the situation is expected to worsen if the bulk supply upgrade is not done.

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**Board Members:** Gottlieb Hinda (Chairperson), Pinehas N Mutota (Acting CEO), Helene Vosloo, Evangelina P. Nailenge  
All official correspondence must be addressed to the Acting Chief Executive Officer

From the design submitted, the ECB used the After Diversified Maximum Demand (ADMD) of each township provided by FDT during the meeting of 30 June 2022 to calculate the load requirements of the development. As per Table 1, the three developed townships have a load demand of 2.0569 MVA while the envisaged Green Township has a load demand of 0.676 MVA adding up to a total combined demand of 2.7329 MVA.

From the design perspective, it is evident that the designed capacity is twice the installed capacity and thus the installed transformer is very small. This issue was supposed to be addressed during the design and planning phase.

Township	Plots	ADMD Design	Load Design (kVA)
<b>Estate</b>			
Residential	226	2.75	621.5
Business	1	6	6
Pumps	2	6	12
<b>Manor</b>			
Residential	282	2.2	620.4
Business	2	100	200
<b>Village</b>			
Residential	165	1.8	297
Business	3	100	300
<b>Green</b>			
Residential	80	2.2	176
Business	5	100	500
<b>Total Load (kVA)</b>			<b>2732.9</b>

Table 1: Finkenstein Township Load Estimation

## 2. Substandard Infrastructure

The assessment of the internal medium voltage (MV) and low voltage (LV) networks was done based on the design drawings provided by FDT by email on 31 October 2022. The Estate township has 1.2 MVA transformer capacity installed.

From the voltage drop calculation performed, most of the Estate cables voltage drops are within the allowable voltage limit of 10% (NRS 034 – 1), except the longest cable (Estate MS3, K3/1, 167m, 25mm<sup>2</sup> 4C underground cable), with the voltage drop of 12.525%.

The Manor internal MV network forms a ring with the Village MV network. The Manor has 1.915 MVA transformer capacity installed. Based on the calculations, only one cable exceeds the voltage drop limits, cable MS4 – K3, with a voltage drop of 12.5%.

The Village has an installed transformer capacity of 0.715 MVA. All the LV feeders are within the allowable voltage limits, except feeder MS1 – K6 with a voltage drop of 13.125%.

The installed MV internal transformer capacity is sufficient to cater for each township and the voltage drop limits are within the allowable standards limits, except for the three

feeders highlighted above, and those limits can only be exceeded when the feeders are pulling the maximum breaker rated current of 200 A.

The LV internal reticulation is done with PVC/SWA 25mm<sup>2</sup> 4C cable with a current rating of 119 A, PVC/SWA 35mm<sup>2</sup> 4C cable with a current rating of 143 A and PVC/SWA 70 mm<sup>2</sup> 4C with a current rating of 210 A. The circuit breakers used for the entire LV network are 200 A, offering no protection to the 25 mm<sup>2</sup> and the 35 mm<sup>2</sup> cables. If the breakers are not adjustable, they need to be resized to the current ratings of the cables.

### **3. Connection Charges**

The question arose whether the properties at the Estate, Manor and Village were sold as serviced erven, which included the cost of electricity infrastructure, as the contention was that those customers had already paid for their pro rata portion of the infrastructure costs, and therefore should not be burdened by the costs of the upgrade. A perusal of samples of the deeds of sale submitted in respect of properties at the Estate, Manor and Village provided evidence that the cost of electricity distribution infrastructure was included in the purchase price, thereby confirming the opinion of the ECB that the erven were sold as serviced erven. The customers, therefore, have already contributed to the capital costs and cannot be included in the upgrade contribution as this would amount to double charging by the developer.

### **4. Tariffs**

The key issues analysed were as follows:

#### **4.1. Cross subsidization**

The ECB confirmed that the post-paid customers are subsidising the prepaid customers. Subsidies are common in the industry and the ECB was not aware that there was a dispute on subsidy included in the tariff. The opinion of the ECB was that the parties had agreed on it. The developer, therefore, should explain the reasons for such subsidy and discuss with the post-paid customers regarding its continuation. In the event that there is a deadlock the matter can be referred back to the ECB.

#### **4.2. Infrastructure upgrade**

The approved ORM indicates that 90% of the infrastructure is customer funded, which implies that the existing customers are not required to fund the upgrade.

### **5. Licensing**

The customer complaint is directly linked to the licence and the licensed activity. The current licence holder is FDT. However, the Power Supply Agreement (PSA) that normally is held by a licensee is with the FHA. All the operational issues related to the licence such as collection of monthly payment is done by the FHA. This is unusual and not in compliance with the licence conditions.

## 6. ECB Ruling

Based on the above analysis and findings the ECB made the following ruling:

- FDT to fund and upgrade the bulk supply from 1 MVA to 2 MVA to cater for the gradual load growth and winter seasons' peaks, by either replacing the existing transformer with at least a 2 MVA transformer or adding a 1 MVA transformer to operate in parallel with the existing 1 MVA. The upgrade costs will not be funded through tariffs.
- FDT to migrate from fuse-based protection to breaker-based protection to ensure protection coordination with NamPower and better selectivity.
- NamPower should immediately stop increasing protection settings to allow for overload as this shortens the lifetime of the transformer.
- FDT to replace all the minisub breakers to the rating of the cable sizes if the breakers are not adjustable.
- FDT to rectify the identified lv circuits exceeding volage limits.
- No further connections of ervens to the electricity infrastructure to be done until the main supply upgrade is done.
- To address the non-compliance of the licence, the ECB will start the process of cancelling the licence and requesting the City of Windhoek (CoW) to take over the distribution and supply at the estate including the power supply agreement. This is in line with the CoW's distribution and supply licence conditions and the CoW's boundaries that were extended.
- FDT and FHA should be called to a meeting to be briefed on the above-mentioned ruling.

In terms of the ECB complaints handling procedure you are directed to indicate to the ECB in writing whether you are satisfied with the decision within seven (7) working days of receiving the ECB's decision to conclude the first stage of the complaint.

For further information please contact Mr. Gideon Nasima on email [gnasima@ecb.org.na](mailto:gnasima@ecb.org.na) or telephone number 061 374 326.

Yours sincerely

  
Pinehas N. Mutota  
ACTING CHIEF EXECUTIVE OFFICER



CC: Ronald Kubas [rk@burmeister.com.na](mailto:rk@burmeister.com.na)

CC: Benny Hanghome [benny.hanghome@nampower.com.na](mailto:benny.hanghome@nampower.com.na)



**Electricity Control Board**

P.O. Box 2923, Windhoek, Namibia, ECB House, 35 Dr. Theo-Ben Gurirab Street  
Tel: +264 61 374 300 | Fax: +264 61 374 305  
E-mail: [info@ecb.org.na](mailto:info@ecb.org.na) | Website: [www.ecb.org.na](http://www.ecb.org.na)

Enquiries: Gideon E. Nasima  
Ref: 16/8

20 January 2023

Mr. Diekie Gous  
Trustee  
Finkenstein Development Trust  
P. O. Box 3865  
**WINDHOEK**

E-mail: [djfgous@gmail.com](mailto:djfgous@gmail.com)

Dear Mr. Gous

**RE: NOTICE OF DISSATISFACTION: ECB RULING ON FHA COMPLAINT**

Your letter dated 6 December 2022 on the above-mentioned matter refers.

The Electricity Control Board (ECB) considered the contents of your letter pertaining to your dissatisfaction with the ECB ruling on the concerns regarding the electricity supply at Finkenstein, dated 11 November 2022. We could not find any new information that warrants the review of the ECB's regulatory decision. Therefore, the ECB maintains its decision on the matter.

Henceforth, the ECB is instructing FDT to implement their relevant ruling items as follows:

- FDT must fund and upgrade the bulk supply from 1 MVA to 2 MVA to cater for the gradual load growth and winter seasons' peaks, by either replacing the existing transformer with at least a 2 MVA transformer or adding a 1 MVA transformer to operate in parallel with the existing 1 MVA. The upgrade costs will not be funded through tariffs as they form part of the development costs, which are recovered through the selling of serviced erven.
- FDT must migrate from fuse-based protection to breaker-based protection to ensure protection coordination with NamPower and better selectivity.
- FDT must immediately cease with connecting new erven to the electricity infrastructure until the main supply upgrade is done.

It was noted that the following decision items were adequately addressed hence they do not form part of this letter:

- FDT to replace all the minisub breakers to the rating of the cable sizes if the breakers are not adjustable.
- FDT to rectify the identified LV circuits exceeding voltage limits.

Take note that the ECB will commence the process of cancelling the licence and requesting the City of Windhoek (CoW) to take over the distribution and supply at the Finkenstein development including the Power Supply Agreement. This is in line with the CoW's distribution and supply licence conditions and the CoW's boundaries.

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Board Members: Gottlieb Hinda (Chairperson), Pinehas N Mutota (Acting CEO), Helene Vosloo, Evangelina P. Nalenge  
All official correspondence must be addressed to the Acting Chief Executive Officer

We hereby invite FDT and FHA to a meeting scheduled for 31 January 2023 at 14:30 at the ECB's offices. The aim of the meeting is for the ECB to explain the ruling in detail.

For further information please contact Mr. Gideon Nasima at [gnasima@ecb.org.na](mailto:gnasima@ecb.org.na) or telephone 061 - 374 300.

Yours sincerely



Pinchas N. Mutota  
ACTING CHIEF EXECUTIVE OFFICER



CC: Ronald Kubas [rik@burmeister.com.na](mailto:rik@burmeister.com.na)  
CC: Benny Hanghome [benny.hanghome@nampower.com.na](mailto:benny.hanghome@nampower.com.na)  
CC: Dewald du Plessis [em@finkenstein.org](mailto:em@finkenstein.org)

**COMMENTS FROM INTERESTED AND AFFECTED PARTIES**

PERSONAL PARTICULARS	
Name and Surname: <i>HELENE ETHERECIA VAN NIEKERIK</i>	
Organization: <i>n/a</i>	
Postal Address: <i>P.O. Box 2693 WINDHOEK</i>	
Telephone Number: <i>081 129 5887</i>	Email Address: <i>erisha@afriaglass.com.na</i>
Fax Number: <i>/</i>	Cellphone Number.: <i>081 129 5887</i>
INTEREST IN PROJECT	
COMMENTS ON PROJECT	
<i>I am the owner of erf 111 and 12 and totally reject such a development.</i>	
<i>If this proposed fuel storage facility, next to the Manor, on</i>	
<i>Kelkiewyn Street was known to the present owners, no one would have</i>	
<i>purchased any property in the Finkenstein Manor. It is totally unacceptable</i>	
<i>to allow the development of a fuel storage facility across the road of</i>	
<i>a frail care facility and an old age home.</i>	
Signature: <i>Alwaw Niekerik</i>	Date: <i>27/03/2023</i>

**Kindly take note that comments should reach our office by 31 March 2023.**



**COMMENTS FROM INTERESTED AND AFFECTED PARTIES**

PERSONAL PARTICULARS			
Name and Surname: <i>Theda Kochler</i>			
Organization: <i>Private</i>			
Postal Address:			
Telephone Number:		Email Address: <i>koehlerfam@iway.na</i>	
Fax Number:		Cellphone Number: <i>+264 81 249 8068</i>	
INTEREST IN PROJECT			
<i>Resident at Funkenstein Manor, Erf 95 Kalkiewyn Str</i>			
COMMENTS ON PROJECT			
<i>We do not approve of the project as it should have been drawn up according to the Constitution and building guidelines of the Manor. I do not approve as a <sup>immediate</sup> neighbour of the envisaged project</i>			
Signature:	<i>p.p. Manner</i>	Date:	<i>31.03.2023</i>

Kindly take note that comments should reach our office by 31 March 2023.

**COMMENTS FROM INTERESTED AND AFFECTED PARTIES**

PERSONAL PARTICULARS			
Name and Surname: <i>Andi Rust</i>			
Organization: <i>Private</i>			
Postal Address:			
Telephone Number:		Email Address: <i>kochlerfam@inay.na</i>	
Fax Number:		Cellphone Number: <i>+264 81 249 8068</i>	
INTEREST IN PROJECT			
<i>Resident at Finkenstein Nana, Erf 228 Kiewitt Str.</i>			
COMMENTS ON PROJECT			
<i>I invested in an upmarket Senior Citizen Estate and do not agree to have industrial activities around us like a 30m Communication Mast and office.</i>			
Signature:	<i>p.p. Hammer</i>	Date:	<i>31.3.2023</i>

Kindly take note that comments should reach our office by 31 March 2023.

I, Theda Koehler, as the owner of Erf 95, directly adjacent to Erf 1, hereby object to the planned industrial plant.

**Reasons:**

1. Erf 1 has been planned as "Frail Care and Healthcare" since the beginning and planning of the Finkenstein residential area - Village, Manor and Estate - and sold to the purchasers of the Manor lots as a Retirement Village.
2. It makes a difference whether a Frail Care / Healthcare is built on the property (which of course is part of a retirement), or a "purely industrial" company, which gives us as residents of Finkenstein NO advantages and benefits at all, but ONLY disadvantages.
3. A warehouse containing servers with a 24/7 cooling system as planned, is no longer a normal business but falls under industrial, thus not suitable for Erf. 1 or any other residential area. As these cooling systems will generate its own noise.
4. I myself bought house No. 95 as a retirement home and neither I nor my current tenants will tolerate noise-generating construction work on an industrial plant, or later disturbances from generators, cooling units or operational noise, affecting my well-deserved pension.
5. I / we as owners know that there will be further industrial plants around our residential area "Finkenstein" if we do not prevent this on Erf 1.
6. Due to the construction of an industrial complex, Finkenstein will not remain a purely residential area, but will become a "mixed area", which will result in a price and well-being loss for our residential complexes. New buyers will stay away and the Retirement Village will lose its purpose.
7. Many of us have bought a piece of land here on Finkenstein to be close to fauna and flora and to enjoy and appreciate the peace and quietness. With an industrial plant, which is operating 24/7, these factors will be destroyed, which neither I nor the other owners and tenants will allow.
8. As buyers of land on Finkenstein, we had to meet high building requirements and building conditions (see "Deed of Sale"), which the planned Industrial buildings CANNOT appropriate with, for this reason alone an industrial building cannot be carried on Erf 1 which is still part of Manor. Even on the Estate, the "RB&B" was NOT approved!
9. It is neither usual nor allowed to keep fuel tanks with several 1000l Fuel so close to residential buildings and the infrastructure around Erf 1, because secure distance cannot be kept.
10. It is not foreseeable which persons/staff or similar move and stay in our residential area without permission and thus endanger our safety. Due to this our security expenses will increase which will have an influence on our levy account.
11. If the developer, despite my objections, sells the property to traders and thus approves this industrial plant, I will legally oblige the developer to buy my property No. 95 from me, and I will claim a value in dispute of approximately N\$ 5 000 000 (five million) and inform the ACC (Anti-Corruption Commission) to see into this Project!

I do not agree with the development of this project and will see it in favour of all residents, if this project will not be implemented on Finkenstein.

## APPENDIX H: RESPONSE TO QUESTIONS

### **THE CONSTRUCTION AND OPERATION OF A FUEL STORAGE FACILITY FOR A SILENT STANDBY GENERATOR AND COMMUNICATION MAST ON ERF 1 OF PORTION 233 OF FARM FINKENSTEIN NO. 526, WINDHOEK**

Questions / Facts / Comments received from I&APs:

Entity / Person	Facts	Comments	Suggestions	Response from Proponent/EIA Practitioner
<b>Finkenstein Manor</b>	Nowhere in various parts of the submission is the actual proposed use of Erf 1 disclosed - mention is made of an office and warehouse but not the product or services	What type of warehouse has only 8 employees and needs 2 standby generators and a 30 m mast for wireless communications with their client network.	Please disclose the nature of business and any potential health effects on the residents in the Manor which is the major portion of the Township on Portion 223 of the Farm Finkenstein 526.	<p>We received the following feedback from the Proponent:</p> <p><i>The core nature of the business is colocation of data storage. The facility will thus provide data networks, power, cooling as well as security to its client's data.</i></p> <p>Therefore, the facility will be a type of data centre where equipment, space, and bandwidth are available for rental to retail customers. Colocation facilities provide space, power, cooling, and physical security for the server, storage, and networking equipment of other firms and also connect them to a variety of telecommunications and network service providers with a minimum of cost and complexity.</p>
<b>Finkenstein Manor</b>		No mention is made of electricity usage or how will it affect the current questionable supply to the Finkenstein Estate, Manor, or Village. The current transformer of 1 MVA provide inadequate output during the winter months for	Include if the client will be either self-providing solar power is only a daytime option; or will it be relying on the generators 24 / 7	After issuing the BID, the Proponent confirmed that the proposed data warehouse will not be connected to the Finkenstein Electricity Network and thus not obtain electricity from the Estate. The data warehouse relies on continues/uninterrupted electricity supply which is not guaranteed by NamPower. The expected electricity requirements will be 900kW per month when in full operation. The electricity required for the operation of

		the existing number of connections. ECB passed a ruling recently that no new connections will be allowed until the main supply upgrade to 2 MVA is done.		<p>the data warehouse will thus be supplied from the PV Plant of 5 MW and battery storage with the capacity of 1.75 – 2.5 to be erected on Portion A of Portion 237 of Farm Finkenstein No. 526. The standby diesel generators will be used in case of a shortfall or interruption of supply from the PV Plant and batteries.</p> <p>In addition, the Proponent has started the process to apply to NamPower for a separate and autonomous 1,5MW feeder bay from the current 5MW Finkenstein Substation. The power thus drawn from / via the Finkenstein Substation will not be from the current Finkenstein Homeowners feeder bay, but from a separate feeder bay to be linked to Erf 1 via an independent powerline.</p>
<b>Finkenstein Manor</b>		The picture provided doesn't show any compatibility with the design of high standard of aesthetics and character related to the requirements of a Manor and the existing architectural concepts of the Manor, in particularly the houses in Kelkiewyn Street south and Erf 95 in particular	Please provide more specific designs to ensure that the value of existing house will not be adversely affected by an industrial styled building(s)	The final building design will be shared with the Finkenstein Manor Trustees (to be shared with their members) for amendment and / or acceptance.
<b>Finkenstein Manor</b>	Involvement of Interested & Affected parties.	The Trustees of the Finkenstein Manor Owners Association can't commit the Association without consulting	Please invite the individual property owners in Portion 233 of the Farm Finkenstein 526 to comment as the trustees of the	Noted. The Trustees are welcome to inform the individual landowners to provide us with their individual comments. We unfortunately do not have their contact details.

		its members.	Finkenstein Manor Owner Association cannot decide on their behalf.	
<b>Finkenstein Manor</b>		Similarly, the adjoining township aka the Estate must be consulted and its members – as another tower in their vista will not be welcomed	Please invite the Finkenstein Homeowners Association to comment	The homeowner's association has been informed. They received the BID as well as a copy of the letter received from the Finkenstein Manor Owner Association. We are awaiting their comments which will be shared with all registered I & APs
<b>Finkenstein Manor</b>		NamPower has erected a number of powerlines on Erf 281 and a 30-metre tower on the north side of the Right of Way (new road) is at risk if the tower should be damaged	Please invite NamPower to comment	A BID has been sent to NamPower to invite their comments. Their comments will be included in the EIA.
<b>Finkenstein Manor</b>		The City of Windhoek is constructing a new access road to the Manor and the Estate along the southern boundary of Erf 1 within the Right of Way and the diesel storage tanks & the mast are to be erected next to it	The City of Windhoek must be invited to comment	A BID has been sent to City of Windhoek to invite their comments. Their comments will be included in the EIA.
<b>Finkenstein Manor</b>	Erf 1 has not been included in the electric fenced area of the Manor although it is included in the registered township Title Deed 5975 / 2016 and bound by its constitution	A commercial development in a predominately residential area raises a number of questions as to the effects on property values; security; fire risks – diesel storage; radiation from the tower; further derogation of electricity supply;	Kindly include the evaluation of these risks	Please note that Erf 1 is zoned 'business' as per the stipulations of the Kappsfarm Town Planning Scheme. The owners of residential erven in the neighbourhood of Erf 1 must accept that it may be used for business purposes. Under the zoning 'business' the following are permitted as primary uses:  <i>Business premises, licensed hotel/motel, office, dwelling</i>

		guarantee of water supply in particular during a fire; infrastructure etc.		<p><i>unit, town house, residential building, service trade, home based business.</i></p> <p>The activity intended can accommodate a <u>business premises</u> or <u>service trade</u> as per the definitions of the Scheme.</p> <p>The concerns raised will be covered in the environmental management plan to be submitted to the MEFT for consideration and approval. The negative impacts will be mitigated as best as possible.</p>
<b>Finkenstein Manor</b>	Site layout plan	Site plan does not adequately identify the adjoining erven and planned new access road leading from the on & off ramps to the new airport highway	Figure 8 should include the new right of way and the power line servitudes and Erf 2 to the West and Kelkiewyn street to the north and Erf 95 in the north-east	Comments noted. The plan used in the BID is the latest one obtained from Winplan – the Town Planners who did the layout. Winplan and the developers will be consulted to ensure that the comments are correctly addressed.
<b>Finkenstein Manor</b>	The diesel storage tanks, and the mast are shown on Erf 1 along the boundary with Erf 2 and the new road	The position of the diesel tanks on the western boundary of Erf 1 could affect the marketability of Erf 2 and increase the fire risk	Move the diesel storage tanks to the southern boundary and further east.	The proposal is noted and will be considered by the Proponent.
<b>Finkenstein Manor</b>		The mast is in the line of site to the north of the houses in the Estate	Please consider moving the mast to the south-east corner to reduce the impairment.	The proposal is noted and will be considered by the Proponent.
<b>Finkenstein Manor</b>	Use of existing water infrastructure	Water of 60 kl per month is the estimate of usage which should not be a problem, but the existing supply is unlikely to cope with a potential fire	An onsite (erf 1) water storage tank is recommended as intermittent water supply has been experienced twice during the past 8 months	The proposal is noted and will be considered by the Proponent.
<b>Finkenstein Manor</b>			It is recommended that additional firefighting	Comments noted. It will be advised that an independent professional firefighting

			equipment - preferable mobile should be provided and that 24/7 security will be employed on the site to monitor the fire risk and the general security of the area in addition to that provided by the Manor	consultant is appointed to ensure that the site/activity complies with the COW fire regulations. This consultant will also be responsible for inspections, auditing, and maintenance of the equipment and for certification requirements as well as the training of staff.
<b>Finkenstein Manor</b>	Storm water & sewerage lines	The existing storm water and sewerage lines are not shown on the Contour lines diagram	Include all existing services on the contour plan and the height of some line's heights and the interval between the contours to assist with planning the position of the buildings as it appears to be in the steepest part of the erf.	Comments noted. The architect and project engineer are responsible for obtaining the mentioned info from the developer and include it in the building plan to be submitted to COW for scrutiny and approval. COW will only approve the plan if stormwater is accommodated as per their requirements.

**THE CONSTRUCTION AND OPERATION OF A FUEL STORAGE FACILITY FOR A SILENT STANDBY GENERATOR AND COMMUNICATION MAST ON ERF 1 OF PORTION 233 OF FARM FINKENSTEIN NO. 526, WINDHOEK**

Questions / Facts / Comments received from I&APs:

<b>Entity / Person</b>	<b>Questions / Facts / Comments</b>	<b>Answers / Response</b>
<b>Finkenstein Homeowners Association</b>	PROPONENT DCN (Pty) Ltd – Kindly provide a company profile and more information on the proponent of the proposed development.	DCN (Pty) Ltd to provide company profile to FHA.
<b>Finkenstein Homeowners Association</b>	DATA CENTRE Function - Item 2.3 (Project Details) mentions that the proponent will construct an office and warehouse on the site. No mention is made of a Data Centre, of which we have subsequently been made aware of. Kindly confirm if this will be the only function and purpose of the proposed development?	We received the following feedback from the Proponent:  <i>The core nature of the business is colocation of data storage. The facility will thus provide data networks, power, cooling as well as security to its client's data.</i>



		Therefore, the facility will be a type of data centre where equipment, space, and bandwidth are available for rental to retail customers. Colocation facilities provide space, power, cooling, and physical security for the server, storage, and networking equipment of other firms and also connect them to a variety of telecommunications and network service providers with a minimum of cost and complexity.
	Operational - Kindly elaborate on the daily business of the proposed Data Centre and at which times of the day the facility will be manned and/or operated.	The facility will operate on a 24hour basis. It is envisaged that between 8 – 10 people will be working at the facility during the day with a maximum of 4 people at night and during weekends.
	Manor Retirement Village – How does this proposal fit in with the Retirement Village model, as the erf was previously allocated to be developed into a Neurological Clinic and/or Frail Care facility? Is the purpose of the business even at Finkenstein Manor not to be complimentary to the Retirement Village aspect?	Comment noted.  It is our understanding that a sales agreement has been signed between the Proponent and the Developers for the site to be used as data warehouse and that the site is no longer required for the uses as stated (Neurological Clinic and/or Frail Care facility) in the FHA's comments.
	COMMUNICATION MAST Height - Is the proposed 30m height of the mast within the allowed height restrictions allowed by the Namibia Civil Aviation Authority, given Finkenstein's proximity to flight paths from and towards the Hosea Kutako International Airport?	The Namibia Civil Aviation has been approached for comments. The height of the proposed tower (30m) is the same as other communication towers constructed in the area although on a lower contour.
	Position - We are concerned that the position of the communication mast on the site will be in close range of the overhead electrical lines. Is this the best / ideal position?	NamPower has been informed on the proposed activity and locality of the mast and their comments are awaited.
	Aesthetics - It is proposed that the tower is to be designed in the shape of a palm tree to aesthetically blend into the natural environment. Palm trees is not part of the indigenous flora of the Finkenstein surroundings and will look out of place. Perhaps reconsider the aesthetics.	Comment noted.  Proponent will be requested to reconsider aesthetics to see how it can fit in with indigenous flora of

		Finkenstein.
	Health - What will be the potential health implications from living within a close proximity from the communications tower? What amounts of radiation will be emitted at what ranges and will this be within the allowed Namibian regulations?	The mast will be positioned as far as possible from exiting residential units. The Radio-frequency radiation (RFR) that will be used at the tower will be in the range of between 10 KHz and 300 GHz. This frequency range is basically the same as is emitted at varying frequencies by cellphone towers, cell phones, computers, Wi-Fi, microwave ovens, and other electronic devices will be within the limits as allowed by the Namibian Regulations.
	<b>FUEL STORAGE FACILITY</b> Fuel Storage - Kindly provide reasoning on the huge amount of diesel proposed to be stored on-site. How will the fuel be stored on-site? If the purpose of the diesel stored is to only be used in the case of backup power generation for the generator, surely (x2) 14,000L is in excess for the purpose?	The diesel will be stored in two separate above ground tanks. The proposed quantities to be stored on site is in line with the industry standards to justify economically viable delivery quantities and cycles.
	Fire - The potential hazard of a fire on-site poses significant implications for the surrounding properties and environment. What measures will be put in place in the case of a fire to protect the storage areas as well as buildings?	The provision of fire protection for the fuel storage facility and warehouse infrastructure will be as per the COW Fire Protection Specifications and the licencing conditions of the MME.
	Spillage - What measures will be put in place in the case of a fuel spillage?	The tanks will be provided with bund walls and spill containment equipment to prevent any spillage on the surface or into the underground.
	Location – the risks outlined above could be reduced if the fuel storage would be moved to the northern edge of Portion A of Portion 237.	Moving the fuel storage to Portion A of Portion 237 might not be practically and financially viable because it will require the fuel pipeline over some distance to feed the generators based on Erf 1. It will however be proposed to the Proponent.
	<b>GENERATORS</b> Function - It is understood that the (x2) generators on-site will only be used for backup purpose until the permanent supply is restored. Please confirm.	The operations of the data warehouse are dependent on uninterrupted / continuous availability of electricity. It is thus required that the Proponent install the required

		infrastructure to ensure this continues availability of electricity. That is why two standby generators are required.
	Noise - What noise levels will be produced by the generators when functioning and will it be within acceptable levels as allowed for by under Namibian regulations, given the close proximity of residential properties inside Finkenstein Manor and Finkenstein Estate nearby?	The silent generators to be used on site will be 2 x 420kVA Scania Generators. The generators' expected noise levels when in operation will be 65dBA at an 8m distance from the generator. This is within acceptable levels.
	Location – the concerns outlined above could be reduced if the generators would be moved to the northern edge of Portion A of Portion 237.	Noted. To be proposed to the Proponent
	<p><b>ELECTRICITY</b></p> <p>Supply - Item 3.3 (Electricity) mentions that electricity will be obtained from the Finkenstein Distribution Network, to be supplemented by a Solar Plant constructed on a different site in Finkenstein, with a back-up generator in place on-site. Note that this is in contravention of the ECB Ruling dated 11 November 2022, which instructs that no new connections to the electrical infrastructure of any erven at Finkenstein be made until the main supply upgrade is done at the Finkenstein substation.</p>	<p>After issuing the BID, the Proponent confirmed that the proposed data warehouse will not be connected to the Finkenstein Electricity Network and thus not obtain electricity from the Estate. The data warehouse relies on continues / uninterrupted electricity supply which is not guaranteed by NamPower. The expected electricity requirements will be 900kW per month when in full operation. The electricity required for the operation of the data warehouse will thus be supplied from the PV Plant of 5 MW and battery storage with the capacity of 1.75 – 2.5 to be erected on Portion A of Portion 237 of Farm Finkenstein No. 526. The standby diesel generators will be used in case of a shortfall or interruption of supply from the PV Plant and batteries.</p> <p>In addition, the Proponent has started the process to apply to NamPower for a separate and autonomous 1,5MW feeder bay from the current 5MW Finkenstein Substation. The power thus drawn from / via the Finkenstein Substation will</p>

		not be from the current Finkenstein Homeowners feeder bay, but from a separate feeder bay to be linked to Erf 1 via an independent powerline.
	Transformer Upgrade - As per the ECB Ruling mentioned above, it is expected that the FDT fund the upgrade by Nampower of the existing transformer to 2 MVA before any additional development is allowed at Finkenstein, as it will put an additional strain on the already inadequate electrical infrastructure.	See comments above.
	Solar & Battery Storage - It is understood that a Solar Plant and Battery storage facility will be constructed on a different part of Finkenstein to supplement the electrical supply to the proposed Data Centre and not be connected to the electrical infrastructure of Finkenstein. Can it not be considered to connect the proposed Solar Plant and Battery Storage facility to the electrical infrastructure of Finkenstein? How can the FHA become involved with the Solar Plant proposal if they want to benefit from this?	It is proposed that the FHA consult the proponent in this regard. Contact details:  Stephen van Rhyn - <a href="mailto:stephenvanrhyn@outlook.com">stephenvanrhyn@outlook.com</a>
	Costs - How will the addition of the proposed development impact the electrical rates charged at Finkenstein Estate?	No impact as the activity will not make use of the electricity or network.
	<b>WATER</b> Supply - Will the proposed facility receive water directly from the Namwater pipeline or from the Manor/Village reservoir? How will this affect water security for Finkenstein?	The facility will obtain water from the existing water reticulation network of the Manor / Village. The facility only requires water for the staff canteen and ablution facilities. The expected water requirements will be approximately 60m <sup>3</sup> monthly. It is our understanding that the water requirements of the facility will not negatively affect the water security of Finkenstein and that it is considerably less than that required for a Neurological Clinic and/or Frail Care facility.
	Stormwater - How will the stormwater be treated on and off-site and how will potential erosion of soil in and around the site be dealt with?	Stormwater on the site (origination from neighbouring sites as well as generated on site) will be accommodated as per the COW Building Regulations. The building plans submitted to COW will address the stormwater management of the site.
	<b>SEWERAGE</b> Disposal - It is understood that the facility will be connected	The Developers confirmed that the existing WWTP has

	to the existing sewer infrastructure and that the waste will be treated by the existing WWTP. Does the existing WWTP have the capacity to deal with the additional waste?	the capacity to treat the additional sewer to be generated by the facility.
	Costs - How will the addition of the new development affect the current contributions by the Estate, Manor & Village towards the operational and maintenance costs of the existing WWTP?	The facility will be rated as per the current scale of fees (established between the Developer, Eros Manor and Village and Estate) to contribute to expenses for the operations and maintenance of shared infrastructure.
	<b>ACCESS</b> Traffic - What kind of traffic and type of vehicles are expected to and from the site and how will this affect the existing road infrastructure?	The data warehousing does not have customers visiting the site. It deals with customers offsite. Therefore, it will only be the traffic generated by the staff working at the site as well as of supporting services for delivering fuel and maintaining equipment and infrastructure.
	<b>NATURE</b> Wildlife – Has or will a study be done to determine what the effects of the proposed development will be on the existing wildlife?	The facility will only impact on the fauna wildlife on the site. Protected plant species will be retained as far as possible. If need to be removed, the necessary permits will be obtained. The mast will impact on bird movement and safety which will be addressed in the EIA and EMP with proposals on how it can be minimized or mitigated.
	<b>NATURE ESTATE</b> Residential Estate - Finkenstein Estate is zoned as a Nature Estate and should be treated as such. Permitted noise levels and traffic volumes should not be compared to that of any business operated in town, but permissions adapted to factor in that the surroundings are a nature estate. Thus, lower noise levels are proposed, and lower traffic volumes and business hours restricted. Homeowners in the surroundings bought into a country lifestyle which should be protected and encouraged through proposed developments.	Noted.  Please note that Erf 1 is zoned 'business' as per the stipulations of the Kappsfarm Town Planning Scheme. The owners of residential erven in the neighbourhood of Erf 1 must accept that it may be used for business purposes. Under the zoning 'business' the following are permitted as primary uses:  <i>Business premises, licensed hotel/motel, office, dwelling unit, town house, residential building, service trade, home based business.</i>

		<p>The activity intended can accommodate a <u>business premises</u> or <u>service trade</u> as per the definitions of the Scheme.</p> <p>The concerns raised will be covered in the environmental management plan to be submitted to the MEFT for consideration and approval. The negative impacts will be mitigated as best as possible.</p>
<b>Arno Stein</b>	<p>I invested in an upmarket Senior Citizens Estate and do not agree to have industrial activities around me like a 30m Communication Mast and supporting offices</p>	<p>Comment is noted. See comments on zoning of Erf 1 above.</p>
<b>Iris Sanner</b>	<p>I moved to Finkenstein because of Nature and Peace of mind. I do not agree to have Industrial activities around my home and me? (Communication Tower etc and permanent movement etc)</p>	<p>Comment is noted. See comments on zoning of Erf 1 above.</p>
<b>Helene Etherecia van Niekerk</b>	<p>I am the owner of erf 11 and 12 and totally reject such a development. If this proposed fuel storage facility, next to the Manor, on Keltiewyn Street was known to the present owners, no one would have purchased any property in the Finkenstein Manor. It is totally unacceptable to allow the development of a fuel storage facility across the road of a frail care facility and an old age home.</p>	<p>Comment is noted. See comments on zoning of Erf 1 above.</p>
<b>Theda Kochler</b>	<p>We do not approve of the project as it should have been drawn up according to the Constitution and building guidelines of the Manor. I do not approve as a <sup>immediation</sup> neighbour of the envisaged project</p>	<p>Comment is noted. See comments on zoning of Erf 1 above.</p>
<b>Bernd Rust</b>	<p>I invested in an upmarket Senior Citizen Estate and do not agree to have industrial activities around us like a 30m Communication Mast and office.</p>	<p>Comment is noted. See comments on zoning of Erf 1 above.</p>

## APPENDIX I: CURRICULUM VITAE OF CHARLIE DU TOIT

1. **Position:** Environmental Practitioner
2. **Name/Surname:** Charl du Toit
3. **Date of Birth:** 29 October 1960
4. **Nationality:** Namibian
  
5. **Education:**

Name of Institution	University of Stellenbosch, South Africa		
Degree/Qualification	Hons B (B + A) in Business Administration and Management		
Date Obtained	1985-1987		
Name of Institution	University of Stellenbosch, South Africa		
Degree/Qualification	BSc Agric Hons (Chemistry, Agronomy and Soil Science)		
Date Obtained	1979-1982		
Name of Institution	Boland Agricultural High School, Paarl, South Africa		
Degree/Qualification	Grade 12		
Date Obtained	1974-1978		
  
6. **Membership of Professional Association:** EAPAN Member (Membership Number: 112)
  
7. **Languages:**

	<u>Speaking</u>	<u>Reading</u>	<u>Writing</u>
English	Good	Good	Good
Afrikaans	Good	Good	Good
  
8. **Employment Record:**

<u>From</u>	<u>To</u>	<u>Employer</u>	<u>Position(s) held</u>
2009	Present	Green Earth Environmental Consultants	Environmental Practitioner
2005	2008	Elmarie Du Toit Town Planning Consultants	Manager
2003	2005	Pupkewitz Megabuild	General Manager
1995	2003	Agra Cooperative Limited	Manager Trade
1989	1995	Namibia Development	Chief Agricultural Consultant

		Corporation	
		Ministry of	Agricultural
1985	1988	Agriculture	Researcher

**Certification:**

I, the undersigned, certify that to the best of my knowledge and belief, this CV correctly describes myself, my qualifications, and my experience. I understand that any wilful misstatement described herein may lead to my disqualification or dismissal, if engaged.



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**Charl du Toit**



## APPENDIX J: CURRICULUM VITAE OF CARIEN VAN DER WALT

1. **Position:** Environmental Consultant
2. **Name/Surname:** Carien van der Walt
3. **Date of Birth:** 6 August 1990
4. **Nationality:** Namibian
5. **Education:**

Institution	Degree/Diploma	Years
University of Stellenbosch	B.A. (Degree) Environment and Development	2009 to 2011
University of South Africa	B.A. (Honours) Environmental Management	2012 to 2013

6. **Membership of Professional Associations:**

EAPAN Member (Membership Number: 113)

7. **Languages:**

Language	Speaking	Reading	Writing
English	Good	Good	Good
Afrikaans	Good	Good	Good

8. **Employment Record:**

From	To	Employer	Positions Held
07/2013	Present	Green Earth Environmental Consultants	Environmental Consultant
06/2012	03/2013	Enviro Management Consultants Namibia	Environmental Consultant
12/2011	05/2012	Green Earth Environmental Consultants	Environmental Consultant

9. **Detailed Tasks Assigned:**

Conducting the Environmental Impact Assessment, Environmental Management Plan, Public Participation, Environmental Compliance and Environmental Control Officer

**Certification:**

I, the undersigned, certify that to the best of my knowledge and belief, this CV correctly describes myself, my qualifications, and my experience. I understand that any wilful misstatement described herein may lead to my disqualification or dismissal, if engage.

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Carien van der Walt

## APPENDIX K: ENVIRONMENTAL MANAGEMENT PLAN