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### ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED TOWNSHIP ESTABLISHMENT ON PORTION 133 OF THE HENTIES BAY TOWNLANDS NO. 133 ERONGO REGION

Notice is hereby given to all potential Interested and Affected Parties (I&APs) and relevant stakeholders, that an application for an Environmental Clearance Certificate will be submitted to the Competent Authority and the Ministry of Environment, Forestry, and Tourism (MEFT) for the following activities.

**Project title:** Proposed township establishment on Portion 133 of the remainder of farm Henties Bay Townlands No.133

**Project Location:** Henties Bay, Erongo region

**Proponent:** THYTEK INVESTMENT CC

**Description:** The proponent intends to establish a new township development consisting of 125 erven for mixed uses. The proposed township establishment will trigger activities listed under the Environmental Management Act (Act No. 07 of 2007), that may not be undertaken without an Environmental Clearance Certificate being obtained.

I&APs are hereby invited to register, request the Background Information Document (BID), and submit comments/inputs to [info@greengain.com.na](mailto:info@greengain.com.na) or [jkondja@gmail.com](mailto:jkondja@gmail.com) **The last day to submit inputs is on 28 April 2023.**

**The public and stakeholder meeting is scheduled as follow**

**Venue:** De Duine Hotel in Henties Bay

**Date:** Friday 21 April 2023

**Time:** 14:30

**Green Gain**  
Consultants

+264 81 142 2927

[info@greengain.com.na](mailto:info@greengain.com.na)

<https://www.greengain.com.na>

### MUNICIPALITY OF HENTIES BAY NOTICE



#### INTENTION TO ALIENATE A PORTION 3394 OF THE FARM NO.133 HENTIESBAAI TOWNLANDS TO MESSRS JC SLABBERT/DESERT CHICKEN

By virtue of Council Resolution **CO06/29/03/2023/03rd/2023** and in terms of Section 63 (2)(b) of the Local Authorities Act, (Act 23 of 1992) as amended, read in conjunction with Section 30 (1)(t) of the Local Authorities Act 1992 ( Act 23 of 1992) as amended, notice is hereby given that the Municipal Council of Hentiesbaai intends to alienate portion 3394 of Hentiesbaai Town and Townlands no.133 measuring 17.291Hectares (equivalent to 172 910m<sup>2</sup>) at a cost of N\$ 5.00 /m<sup>2</sup> amounting to a total purchase price of **N\$ 860 550.00** (Eight Hundred & Sixty Thousand, Five Hundred & Fifty Namibia Dollars), by way of private treaty to Messrs JC Slabbert/trading as Desert Chicken for the purpose of continuing operating a poultry farm / operation.

Further take note that the locality and the layout plan of the property lies open for inspection during office hours at the offices of the Municipal Council situated at the corner of Jakkalsputz Road and Nickey Iyambo Avenue.

Any person(s) having objection(s) to the intended alienation of the portion may lodge such objection(s) fully motivated to the undersigned, within fourteen (14) days after the second placement of the advert.

**Chief Executive Officer**  
P O Box 61  
Henties Bay

### ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED OKAHAO WASTEWATER TREATMENT WORKS

Notice is hereby given to all potential Interested and Affected Parties (I&APs) and relevant stakeholders, that application for an Environmental Clearance Certificate will be submitted to the Competent Authority and to the Ministry of Environment, Forestry, and Tourism (MEFT) for the following activities.

**Project title:** Proposed Okahao Wastewater Treatment works.

**Project Location:** Okahao

**Proponent:** Okahao Town Council

**Description:** The proponent intends to upgrade the existing oxidation pond system to a more advanced wastewater treatment works. In terms of the Environmental Management Act (Act No. 07 of 2007), the intended activities may not be undertaken without an Environmental Clearance Certificate being obtained.

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**The public and stakeholder meeting is scheduled as follow**

**Venue:** Okahao Town Council Fire brigade Hall

**Date:** Friday, 14 April 2023

**Time:** 10:30

**Green Gain**  
Consultants

+264 81 142 2927

[info@greengain.com.na](mailto:info@greengain.com.na)

<https://www.greengain.com.na>



### PUBLIC NOTICE: EIA FOR THE PROPOSED CONSTRUCTION AND OPERATION OF A FUEL RETAIL FACILITY IN WINDHOEK, KHOMAS REGION: NAMIBIA..

**Acacia Enviro Consulting Cc** was appointed by **Paddock Investments CC** to undertake an environmental assessment for the proposed construction and operation of a fuel retail facility on Erf 8002, Windhoek: c/o Wika and Sean McBride Street In accordance with the Environmental Management Act no. 7 of 2007 and its 2012 EIA regulations.

Members of the public are invited to register as I&AP's for comments/inputs in order to receive further information on the EIA process on, and before the 25<sup>th</sup> of April 2023 at [acaciaenv1@gmail.com](mailto:acaciaenv1@gmail.com)

For more information please contact:

**Mr Mvula Elia**  
**Mobile: +264 818373355**  
**Email: [acaciaenv1@gmail.com](mailto:acaciaenv1@gmail.com)**

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**ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED TOWNSHIP ESTABLISHMENT  
ON PORTION 133 OF THE HENTIES BAY TOWNLANDS NO. 133 ERONGO REGION**

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**Project Location:** Henties Bay, Erongo region

**Proponent:** THYTEK INVESTMENT CC

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WASTEWATER TREATMENT WORKS**

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# Lüderitz to experience a phenomenal revival

Rudi Bowe

The southern coastal town Lüderitz is going to experience a phenomenal revival as a future economic hub of Namibia.

Lüderitz Mayor Benjamin McKay made this observation during his welcoming remarks at a packed stakeholders' engagement on the development of a Green Hydrogen industry in the county.

The mayor said that from near-decline and abandonment, Lüderitz is envisaged to become the economic epicentre for national development projects, like the envisaged Green Hydrogen projects and the ongoing exploration for gas and oil.

McKay said, "these projects are definitely going to change the socio-economic landscape of our town due to the foreseen influx of people."

McKay informed the President that while welcoming all developmental projects and specifically the latter project, the town council is excited but equally concerned.

"As the Mayor of Lüderitz, I need to be honest and admit that the Lüderitz Town Council does not have the required resources to provide all expected municipal services, urban planning, and development associated with the Green Hydrogen Project. Our local authority in Lüderitz is expected to create, expand, and develop certain facilities or infrastructures in order to provide the required municipal

services to the community and, similarly, create a very conducive environment for businesses to thrive," he said and added, "my humble appeal today is for our President to intervene in terms of governmental support and possible co-ordination because this matter of the Green Hydrogen project coming to Lüderitz needs to be prioritised."

McKay argued that the harbour town should, therefore, be regarded as a special case in terms of capital funding in support and preparation of the Green Hydrogen project.

The Lüderitz mayor said, "we urgently need the intervention of the central government to address some of the challenges which need to be attended to with urgency and that the issue of urban planning and development, and the financing thereof, must be collectively addressed. We need urgent funding, as per our projections, in order not to derail economic development and growth opportunities for our people. Our line ministry of urban and rural development needs to come on board with urgency. Lüderitz needs to be prioritised with urgency."

McKay pleaded President Hage Geingob to increase capital fun-

ding to the town so that it may be better positioned to provide municipal services with the advent of the Green Hydrogen Project.

The mayor concluded that Lüderitz should be regarded as a special case in terms of capital funding, in support of and preparation for the Green Hydrogen Project.



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 info@greengain.com.na  
 https://www.greengain.com.na

# Mothers need a support system, a good remedy for post-partum depression

Sharlien Tjambari

The Erongo Region Maternity and New-born Health Symposium aimed at giving feedback in terms of maternal health on new-born health issues which was initiated about three years ago took place at Dolphin Beach near Walvis Bay on Wednesday evening this week.

Dr Sebastian Gericke a Paediatrician based at the Cottage Medi-Clinic and whose practice has partnered with the Medi-clinic to establish the Erongo Region Maternity and New-born Symposium said the symposium aims to give feedback, “we look at our data from every respective year to see what we are doing, how many deliveries do we have, what complications do we have, what are some of the trends that we see in terms of maternal health on new-born health issues so that we can do some early intervention things.”

According to Gericke, they have launched some of the quality control initiatives from this program already. Some of them include universal group b streptococcus screening which is important for babies. Gericke said a lot of mothers carry a germ in the vaginal track and if they pick those up during screening, they can do preventive antibiotics in labour for those mothers to prevent disease in babies as well.

Some of the other things that the health partners are excited about is the Baby Milk Bank. Gericke said, “We have a mother milk bank that we also started in 2019. So, we screen healthy mothers with HIV and Hepatitis B screenings. We do a lifestyle questionnaire with them and then they donate milk to us. The milk is pasteurized at Medi-clinic, we have our own pasteurize milk that we use for pre-term babies, as you might know pre-term babies aren't able to drink formula milk safely due to some safety concerns so due to that we must give mothers milk and that is why we are happy that we are able to provide that.”

The Milk Bank is also free to the mothers in the unit, “hopefully we can extend to provide to other places as well. The program is running quite strong, and we have a very nice supply of mother's milk safe and pasteurize.”

Some of the other quality improvement initiative that they have had is to challenge the transportation services. Gericke calls on to the transportation emergency services in terms of sick babies in Namibia, he said, “Currently none of the service providers that supply the Erongo region's emergency transport for babies to Windhoek have even got a neonatal ventilator. So, we cannot safely transport babies. We have been keeping on challenging those things and that has a very big impact on what type of babies I can accept at my unit who I must transfer even before they deliver.”

The speakers at the symposium touched on antenatal corticosteroids, there are some concerns with steroids administration which Gericke said is one of the biggest advance in neonatology in terms of improving outcomes for these babies, but there is some concerns about long-term developmental aspects, so which is clearly

highlighted which baby a very clear risk benefit ratio for antenatal corticosteroids and which ones we should be very cautious about that the risks of giving steroids might actually be more than what the benefit is.

Another thing discussed during the symposium was the post-partum depression rate that is very high. According to Gericke, they have been screening since 2020 and have screened about 300 ladies so far. Screening for post-partum depression is done six weeks after the mother has given birth. “We are quite shocked to say that one in four mothers in Swakopmund meet criteria for post-partum depression. This is more than most other places in the world, so we try and figure out some of the demographics or specific features in the specific patient profiles that lead to these amounts of high post-partum depression and one of the things that we see is support network.”

Gericke further said ladies don't have a very good support network. “What is important is that mothers that tend to



be depressed become with-drawn and don't seem to bond with their babies as well and we know that those babies also can have neurodevelopmental outcomes.” Gericke highlighted that mothers need support when they deliver a baby, “we really want mothers to enjoy the season for what it is and not miss out on the joy, it is unfortunately quiet a stigma around this things because nobody want to say you have a new bundle of joy and you not really experiencing such a lovely season, so most of these mothers just tend to keep quiet and we have heard some very bad stories so I think its important to know that stuff can be done about this but we have to screen, if you don't look for it you are never going to find it and this mothers don't always speak up for themselves in this cases as well.”

Some of the speakers for the night were Professor Henn, an Obstetrician/ Gynaecologist, Dr Jeketera also an Obstetrician/ Gynaecologist, Dr Ndlovu who is a Nuclear Physician and Sister Plato from the Welwitschia Maternity Unit.

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## Annual General Meeting

Please take notice that the **Swakopmund Residents Association** will hold its Annual General Meeting at:  
**THE SWAKOPMUND MUSEUM,**  
**ON 11 MAY 2023, AT 19:00 pm.**

Please take note that only SRA Members in good standing will be entitled to cast their votes.

**The agenda will be:** Welcome, Attendance register, Adoption of previous minutes, Adoption of the Annual Financial Report, Appointment of Auditors, Election of Executive Committee Members, Any other business.

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## RESPONSE SECTION: INTERESTED AND AFFECTED PARTIES

### 1. PERSONAL DETAILS

<b>Name</b>	Mr. Rolf Wagner and Mrs. Erika Zamzow
<b>Organization</b>	
<b>Physical Address;</b>	Zeila Street Erf 2860, Sunbay, Henties Bay
<b>Cell phone</b>	0813120690
<b>Telephone</b>	-
<b>Fax</b>	088615831
<b>Email:</b>	erika.zamzow@live.de

### How to be involved?

- Registering your inputs (comments or questions) to the project with the EAP
- Attending the scheduled Public Meeting
- Receive the BID, completing and submitting the registration form (here attached)

Contact email: [eia@greengain.com.na](mailto:eia@greengain.com.na)

### 2. Comments:

**Chapter 6 of the Urban and Regional Planning Act No 5 of 2018, Establishment of Townships, deals with matters to be considered when a township is established.**

**Section 65 reads as follows:**

In deciding whether or not to approve an establishment of a township the functionary authorized to approve such an establishment as contemplated in section 64, must take into account the following –

**(b) the potential impact of the proposed township on the environment, socio-economic conditions and cultural heritage.**

### **Comments:**

The proposed township will destroy the character of the unique conservation area with a farm atmosphere that the current owners of erven on the southern boundary of Extension 11 (Sun Bay) currently have and enjoy.

We have bought the properties specifically because of the natural ambience and quality of the adjacent land to these properties which are having a prime view on the desert with the hammock dunes.

This area was identified and reserved by the Structure Plan (Integrated Urban Spatial Development Framework) with Project ID No OR 13, that was adopted by Henties Bay Municipal Council during 2015, as a conservation area.

This area forms part of the Hammock area (small dune belt with flora, fauna, insects, and small vertebrae) that is the only natural, still preserved area of this kind between Swakopmund and Mile 120.

The Henties Bay Municipality now wants to destroy it with an unnecessary town development which is in direct conflict with the Namibian GO GREEN Plan.

**(d) the impact of the proposed township on existing or proposed developments on land uses in the area;**

**Comments:**

According to the Hentiesbaai Zoning Amendment Scheme No:15 of October 2020 no portion of land is outlined or marked as Portion 133 on the Resolution Map similar to the location of the proposed new township.

The owners of adjacent erven to the proposed township have bought and developed their properties at huge cost due to benefits of having a conservation area as described in the Henties Bay Urban Spatial Development Framework Plan 2014/15.

The value of our property, designed and build for an uninterrupted view of the desert with hummock dunes and farm atmosphere, will be drastically reduced.

The Henties Bay Municipality can expect several claims from these owners for the infringement on their rights by this development if the proposed township will be established.

Dust will be a big problem and all roads should be paved similar to the roads in Sunbay otherwise it will have a huge negative impact on the value of adjacent properties.

**(h) the impact of the proposed township on municipal services, water and electricity supply, sewerage, waste management and removal, safety and security;**

**Comments:**

The current **water infrastructure** is already inadequate to supply the residents during peak season and the storage capacity of the reservoir(s) is far beneath the acceptable norm of 2 days usage.

The much needed 6.5MI storage reservoir and new pipelines should be operational before any new townships can be considered.

Did the Municipality proof the availability of Groundwater for the planed development?

2) The **Sewage Treatment Plant** is already operating above its design capacity and may not be able to handle the increased load especially during peak season.

The Sun Bay sewage pump station cannot handle the current sewage load during peak season with pump breakdowns and sewerage overflows creating unacceptable smells for weeks.

This development will only amplify all these problems to the inconvenience of the residents of the area.

3) **Electricity infrastructure** provision will be a problem because Erongo Red only provide infrastructure on payment for the infrastructure.

The over supply of erven will result in a financing shortfall that will create a big loss to the Municipality.

**(i) the protection or preservation of cultural and natural resources, including agricultural resources, unique areas or features and biodiversity;**

**Comments:**

The proposed township is located in the Conservation area as indicated by The Henties Bay Integrated Urban Spatial Development Framework of 2014/15 which “identifies this area as an environmentally and ecologically sensitive area which must be protected from being further encroached by urban development”.

Notice must be taken that “the open space strip supports a narrow belt of dune hummocks which contain endemic coastal invertebrates and reptiles”.

We also have a variety of birdlife, a few jackals and even a brown hyena. This area is a breeding ground for birds and provide a safe place for these birds during night time.

**(k) whether the land in question is suitable in respect of area, position, aspect, contour, extension and soil:**

**Comments:**

The location of the proposed development is in direct conflict with the Henties Bay Integrated Urban Spatial Development Framework 2014/15 regarding protection of a conservation area.

Part of the proposed township is situated in an old dry riverbed and within the 100 year flood line. This development will block the natural flow of the river in case of a flood which might lead to flood damage of adjacent properties.

According to an experienced builder in Henties Bay the soil (clay and fine clay dust and fine sand) are not compactable and the stability of the disturbed hummock dune-sand is not suitable to erect buildings on and should be removed from site and be replaced with a gypsum ground layer.

**(n) The need and desirability of the proposed Township:**

## **Comments:**

In Henties Bay is definitely no need for more medium to low density residential erven.

According to one of the local estate agents more than 300 vacant serviced erven are available which proves adequate stock are available.

In the adjacent Extension 11 (Sunbay) 130 serviced erven is still undeveloped while only 180 has been developed after 8 years.

In Extension 11 is approximately 75 and in Extension 12 is approximately 80 un-serviced planned and proclaimed erven available. Both of these areas have to be connected to the main services networks which is already under tread.

In Extension 3 is approximately 340 un-serviced planned and proclaimed erven available. In Extension 13 (Golf Estate) is approximately 100 and at Unam approximately 80 serviced undeveloped erven available.

An investigation should be carried out to determine the need for more medium to low density residential erven as the oversupply will lead to a reduction in the value of existing erven to the current owners/investors.

The total oversupply of erven is a much bigger problem that must be considered.

More suitable, less sensitive land and even approved extensions are available for development if and when the need arises.

## **(r) the endowment,if any, which must be made to a local authority or to a future local authority;**

### **Comments:**

Even if the local Municipality neglects to request an endowment, it will only be fair that the developer contributes especially towards the required upgrading of the water storage, water network and sewerage infrastructure.

## **(t) the applicable urban structure plan approved in terms of this Act;**

### **Comments:**

It seems that the Municipality has appointed town planners to compile a structure plan for Henties Bay.

The Integrated Urban Development Framework approved by the Municipality during 2014/2015 should surely be used as the basis for the compilation of the urban structure plan.

According to the Hentiesbaai Zoning Amendment Scheme No:15 of October 2020 no portion of land is outlined or marked on the Resolution Map similar to the location of the proposed new township.



**Questions:**

Has the Municipality approved the creation of this Portion Z or 133 after consideration of the 2014/15 Integrated Urban Development Framework (Conservation Area)?

Has the Municipality approved the amending of the Hentiesbaai Zoning Amendment Scheme No:15 of October 2020 to accommodate this proposed new township.?

When and where was the amendment of the Zoning Scheme advertised for public participation?

When has the Hentiesbaai Town Council approved the Application of Thytek Investments to Purchase this **10.5 hectares** without an approved Portion No?

Is Thytek Investment CC. qualified to do the development?

Did the Municipality approve that?

When has the Ministry of Urban and Rural Development approved the Application of Thytek Investments to Purchase this **10.5 hectares** without an approved Portion No?

Has the Municipality followed all the correct procedures regarding the sale of land including public participation and advertising for this particular **10.5 hectares** which cannot even be identified by a Portion Number?

The only advertisement we could find refer to Council Resolution dated 5. Sep 2022 was for the alienation of 25 Hectares without any identifiable Portion Number.

Will all the roads in the proposed township be paved similar to the roads in Extension 11-Sunbay to reduce the amount of dust on neighboring properties?

Why have the Municipality not informed adjacent property owners in Ext 11 of the proposed township even where they have already request to be registered as affected parties. We refer to our objection dated 27. January 2023 to the Municipality .

Will the Municipality erect speed humps on the Zeila Street during the construction time? All our application was not answered and the Municipality pointed out: if you feel the traffic on the Zeila Street is a danger for old people and child's, people should stay in her house.

Is there enough water available?

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KINDLY PROVIDE YOUR INPUT AND COMMENTS TO [eia@greengain.com.na](mailto:eia@greengain.com.na) or [greengaincc@yahoo.com](mailto:greengaincc@yahoo.com) Enquiries: Mr. Joseph Kondja Amushila at Cell: 0811422927 or [jkondja@gmail.com](mailto:jkondja@gmail.com)



**Frauke Stubenrauch** <swift@afol.com.na>

to eia, me

Good morning Mr Kondja

It has come to our attention that there is an opportunity to comment on the BID document dealing with the intended township establishment on a portion of the Henties

As owners of a property at Henties Bay we would herewith register our concern and on the proposed township development which falls within a very sensitive environment discussion was included and a “**Conservation Area**” in the Henties Bay Integrated Urban Spatial Development Framework as prepared by Urban Dynamics for Henties Bay and message send out to the general public that this area is to be preserved and not to be used for township establishment purposes.

We support the concept of preserving the area as an “Conservation Area” as this area is to form a green lung and (coastal desert) park for Henties Bay while also celebrating its identity to Henties Bay which needs to be preserved as part of the town’s heritage. It should further be noted that this area has the potential to be developed into a park which is highly respected. By introducing effective park / conservation management the area can be rehabilitated which would make township development on the area not desirable at all.

It is thus put forward that a proper and detailed study of the area is to be made by an independent and well known botanist and ecologist be made in full consultation with the Municipality. Failing to do so would, in our opinion, fail to properly inform the Municipality and the Environmental Commissioner on the sensitivity of the area and the need to protect the area during the process.

Please be so kind and acknowledge receipt of this mail and that our concern is registered and advise on how you will further deal with this matter.

Kind regards

Frauke and Günther Stubenrauch

[swift@afol.com.na](mailto:swift@afol.com.na)

## CHAPTER 9: TOWNLANDS, AGRICULTURE, AQUACULTURE AND CONSERVATION

### 9.1 PLANNING CONTEXT

The Henties Bay Townlands covers and extensive area of approximately 12 450 hectares within a sensitive desert environment. This setting limits the provision of diverse economic opportunities and, apart from the urban development, is limited to only a few options. Land uses in the Townlands is almost non-existent with some agricultural activities, government and parastatal use involving educational and research facilities as well as some utility infrastructure and civic facilities.

One of the objectives of the IUSDF is to diversify economic opportunities by making provision for additional activities which could potentially contribute to employment creation and local economic development. During consultation processes, community members and Council identified three possible sectors for inclusion into the structure plan namely: urban agriculture, aquaculture as well as conservation opportunities.

In addition to identifying opportunities, areas of concerns were also identified and includes activities such as unregulated sand mining and underground water extraction occurring within the townlands.

### 9.2 SECTOR OBJECTIVES

During the planning period, the Municipality of Henties Bay will aim:

- To encourage initiatives for urban agriculture, if sufficient treated effluent volumes allow for this, related projects and provide all necessary support for approved projects.
- To encourage initiatives for aquaculture related projects and provide all necessary support for approved projects.
- The declaration of the Hammock Dunes Conservation Area and maximise the potential asset value of the hammock dunes area to the maximum benefit of the town and communities while rehabilitating and protecting the ecological features of the dune area.
- To ensure utilisation of resources of the Townlands, especially sand mining and over-extraction of underground water aquifers, be conducted in a sustainable manner to avoid degradation to the environment.

### 9.3 DEVELOPMENT PROPOSALS

The following development proposals will assist Council to achieve the sectorial objectives (Refer to IUSDF Sketch Map 3.4):

- 1) Approximately 90 hectares of land is provided for the establishment of approximately 30 plots for smallholdings labelled "UA1". The occurrence of urban agriculture is steadily increasing internationally as well as locally, community members requested the Municipality of Henties Bay to provide opportunities for more agricultural activities to take place. Currently approximately 3 hectares are being cultivated for the production of fresh vegetables, greens and some fruit. Eggs are also being produced and supplied to local stores.
  - 2) Aquaculture activities along the Namibian coastal areas have also steadily increased, with the most successful project being conducted in Walvis Bay. Henties Bay has been identified by developers as being a potential locality for aquaculture activities. The IUSDF identifies an area labelled "AQ1" as being a possible suitable locality for aquaculture related activities.
  - 3) The Hammocks Dunes located on the southern edge of Henties Bay Extension 11, the northern boundary of the Consolidated Farm Jakkalsputz No.242 and the eastern edge of the gravel road leading around the Solitude bay area has been demarcated to become a conservation area as shown on IUSDF Sketch Map 3.4 and labelled "CON1".
- The IUSDF identifies this area as an environmentally and ecologically sensitive area which must be protected from being further encroached by urban development. In order to integrate the conservation area with the rest of the Henties Bay Townlands, a green belt throughout future township extensions should be preserved extending north east past the existing dumping site, as discussed in detail in Chapter 7. This open space strip supports a narrow belt of dune hummocks which contain endemic coastal invertebrates and reptiles.
- 4) During public consultations, concerns were raised about uncontrolled sand mining and underground water extraction activities occurring both within the Townlands and formal extensions. Council will ensure that all illegal sand mining and water extraction activities be investigated and terminated in cases where it is found to be unsustainable and degrading to the natural environment.

### 9.4 POLICY GUIDELINES

- The area allocated for urban agriculture will be established by Council and can be irrigated from purified effluent, if sufficient volumes are available, provided from the nearby sewage purification works as well as controlled water extraction. The smallholdings will be divided into individual plots suitable to conduct sustainable urban agriculture, which can be leased or sold to individuals or community organisations. Under favourable circumstances for Council, the management of an entire agriculture project could be allocated to a community based organisation for development and management.

### How to be involved?

- Registering your inputs (comments or questions) to the project with the EAP
- Attending the scheduled Public Meeting
- Receive the BID, completing and submitting the registration form (here attached)

Contact email: [eia@greengain.com.na](mailto:eia@greengain.com.na)

## RESPONSE SECTION: INTERESTED AND AFFECTED PARTIES

### 1. PERSONAL DETAILS

<b>Name</b>	Interested and Affected Parties
<b>Organization</b>	A group of Concerned, Interested and Affected Parties of Henties Bay
<b>Physical Address;</b>	See attached document for addresses
<b>Cell phone</b>	See attached document for contact numbers
<b>Telephone</b>	
<b>Fax</b>	
<b>Email:</b>	See attached document for contact details

### 2. Comments:

**(a) the impact of the proposed township on municipal services, water and electricity supply, sewerage, waste management and removal, safety and security;**

#### Comments:

1. The current **Water Infrastructure** is already inadequate in order to supply the residents during peak season, and the storage capacity of the reservoir(s) is far below the acceptable capacity of two (2) days usage supply.

Not only is the capacity insufficient, but the infrastructure cannot supply enough water at the necessary volumes and pressures required, as the pipeline is not adequate. The much needed 6.5MI storage reservoir and new pipelines should be operational before any new townships can be considered.

2. The **Sewage Treatment Plant** is already operating beyond its designed capacity and will not be able to handle the increased capacity, especially during peak season.

The Sun Bay sewage pump station cannot handle the current sewage load during peak season, with pump breakdowns and sewerage overflows, not only creating unacceptable smells for weeks, but also pose a health and safety hazard.

This development will only amplify all these problems to the inconvenience of the residents of the entire Henties Bay.

3. The **Electricity Infrastructure** provision will be a problem, as Erongo Red will only provide infrastructure upon payment for the infrastructure.

4. **Waste and Rubble** removal is an issue the town of Henties Bay is already facing. The Henties Bay municipality is currently unable to afford maintenance costs on the sewage and waste removal vehicles as is. Upkeep is not currently possible, as the municipality does not have the resources to service the existing town, let alone a new development. By increasing the load, the problem will only be amplified.

**(b) the protection or preservation of cultural and natural resources, including agricultural resources, unique areas or features and biodiversity;**

**Comments:**

1. There are no references to the Integrated Urban Spatial Development Framework of 1014/2015, which clearly show the area is allocated as a Conservation Area.

The proposed township is located in the Conservation area as indicated by the "Henties Bay Integrated Urban Spatial Development Framework of 2014/15," which "identifies this area as an environmentally and ecologically sensitive area which must be protected from being further encroached by urban development".

Notice must be taken that "the open space strip supports a narrow belt of hummock dunes which contain endemic coastal invertebrates and reptiles".

2. This area is a breeding ground for birds and provide a safe place for these birds during night time.

The IUSDF shows that this area is also a Damara Tern Breeding area. Which is a protected species.

3. This area contains important Saltbush (*Salsola spp*) and Pencil Bush (*Arthrorua leubnitzii*) covering the hummock dunes and acts as an ecological buffer zone between the municipal area of Henties Bay and the Dorob National Park. Such buffer zones are important to ensure the integrity of a protected area and the species that occur there. While not big dunes, they are important for wildlife and many smaller animals and birds by Providing a habitat, shelter and food within its own micro-ecosystem. Apart from these dunes, there is little shelter and food in the harsh coastal plains' environment.

Species such as whistling rats, gerbils, field mice, desert-adapted beetles, snakes, lizards, geckos, and a wide variety of insects depend on the hummock dunes.

Some of the animals that rely on these micro habitats are endemic to this specific area:

The Kochs gecko (*Pachydactylus kochii*) only occurs between the Wlotzkasbaken and Henties Bay area. The vulnerable Namaqua Chameleon (*Chamaeleo namaquensis*) can only survive in this area and cannot be relocated. The Tractrac Chat (*Emarginata tractrac*) commonly sighted in the area, also only occurs along this strip of coastline.

The hummock dunes are home to a variety of animals. Residents in the area have also identified 32 different bird species in the area including three (3) owl species, Gaber Goshawks (*Melierax gabar*), snake Eagles, and Augur Buzzards (*Buteo augur*). They often have sightings of meerkats, black-backed jackal, and even brown hyena.

These dunes provide an opportunity for the town to create a green space corridor and natural area, and promoting the ecological value will be positive advertising for the town of Henties Bay, showing it to be a town that cares for its environment. It is also an ideal area for school groups doing environmental study, as well as walking tours for birds and the "Little Five" as a potential tourist attraction.

4. Ref. Map 3.4 (see below) paragraph 9.3.3 (see below) quotes "the hummock dunes located on the Southern edge of Henties Bay ext.11, the Northern boundary of consolidated Farm Jakkalsputz no. 242, and the Eastern edge of the gravel road leading around Solitude Bay Area has been demarcated to be a conservation area as shown on IUSDF sketch map 3.4 and labelled "Con.1".

"The IUSDF identifies this area as an environmentally and ecologically sensitive area and must be protected from being further encroached by further urban development. In order to integrate the conservation area with the rest of Henties Bay Town Lands, a greenbelt through the future township extensions should be preserved extending North past the existing dumping site, as discussed in detail in chapter 7. "This open space strip supports a narrow belt of hummock dunes, which contain endemic coastal vertebrates and reptiles."

5. The residents of Henties Bay are aware that cars, bikes and quadbikes indiscriminately drive in this area, and we unanimously agree that none of us condone this.

Unfortunately, there has been a vast number of vehicle and quad bike disturbance with many tracks, causing a broken top crust layer of the soil, which results in creating a lot of dust. Vehicles driving in the area do not drive over the vegetation in the hummocks, because of sharp branches and thorns, and the majority of the life in this area occurs in this aforementioned vegetation. Vehicle tracks in a sensitive area do not necessarily signify that all life has been destroyed in the area. It is observed that the majority of the wildlife listed above is visible from the residencies on the Southernmost side of Ext. 11 in Henties Bay.

Residents bordering this Conservation Area rarely see vehicles and bikes in the concerned area, and they usually only occur during the December holiday season.

It has been a concern of the residents in the area to get this area fenced off, but it is an expensive and lengthy project that the residents would have to finance themselves.

We ask that the Ministry of Environment and Tourism affirm the fact that this is a Conservation Area, and ask them to help us protect the environment.

We would be obliged to work with the MET to keep everyone and anyone out of the Protected Area unless for conservation, educational and tourist purposes.

**(c) whether the land in question is suitable in respect of area, position, aspect, contour, extension and soil:**

**Comments:**

1. The location of the proposed development is in direct conflict with the Henties Bay Integrated Urban Spatial Development Framework 2014/15 regarding protection of a Conservation Area.

Majority of the proposed township is situated in an old, dry riverbed and within the 100-year flood line. This development will block the natural flow of the river in case of a flood, which might lead to flood damage of adjacent properties.

According to engineering expertise by WEC, the soil (clay, fine clay dust and fine sand) is not compactable, and the stability of the disturbed hummock dunes sand is not suitable to erect buildings on. In order for construction to take place, it should be removed from the site and replaced with a compact gypsum ground layer, similar to what some residents have done in the Sun Bay area, before starting construction on their residential buildings.

2. Noted on Sketch Map 3.2 attached (from the IUSDF of 2014 to 2033) showing very clearly the entire conservation area and green belt up to North of the refuse site West of the M44. During the construction of the M44, three (3) culverts were constructed and installed under the M44 Highway, exactly where the green belt meets the road, to allow for possible flooding. The findings of the road construction engineers were the same findings as the IUSDF of 2015. The entire belt and conservation area is in a depression area, a river bed, which can be clearly seen when with the naked eye when driving into Henties Bay. Topographical maps of the area will show how evident this is. With climate changes occurring worldwide, flooding should not be ruled out.

**(d) the potential impact of the proposed township on the environment, socio-economic conditions and cultural heritage.**

**Comments:**

1. The proposed township will eliminate the character of the unique conservation area with an outdoors friendly, nature first atmosphere that the current owners of erven on the southern boundary of Extension 11 (Sun Bay) currently experience, as well as the rest of Henties Bay residents.

2. The home owners bought the properties specifically (and have paid an extra premium) because of the natural ambiance and quality of the adjacent land to these properties, which have a spectacular prime view of the desert and the Conservation Area of hummock dunes.
3. This area was identified and reserved by the Structure Plan (Integrated Urban Spatial Development Framework) with Project ID No OR 13, that was adopted by Henties Bay Municipal Council during 2015, as a conservation area.

This area forms part of the hummock's area (small dune belt with flora, fauna, insects, and small vertebrae) that is the only natural, still preserved area of this kind between Swakopmund and Mile 120.

4. The Henties Bay Municipality now wants rezone a conservation area on order to sell land at less than N\$15/m<sup>2</sup>, to a developer, with the promise of an unnecessarily allocated development, which is in direct conflict with the Namibian GO GREEN Plan.

We welcome development with open arms. If the already allocated and available land was sold at this rate, we would not be opposed. The fact that a Conservation Area was rezoned, just so the municipality could sell it at a bargain to potential developers is the ethical, moral and legal problem.

**(e) the impact of the proposed township on existing or proposed developments on land uses in the area;**

**Comments:**

1. According to the "Henties Bay Zoning Amendment Scheme No:15 of October 2020," no portion of land is outlined or marked as "Portion 133" on the Resolution Map similar to the location of the proposed new township.
2. The owners of adjacent erven to the proposed township have bought and developed their properties at a huge investment cost, due to benefits of bordering a conservation area as described in the "Henties Bay Urban Spatial Development Framework Plan 2014/15."

The value of some of the properties, designed and built for an uninterrupted view of the hummock dunes Conservation Area and outdoor atmosphere, will be drastically reduced.

The Henties Bay Municipality can expect several claims from these owners for the infringement on their rights by this development, if the proposed township will be established.



3. Dust will be a constant problem and all roads should be paved similar to the roads in Sun Bay otherwise it will have a huge negative impact on the value of adjacent properties.

**(f) The need and desirability of the proposed Township:**

**Comments:**

1. Henties Bay is definitely not in need for more medium to low density residential erven.
  - (i) According to local estate agents, more than 300 vacant serviced erven are available, which proves adequate land is available. Including areas already allocated for institutional use, as well as the already proposed land available in Sun Bay for a medical center/Hospital.
  - (ii) In the adjacent Extension 11 (Sun Bay) 130 serviced erven are still undeveloped, while only 180 have been developed after a period of 8 years.
  - (iii) Extension 11 has approximately 75, and Extension 12 has approximately 80 un-serviced, planned and proclaimed erven available. Both of these areas have to be connected to the main services networks which is already overloaded and under serviced.
  - (iv) Extension 3 has approximately 340 un-serviced planned and proclaimed erven available.
  - (v) Extension 13 (Golf Estate) has approximately 100 and the "Unam Area" has approximately 80 serviced undeveloped erven available.
2. An investigation should be carried out to determine the need for more medium to low density residential erven, as the oversupply will lead to a reduction in the value of existing erven to the current owners/investors.

The total oversupply of erven is a much bigger problem that must be considered. More suitable, less sensitive land and even approved extensions are available for development if and when the need arises, which will be welcomed by all residents.

3. In the BID sent out to I&APs point no.4 explains the Public Participation Process. We would like to point out that there were no public notices displayed at the Post Office as stated, and the one at the actual development site was erected ON THE DAY OF THE MEETING, Friday 21 April. With many property owners not being permanent residents of Henties Bay, (a few being South African) this is not a legitimate way of ensuring all property owners (being rates and tax payers) are informed of such notices, which they have a right to know about.

**(g) the endowment, if any, which must be made to a local authority or to a future local authority;**

**Comments:**

1. Even if the local Municipality neglects to request an endowment, it will only be fair that the developer contributes, especially towards the required upgrading of the water storage, water network and sewerage infrastructure.

**(h) the applicable urban structure plan approved in terms of this Act;**

**Comments:**

1. It seems that the Municipality has appointed town planners to compile a structure plan for Henties Bay.

The Integrated Urban Development Framework approved by the Municipality during 2014/2015 should surely be used as the basis for the compilation of the urban structure plan.

According to the "Henties Bay Zoning Amendment Scheme No:15 of October 2020," no portion of land is outlined or marked on the Resolution Map similar to the location of the proposed new township.

2. The area declared a Conservation Area cannot be rezoned, as the municipality has to adhere to the current, existing, valid and approved IUSDF and its zoning scheme.  
In order to rezone the area in question, by order of the National and Regional Urban Development Act and Regulations, a new IUSDF has to be compiled, completed and approved by the municipality.  
Until a new IUSDF has been completed and approved, the current IUSDF legally applies.

It has been brought to our attention that the municipality is currently in the process of conducting an IUSDF. With this knowledge, we know that the current rezoning does not adhere to National and Regional Urban Development Act and Regulations.

3. The Municipality appointed town planners to compile a structure plan for Henties Bay during 2013/2014. This Structure Plan/Integrated Urban Spatial Development Framework was approved by Council during 2014/2015.
4. The Structure Plan was compiled by a well-known Town and Regional Planning company in association with an Environmentalist firm and an Engineering Consultancy Company which is giving guidance for development needs up to 2033.
5. This Structure Plan was compiled according to the requirements of the Environmental Management Act of 2007.

**General Comments:**

- 1 It was not possible to acquire the submissions and decisions of Council regarding the approval and use of the Structure Plan, but it seems logical that such a plan should form the basis for any further development decisions that Council would make.
- 2 During 2018/2019, Henties Bay Council decided to make more land available for future township establishment. These applications (Portions 107 to 123 i.e. 17 Portions) were submitted to the Namibia Planning Advisory Board, for approval of the Minister of Regional and Local Government, and also in compliance with the Environmental Management Act of 2007.
- 3 One Portion was not approved for township establishment being the portion bordering directly onto Henties Bay Extension 11, including the plants and hummocks in the identified conservation area up to Portion 116 that includes the old light house/tower. Planners and environmentalist have identified this area that should be protected because of its unique dunes and rare (and very old) flora and fauna.
- 4 It is proposed that this area be investigated as a priority case by a team of environmentalists, engineers and town planners to compile a management plan to conserve the area and to rehabilitate certain parts next to the un-proclaimed road between the park and the ocean.
- 5 The Municipality has already appointed town and regional planners to compile/revise the Henties Bay Structure Plan as provided for by the Urban and Regional Planning Act of 2018.
- 6 The procedure followed by the consultants to advertise the development during December is questionable, because that is holiday time with many visitors in which affected people would not attend to newspapers and see advertisements of this nature.

**Questions:**

1. Has the Municipality approved the creation of this Portion Z or 133 after consideration of the 2014/15 Integrated Urban Development Framework (Conservation Area)?
2. Why are the subdivided sections advertised without a portion number? Only a townlands area is shown as Townlands 130 or 133. No subdivision for each area is advertised.
3. Has the Municipality approved the amending of the “Henties Bay Zoning Amendment Scheme No:15 of October 2020,” to accommodate this proposed new township.?
4. When and where was the amendment of the Zoning Scheme advertised for public participation?
5. GMAC investments who did the EIA, in order to rezone the Conservation Area to make it available for sale and development, is listed with contact details attached. The contact details is that of Mr. Gift Sinyepe. Mr Sinyepe also works as the town planner for the Henties Bay municipality. How is MR. Sinyepe the contact for the consultancy firm who did the EIA? Is this not a direct conflict of interest?

Upon sending the “EIA for extension 18” to Integrated Urban Dynamics Windhoek, the consensus was that the study is extremely unprofessional, lacking proper information with incorrect and inaccurate language use. If this statement is challenged, we will be obliged to have our case stated and supported by an experienced and qualified Integrated Urban Dynamics representative.

6. Where were the advertisements placed? Can you please provide us with the advertisements, along with their dates printed? Are the newspapers circulated in the Henties Bay area?
7. When did the Henties Bay Town Council approve the Application of Thytek Investments to Purchase the **10.5 hectares** without an approved Portion No?
8. When did the Ministry of Urban and Rural Development approve the Application of Thytek Investments to Purchase the **10.5 hectares** without an approved Portion No?
9. Did the Municipality follow all the correct procedures regarding the sale of land, including public participation and advertising for this particular **10.5 hectares**, which cannot even be identified by a Portion Number?

10. Will all the roads in the proposed township be paved similar to the roads in Extension 11-Sun Bay, to reduce the amount of dust on neighbouring properties?
11. Why was the IUSDF not considered when this decision was made to rezone this area?
12. Why don't the developers buy the already allocated land that is available? Why did the municipality undergo the entire time and fund consuming process of rezoning this Conservation Area, just to be able to sell it? Was this a condition of sale given by the developers?
13. In the BID sent out to "I&APs point 2.3" shows the blocks allocated to "Thytek Energy," as well as others to "Neral Investments" and "Nansunga." It is interesting to note that none of these blocks are surveyed portions with an allocated number. Why?
14. The selling price of N\$15/m.sq appears to be too low and therefore not to the benefit of the Council, which was said at the meeting is struggling financially. If Council was intent on selling this land, why was it not made public and put out on tender?

**We would like to thank Green Gain Consultants for providing the opportunity to talk to the I&APs on Friday 21 April.**

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KINDLY PROVIDE YOUR INPUT AND COMMENTS TO [eia@greengain.com.na](mailto:eia@greengain.com.na) or [greengaincc@yahoo.com](mailto:greengaincc@yahoo.com) Enquiries: Mr. Joseph Kondja Amushila at Cell: 0811422927 or [jkondja@gmail.com](mailto:jkondja@gmail.com)



22 April 2023

Mr Joseph Kondja  
Green Gain Consultants  
[info@greengain.com.na](mailto:info@greengain.com.na)

081 142 2927

**OBJECTION TO PROPOSED TOWNSHIP ESTABLISHMENT ON PORTION 133 OF  
HENTIES BAY TOWNLANDS NO. 133 ERONGO REGION**

**RESPONSE SECTION: INTERESTED AND AFFECTED PARTIES**

**PERSONAL DETAILS:**

**NAME:** Neels Dreyer  
**PHYSICAL ADDRESS:** ERF 2869, Sunbay, Henties Bay  
**CELL PHONE:** 081 124 2522  
**EMAIL:** [megan@24atlantic.com](mailto:megan@24atlantic.com)

As a resident and property owner of erf. 2869 in Henties. Bay ext. 11, I wish to lodge my formal objection as an I&AP against the above proposed development of Thytek Investment as advertised in The Namib Times Friday 14 April 2023.

1. I purchased my property from the Sunbay developers in 2012. I specifically selected this erf because according to the lay-out plan of the area as well as the assurance of the sellers, the south side of my property would face onto the dune hummocks which had been proclaimed a protected conservation area, and therefore would not be touched by any future development.

2. My home was specifically designed to incorporate views of and have access to this beautiful desert in which my family and I have a passionate interest, and which is home to a lot of wild-life and bird-life, viewed and enjoyed by all the residents in the area thus ensuring this to be a unique and diverse corner of Henties Bay, as well as being maintenance free for the Municipality. There are very few open areas in the town with

natural vegetation; here is one where we can incorporate the beauty of the desert and the life in it into our town which is rapidly growing into a concrete jungle.

3 This area contains important *Salsola spp* Saltbush and *Arthrorua leubnitzii* Pencil Bush covering dune hummocks and acts as an ecological buffer zone between the municipal area of Henties Bay and the Dorob National Park. Such buffer zones are important to ensure the integrity of a protected area and the species that occur there. While not big dunes they are important for wildlife and many smaller animals and birds in providing habitat, shelter and food. Away from these dunes there is little shelter and food in the harsh coastal plains.

Species such as whistling rats, gerbils, field mice, desert-adapted beetles, snakes, lizards, geckos, and a wide variety of insects depend on these dune hummocks.

Some of the animals that rely on these micro habitats are endemic to this specific area: Kochs gecko only occurs in the Wlotzkasbaken / Henties Bay area, the vulnerable Namaqua Chameleon can only survive in this area and cannot be relocated, and the Trac Trac Chat very commonly sighted here also only occurs along this coastline. I personally have also identified 32 different bird species in the area including 3 owl species, Goshawks, Snake Eagles, and Augur Buzzards, and often have sightings of meerkats, black-backed jackal, and brown hyena.

These dunes provide an opportunity for the town to create a green space corridor and natural area, and promoting the ecological value will be positive advertising for the town of Henties Bay, showing it to be a town that cares for its environment. It is also an ideal area for school groups doing environmental study, as well as walking tours for birds and the “Little Five”.

4. Before I started to build my house in 2016, I was again given assurance by the then town clerk Mr. Topper Kühn that this would remain a protected conservation area as part of the IUSDF of 2014 to 2033, adopted by the council in 2015, which is still the only framework for Henties Bay:

Ref. Map 3.4 (see below) paragraph 9.3.3 (see below) quotes “The dune hummocks located on the southern edge of Henties Bay ext.11, the northern boundary of consolidated Farm Jakkalsputz no. 242, and the eastern edge of the gravel road leading around Solitude Bay Area has been demarcated to become a conservation area as shown on IUSDF sketch map 3.4 and labelled “Con.1”.

“The IUSDF identifies this area as an environmentally and ecologically sensitive area and must be protected from being further encroached by further development. In order to integrate the conservation area with the rest of Henties Bay Town Lands, a greenbelt

through the future township extensions should be preserved extending north past the existing dumping site, as discussed in detail in chapter 7. This open space strip supports a narrow belt of dune hammocks which contain endemic coastal vertebrates and reptiles.”

What I now ask is why has this framework, which must have cost the Municipality thousands of dollars, not been followed?

5. Noted on Sketch Map 3.2 attached (from the IUSDF of 2014 to 2033) showing very clearly the entire conservation area and green belt up to north of the refuse site at the M44. During the construction of the M44, 3 culverts were built under the road exactly where the green belt meets the road, to allow for possible flooding. This entire belt and conservation area is in a depression area, a river bed, which can be clearly seen when driving into Henties Bay. With climate changes occurring worldwide, flooding should not be ruled out.

6. UNAM erected a steel cable fence around the whole of this area in an effort to keep vehicles and bikes out, and over time the fence was flattened. Unfortunately there has been a lot of vehicle and quad bike disturbance with many tracks having broken the crust on the ground and creating a lot of dust. Vehicles driving the area do not drive over the hummocks because of sharp branches and thorns, and the majority of the life in this area occurs in these bushes. A vehicle track in a sensitive area does not necessarily signify that all life has been destroyed there; I still observe the majority of the wildlife listed above on a daily basis from my residence. I rarely see vehicles and bikes there, they usually occur in the December holiday season.

It has been a concern of the residents in the area to get this area fenced off again but it is an expensive and lengthy project that the residents would have to finance themselves.

7. In the BID sent out to I&APs point 2.3 shows the blocks allocated to Thytek Energy, as well as others to Neral Investments and Nansunga. It is interesting to note that NONE of these blocks are surveyed portions with an allocated portion number. Why? Because they are classed as a conservation protected area.

8. In the BID sent out to I&APs point no.4 explains the Public Participation Process. I'd like to point out that there were NO public notices displayed at the Post Office as stated, and the one at the actual development site was erected ON THE DAY OF THE MEETING, Friday 21 April. With many property owners not living permanently in Henties Bay (a lot of them in South Africa too) this is not a legitimate way of ensuring all property



owners (being tax payers) are informed of such notices that they have a right to know about. If the Municipality had the interest of its residents at heart they would make sure everyone is informed, the easiest being an attachment to the monthly municipal account that is sent out.

9. When selecting my property to purchase in 2012, the properties along the south side of the Henties Bay Ext. 11 were considerably more expensive than those in the rest of the development, due to the attraction of having unspoiled views onto the desert and the assurance of it being kept a protected and undeveloped area. I subsequently built a home worthy of these factors - just as a sea front home does - that will now drop considerably in value should a development go up in front of it.

10. There are other more appropriate areas for development in Henties Bay than the area to the south of Henties Bay ext. 11 that have already been allocated for development, as well as being in closer proximity to the water tower. There are currently 563 undeveloped residential and business erven in the town - shouldn't these areas be developed first before any consideration should be given to development to the south of Henties Bay ext.11. which already experiences regular interruptions of water pressure and sewage flow.

11. The selling price of N\$15/m.sq appears to me to be too low and therefore not to the benefit of the Council, which was said at the meeting is struggling financially. If Council was intent on selling this land, why was it not made public and put out on tender?

I would like to thank Green Gain Consultants for providing the opportunity to talk to the I&APs on Friday 21 April. I would like to point out the following concerning this meeting:

Mr Kondja introduced himself as an ENVIRONMENTALIST.

According to the Oxford Dictionary and the Cambridge Dictionary, an environmentalist is:

“a person who is concerned about or advocates protecting the environment.”

and

“a person who is interested in or studies the environment and who tries to protect it from being damaged by human activities.”

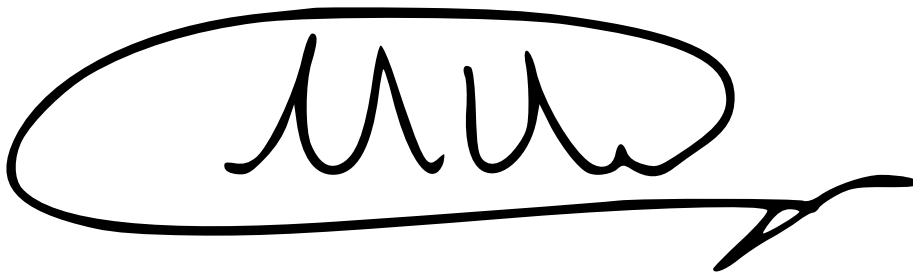
At no time during this meeting of 90 minutes did I get the feeling Mr Kondja had any interest in or concern about the environment in general, any knowledge of the life occurring in this area, and definitely no interest in protecting it to continue being a unique place of interest in our town.

When my points 3, 4, 5, and 6 above were voiced by the participants, he brushed them off by saying you can find animals and birds all over the place; why worry about this area? Also declaring it to no longer be a conservation area because cars and quad bikes have driven all over it. I would like to request that all I&APs are shown the proof that this is no longer a conservation area that cannot be rehabilitated, in the form of studies done by Mr Kondja or any other scientist.

By far the most important objective here is the concern for decimating a sensitive riverbed area in preference to many other unaffected areas suitable and ready for development, this being a priority of the EAP.

Thank you for the opportunity to voice my objections, and I trust I will be kept informed of any further developments. I also kindly request a confirmation of receipt of this document.

Kind regards



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NELIS DREYER

ATTACHMENTS TAKEN FROM HENTIES BAY INTEGRATED URBAN SPATIAL  
DEVELOPMENT FRAMEWORK - PLANNING PROPOSALS, POLICY GUIDELINES AND  
IMPLEMENTATION PROJECTS VOLUME 2

Sketch map 3.4

Paragraph 9.3.3

Sketch map 3.2

**SKETCH  
MAP NO.3.2**

PROJECT ID	DESCRIPTION
<b>OPEN SPACE AND RECREATION</b>	
OR1	Implementation of Festivity & Recreational Area with related facilities
OR2	Local Park north of Henties Bay Extension 3
OR3	Open Space buffer along Jakkalsputz Road and De-proclaimed Salt Road
OR4	Extensive recreation area within Omaturu River mouth
OR5	Local Park in Omdel Extension 5
OR6	Sports Field East of Omdel
OR7	Private Community Playground at the Waterfront Area
OR8	Local Park in Omdel
OR9	Local Park east of Henties Bay Extension 3
OR10	Open Space buffer along the southern border of OR1918
OR11	Open Space in the form of a green belt directly south of HB Extension 1 & 12
OR12	Upgrading of landscapes and placement of landmarks at focal points
OR13	Establishment of a Ecotourism Conservation Area within the Hammock Dunes
OR14	Protecting main transportation corridors and intersections



LEGEND	PROJECT ID
	OR1
	PROJECT ID BOUNDARY
	SPORT FIELDS
	URBAN / LOCAL PARKS
	OPEN SPACE CORRIDORS
	CONSERVATION AREA
	BEYOND 2083

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DATE: MAY 2014	AMENDMENT DETAILS
DRAWING NO: Sketch Map 3.2	PROJECT: 930
SCALE: 1:35 000	

**OPEN SPACE AND RECREATION PROJECTS**

HENTIES BAY TOWNLANDS No. 133

HENTIES BAY TOWNLANDS No. 242

Consolidated Farm Jakkalsputz No.242

## CHAPTER 9: TOWNLANDS, AGRICULTURE, AQUACULTURE AND CONSERVATION

### 9.1 PLANNING CONTEXT

The Henties Bay Townlands covers and extensive area of approximately 12 450 hectares within a sensitive desert environment. This setting limits the provision of diverse economic opportunities and, apart from the urban development, is limited to only a few options. Land uses in the Townlands is almost non-existent with some agricultural activities; government and parastatal use involving educational and research facilities as well as some utility infrastructure and civic facilities.

One of the objectives of the IUSDF is to diversify economic opportunities by making provision for additional activities which could potentially contribute to employment creation and local economic development. During consultation processes, community members and Council identified three possible sectors for inclusion into the structure plan namely: urban agriculture, aquaculture as well as conservation opportunities.

In addition to identifying opportunities, areas of concerns were also identified and includes activities such as unregulated sand mining and underground water extraction occurring within the townlands.

### 9.2 SECTOR OBJECTIVES

During the planning period, the Municipality of Henties Bay will aim:

- To encourage initiatives for urban agriculture, if sufficient treated effluent volumes allow for this, related projects and provide all necessary support for approved projects.
- To encourage initiatives for aquaculture related projects and provide all necessary support for approved projects.
- The declaration of the Hammock Dunes Conservation Area and maximise the potential asset value of the hammock dunes area to the maximum benefit of the town and communities while rehabilitating and protecting the ecological features of the dune area.
- To ensure utilisation of resources of the Townlands, especially sand mining and over-extraction of underground water aquifers, be conducted in a sustainable manner to avoid degradation to the environment.

### 9.3 DEVELOPMENT PROPOSALS

The following development proposals will assist Council to achieve the sectorial objectives (Refer to IUSDF Sketch Map 3.4):

- 1) Approximately 90 hectares of land is provided for the establishment of approximately 30 plots for smallholdings labelled "UA1". The occurrence of urban agriculture is steadily increasing internationally as well as locally, community members requested the Municipality of Henties Bay to provide opportunities for more agricultural activities to take place. Currently approximately 3 hectares are being cultivated for the production of fresh vegetables, greens and some fruit. Eggs are also being produced and supplied to local stores.
- 2) Aquaculture activities along the Namibian coastal areas have also steadily increased, with the most successful project being conducted in Walvis Bay. Henties Bay has been identified by developers as being a potential locality for aquaculture activities. The IUSDF identifies an area labelled "AQ1" as being a possible suitable locality for aquaculture related activities.
- 3) The Hammocks Dunes located on the southern edge of Henties Bay Extension 11, the northern boundary of the Consolidated Farm Jakkalsputz No.242 and the eastern edge of the gravel road leading around the Solitude bay area has been demarcated to become a conservation area as shown on IUSDF Sketch Map 3.4 and labelled "CONT".

The IUSDF identifies this area as an environmentally and ecologically sensitive area which must be protected from being further encroached by urban development. In order to integrate the conservation area with the rest of the Henties Bay Townlands, a green belt throughout future township extensions should be preserved extending north east past the existing dumping site, as discussed in detail in Chapter 7. This open space strip supports a narrow belt of dune hummocks which contain endemic coastal invertebrates and reptiles.

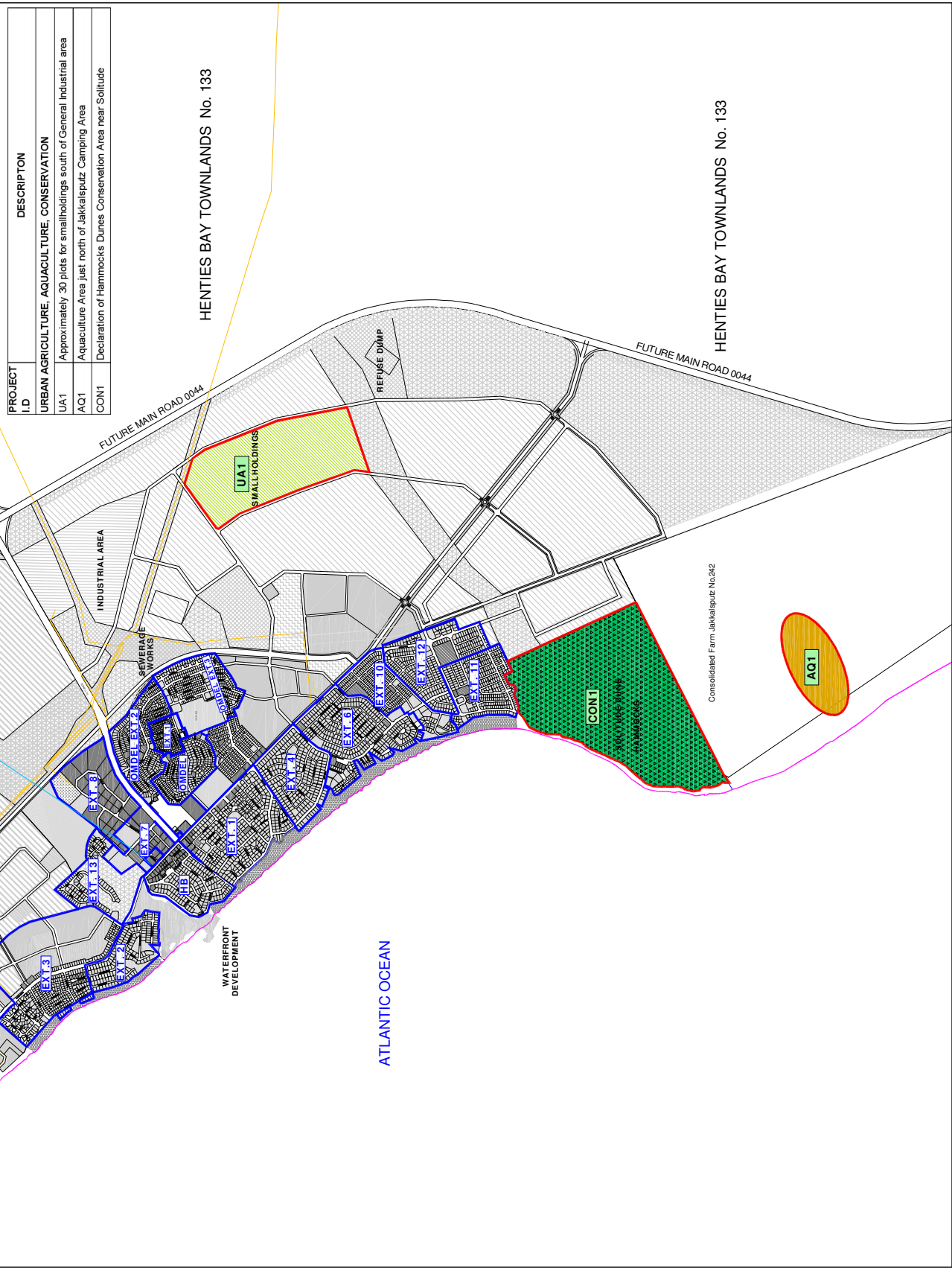
- 4) During public consultations, concerns were raised about uncontrolled sand mining and underground water extraction activities occurring both within the Townlands and formal extensions. Council will ensure that all illegal sand mining and water extraction activities be investigated and terminated in cases where it is found to be unsustainable and degrading to the natural environment.

### 9.4 POLICY GUIDELINES

- The area allocated for urban agriculture will be established by Council and can be irrigated from purified effluent, if sufficient volumes are available, provided from the nearby sewage purification works as well as controlled water extraction. The smallholdings will be divided into individual plots suitable to conduct sustainable urban agriculture, which can be leased or sold to individuals or community organisations. Under favourable circumstances for Council, the management of an entire agriculture project could be allocated to a community based organisation for development and management.

SKETCH  
MAP NO.3.4

URBAN AGRICULTURE, AQUACULTURE & CONSERVATION: 2015 - 2020



PROJECT I.D	DESCRIPTION
URBAN AGRICULTURE, AQUACULTURE, CONSERVATION	
UA1	Approximately 30 plots for smallholdings south of General Industrial area
AQ1	Aquaculture Area just north of Jakkalsputz Camping Area
CON1	Declaration of Hammocks Dunes Conservation Area near Solitude

LEGEND

PROJECT I.D	PROJECT I.D
UA1	URBAN AGRICULTURE
[Yellow hatched]	CONSERVATION AREA
[Green hatched]	AQUACULTURE / MARICULTURE
[Red/White border]	PROJECT I.D BOUNDARY
[Blue/White border]	EXTENSION BOUNDARY
[Grey hatched]	BEYOND 2033



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