



**ENVIRONMENTAL IMPACT ASSESSMENT
FOR THE REZONING OF LOT (PORTION)
A/8, B/8, 10, 11 AND 12 OF FARM OSONA
COMMONAGE NO. 65, OKAHANDJA FROM
'AGRICULTURE' TO 'LIGHT INDUSTRY'**

2023

App - 230726001792



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<p>Project Name:</p>	<p><i>ENVIRONMENTAL IMPACT ASSESSMENT FOR THE REZONING OF LOT (PORTION) A/8, B/8, 10, 11 AND 12 OF FARM OSONA COMMONAGE NO. 65, OKAHANDJA FROM 'AGRICULTURE' TO 'LIGHT INDUSTRY'</i></p>
<p>The Proponent:</p>	<div data-bbox="837 617 1198 709" data-label="Image"> </div> <p>Interpack Beverages P O Box 90654 KLEIN WINDHOEK</p>
<p>Prepared by:</p>	<div data-bbox="574 968 1451 1205" data-label="Image"> </div> <div data-bbox="574 1226 1451 1304" data-label="Text"> <p>1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia PO Box 6871, Ausspannplatz, Windhoek</p> </div>
<p>Release Date:</p>	<p>July 2023</p>
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EXECUTIVE SUMMARY

Green Earth Environmental Consultants were appointed by the Proponent, Interpack Beverages, to conduct an Environmental Impact Assessment to obtain an Environmental Clearance for the rezoning of Lot (Portion) A/8, B/8, 10, 11, and 12 of Farm Osona Commonage No. 65, Okahandja from 'Agriculture' to 'Light Industry'. The land within the immediate vicinity of the project site is predominately characterized by commercial, camping and farming activities. 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':

LAND USE AND DEVELOPMENT ACTIVITIES

5.1 The rezoning of land from agricultural use to industrial use.

WATER RESOURCE DEVELOPMENTS

8.1 The abstraction of ground or surface water for industrial or commercial purposes.

8.2 The abstraction of groundwater at a volume exceeding the threshold authorised in terms.

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

Impact on environment	Nature of impact
More efficient and intensive use of land.	Positive for the area and Namibia in general.
Creation of employment and transfer of skills.	Positive as employment will be created during construction and operation.
The creation of dust.	Negative during construction and use as some of the roads will be gravel roads.
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 associated with the general operational activities.
Possible impact on cultural/heritage aspects.	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 bottling facility. Vegetation will also be removed to

	construct the roads. Permits must be obtained to remove protected tree species.
There might be a possible visual impact.	Medium to high as land will be cleared for the construction of the bottling plant.
Impact on groundwater, surface water and soil.	The impact will be negative in case of spilling of hazardous materials during construction and operation.
Impact on health and safety.	Low if mitigated during construction and operations.

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

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

The impact evaluation criterion of the proposed project:

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

The negative impacts associated with the project are the impact on the vegetation, birds and other animals, the natural drainage systems, ground and surface water, waste production, noise and dust during construction and operation, the danger of residents and visitors being injured during construction, the transmission of diseases from people or to people involved in construction and operations, the loss of land during the alignment and construction of roads. However, mitigation measures will be provided that

can control the extent, intensity, and frequency of these named impacts 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 farms, 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 rezoning of Lot (Portion) A/8, B/8, 10, 11, and 12 of Farm Osona Commonage No. 65, Okahandja from 'Agriculture' to 'Light Industry' and for the following "listed activities":

LAND USE AND DEVELOPMENT ACTIVITIES

5.1 The rezoning of land from agricultural use to industrial use.

WATER RESOURCE DEVELOPMENTS

8.1 The abstraction of ground or surface water for industrial or commercial purposes.

8.2 The abstraction of groundwater at a volume exceeding the threshold authorised in terms.

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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, Interpack Beverages, appointed Green Earth Environmental Consultants to conduct an Environmental Impact Assessment and develop an Environmental Management Plan to obtain an Environmental Clearance for the rezoning of Lot (Portion) A/8, B/8, 10, 11, and 12 of Farm Osona Commonage No. 65, Okahandja from 'Agriculture' to 'Light Industry'.

The Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 in GG 4878 of 6 February 2012) stipulates that an Environmental Impact Assessment (EIA) report and management plan is required as the following 'Listed Activities' are involved:

LAND USE AND DEVELOPMENT ACTIVITIES

5.1 The rezoning of land from agricultural use to industrial use.

WATER RESOURCE DEVELOPMENTS

8.1 The abstraction of ground or surface water for industrial or commercial purposes.

8.2 The abstraction of groundwater at a volume exceeding the threshold authorised in terms.

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 rezone the Portions, 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, DESIRABILITY AND MOTIVATION

Need: Interpack Beverages currently operates from two 5-hectare sites in the Brakwater Area of Windhoek. Their operations expanded significantly, and they are currently running out of space at the existing sites. As land for industrial use in Windhoek is limited and expensive, they decided to expand with their operations to Okahandja. They acquired Lot (Portion) A/8, B/8, 10, 11, and 12 of Farm Osona Commonage No. 65, Okahandja for these purposes.

Desirability: The site is large enough to accommodate the proposed expansion of Interpack's operations, it is flat and has good access to the Trunk Road. Although the site is linked to the Okahandja Water supply network, it has good sustainable groundwater sources which will be used to supplement water obtained from the Municipality. It is also located close to the low cost and informal residential settlement area of Okahandja from where people will come to work in the facility.

It is thus believed that there is a need for the proposed project and that the selected site is desirable for the project. The site is desirable for the proposed operations, the activities will have a limited impact on the bio-physical environment, enough water is

available for construction and proper accesses can be provided to the proposed operations.

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, 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. INTERPACK BEVERAGES

The following information was obtained from the proponent (Interpack Beverages):

Interpack started business in 1994 as a small fruit juice packaging company and gradually grew and expanded to become one of the largest fruit juice suppliers in Namibia. Their production plant in Windhoek boasts with the latest fruit juice processing and bottling equipment, using only the latest packaging processes and complying with stringent health and safety regulations.

Their dynamic and efficient workforce, including their sales and marketing teams, ensures only the best service to customers.

Interpack is a leading Namibian Beverage Manufacturer based in Windhoek. Their popular beverage brands consist of Vita Juice, Tropizone Fruit Juice Drink and Dairy Blend, Tropizone Aqua, CreeMEE Dairy Fruit Blend Concentrates, Interpack Nectar Concentrates, Nawaa Yoggy Shake, Mageu and Oshikundu, Supa Omasi, Nami Squash, Mixi Cordial and Candi Soda. They are also the National Distribution Partner for Red Bull. See below illustration image for the bottling process:



Interpack employs between 25 and 40 people pending on the season of which the main component is women. It is expected that ± 25 people will be employed at the Okahandja facility once in operation.

5. BACKGROUND INFORMATION ON PROJECT

5.1.SITE INFORMATION

5.1.1.LOCALITY

Lots (Portions) A/8, B/8, 10, 11, and 12 of Farm Osona Commonage No. 65, Okahandja is located about 2 km to the south of the Town of Okahandja west of the Windhoek Okahandja Trunk Road, directly west of the Hodygos Camping Site and Youth Campus. The locality of the site is shown on the plans below:



Figure 1: Location of the site

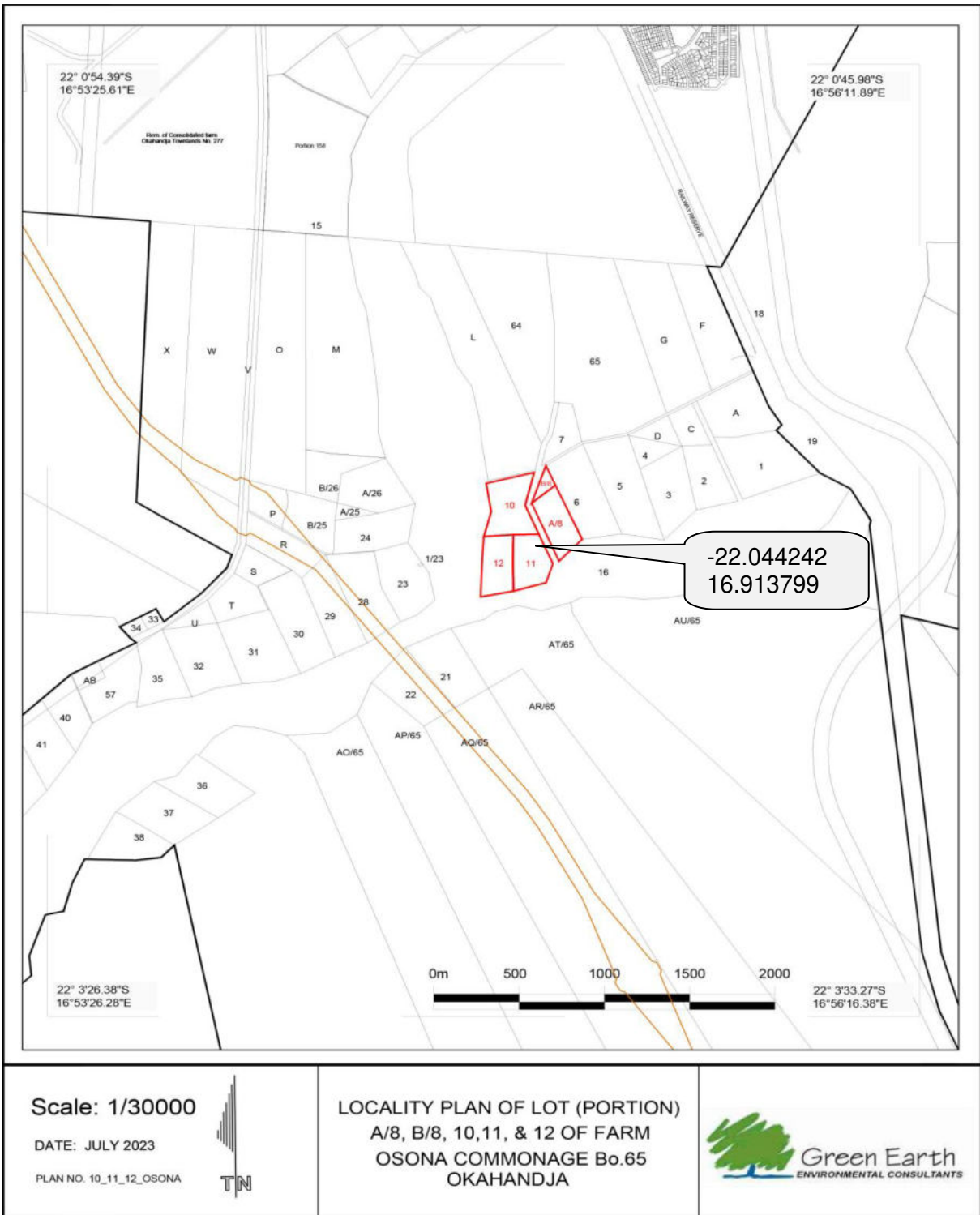


Figure 2: Location of the site

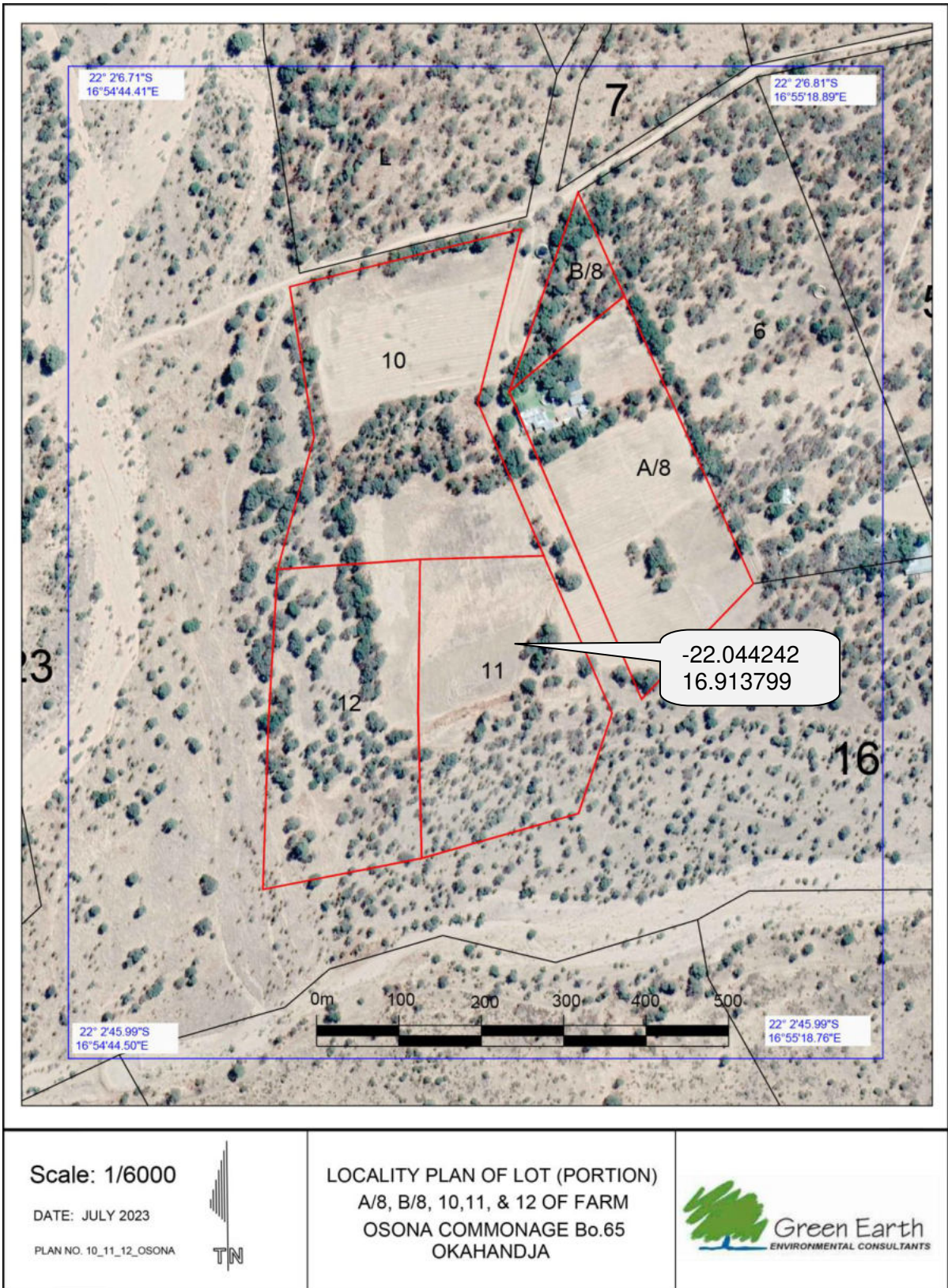


Figure 3: Photo of the site

5.1.2.SIZE AND ZONING OF THE SITE

The size and zoning of the various portions is shown in the *Table* below:

Portion	Size (hectare)	Zoning
A/8	7,0287 ha	Agriculture
B/8	1,2055 ha	Agriculture
10	9,1873 ha	Agriculture
11	6,8032 ha	Agriculture
12	6,8599 ha	Agriculture

To be able to use the Portions as intended, it must be rezoned from 'Agriculture' to 'Light Industry' so that it can be used for a facility for the packing and storage of beverages.

5.1.3.CURRENT USE OF THE SITE

The Portions were used for small scale agriculture. Vegetation has been partly cleared as can be seen from the *Photo* above. There is a residential dwelling with outbuildings on Portion A/8 and a large warehouse is under construction on Portion 10. The current uses on the sites are summarised in the *Table* below:

Portion	Use
A/8	Residential and agriculture
B/8	Vacant and agriculture
10	Large warehouse under construction on northern portion, the rest is vacant
11	Vacant and agriculture
12	Vacant and agriculture

The portions are currently vacant and not used for any purposes. It is the intension of the proponent to bottle, pack and store coodrinks / beverages and water, it is not planned to bottle soft drinks. Enough water is available on site. Ministerial approval for the use of the water was already approved. It is the intension of the proponent to move the current business which is located in Dobra to this proposed site.

6. BULK SERVICES AND INFRASTRUCTURE

Although the Portions are located within the Town Planning Scheme Boundary of Okahandja, the area is not yet fully serviced by municipal bulk services. Currently it has an electrical connection from NamPower and a water connection. The proposed facility will require the following services:

6.1.ACCESS

The site, Lot (Portion) A/8, B/8, 10, 11, and 12 of Farm Osona Commonage No. 65, Okahandja take access from an existing road which link the site with Trunk Road B1. This is a gravel road which is maintained by the Municipality. The access road to the project site is shown on the *Map* below:



Figure 4: Access Road to Project Site

6.2.WATER SUPPLY/ REQUIREMENTS

The site has a connection with the Okahandja Municipal water network. It has also good sustainable groundwater from boreholes on the site which can be used to supplement the water obtained from Council. The previous owner had a permit to extract water for irrigation purposes. See below a copy of the permit to extract water from the borehole located on Portion A/8. Interpack will apply for a new permit from the Department of Water Affairs once the rezoning and the ECC is approved.

Telephone: (061) 207222
Fax: (061) 2087697
Enquiries: C. Pieters
Reference: PJ65/8/A

Department of Water Affairs
Private Bag 13193
Windhoek
9000

Mr. JJ Bassingthwighte
P O Box 456
Okahandja

Dear Sir

**APPLICATION FOR THE LEGALIZATION AND ABSTRACTION OF PERMIT OF
GROUNDWATER FOR INDUSTRIAL AND IRRIGATION PURPOSES, OKAHANDJA
DISTRICT, MR BASSINGTHWIGHTE**

1. The above-mentioned application is hereby approved. Attached please find permit number 11501 to utilize from existing boreholes for abstraction purposes.
2. You are kindly requested to comply with all the permit conditions, especially conditions number 5 and 6.
3. This Ministry reserves the right to review conditions or withdraw the permit within the validity period based on solid scientific evidence of critical water level decline in the area as result of less recharge to the groundwater system.

Percy W Misika
EXECUTIVE DIRECTOR

Telephone: (061) 2087222

Department of Water Affairs

Fax: (061) 2087697

Private Bag 13193

Enquiries: C. Pieters

Windhoek

Reference: PJ 65/8/A

9000

PERMIT NUMBER: 11501

DATE: 16 March 2020

PERMIT ISSUED IN TERMS OF REGULATIONS 5 AND 9 OF GOVERNMENT NOTICE R1278 OF 23 JULY 1971 AS PROMULGATED UNDER SECTION 30(2) OF THE WATER ACT, 1956 (ACT 54 OF 1956), AS AMENDED

NAME OF PERMIT HOLDER	:	Mr. JJ Bassingthwaighte
ADDRESS	:	P O Box 456. Okahandja
REGISTERED PROPERTY	:	Portion A (a portion of portion 8) of Farm Osona Commonage No. 65
DISTRICT	:	Okahandja
CONTROL AREA	:	Okahandja District
VALIDITY PERIOD	:	2 (two) years
BOREHOLES TO BE USED	:	Serial numbers WW 205460, WW 205461, WW 205462 and ww205463
PURPOSE FOR WHICH WATER MAY BE USED	:	Industrail and irrigation purposes
ABSTRACTION PER YEAR	:	100, 000 m ³ maximum

This permit authorizes the holder (or his successors in title) to further abstract and use water for the purpose as stated above, from the existing boreholes identified as WW 205460, WW 205461, WW205462 and WW 205463, on the farm planning map, attached as Annexure A, subject to the following conditions:

2.

1. The validity period shall be from 22 February 2019 to 21 February 2021. Notwithstanding the validity period of the permit for two years, this permit may be withdrawn or reduced at any time, should the groundwater levels reach or approach a critical predetermined level.
2. An application for the extension of the validity period shall be in the possession of the Executive Director at least 6 (six) months before the expiry date of the permit.
3. Enclosed please find number plates for the boreholes. The number plates shall be prominently placed for easy identification of the boreholes. (Do not attach to movables such as the pump or engine or the concrete block around the casing). Each borehole must be identified with the correct number plate.
4. The permit is incident to the property and if the present owner sells the property, the permit shall be handed over to the new owner.
5. All water abstracted shall pass through a water meter and the permit holder shall bear all costs for the supply, installation and maintenance of this meter. The Executive Director shall be informed beforehand if a water meter is to be installed so that an inspection, if necessary, can be conducted. Installation of the meter shall be to the satisfaction of the Executive Director.
6. The permit holder shall record at the end of each month the readings on the water meters and enter such monthly readings on the prescribed Abstraction Return Form, which shall be submitted quarterly on or before the 10th day of the following quarter. Official quarters are understood to end on the last day of March, June, September and December of each year. Completed Abstraction Return Forms must be sent to the Control Officer: Abstraction Control, Private Bag 13193, Windhoek. If no water was abstracted during the quarter, a nil return must nevertheless be submitted. If the permit holder fails to send in returns regularly, this could lead to the withdrawal of the permit.
7. The permit holder shall record the water levels of the pumped sources once in three months at a time before the pump are switched on in order to obtain the rest water levels and enter it on the above-mentioned return form.
8. Where a borehole is situated in a riverbed no embankments shall be constructed around the borehole in the riverbed which could result in the river damming up or its normal flow being impeded.
9. All installations, reservoirs, pipes, taps troughs and reticulation systems shall be leak proof to prevent any spillage of water. The permit holder shall take the necessary precautions to use the water on his property to the best advantage.
10. The Executive Director or his authorized representative in consultation with the Minister shall have the right to:
 - (a) withdraw, amend or replace any condition of this permit or withdraw this permit in its entirety, after reasonable notice to the permit holder.
 - (b) inspect the sources and installations at all reasonable times to determine whether the permit conditions are adhered to.

3.

11. The Executive Director shall not accept liability for damage or loss suffered by the permit holder should the relevant sources wane or run dry or the period of validity of the permit not be extended or renewed.
12. Should the permit holder not comply with any of the permit conditions:
 - (a) the Executive Director may seal the boreholes until the conditions are complied with;
 - (b) the permit holder may be held liable for any costs which the Executive Director may incur as a result thereof, and
 - (c) the permit holder shall be guilty of an offence and shall, on conviction, be liable to the penalties prescribed in Section 170 of the Water Act, 1956 (Act 54 of 1956).

Percy W Misika
EXECUTIVE DIRECTOR

6.3.ELECTRICITY

Electricity will be obtained from NamPower and it is the intension to supplement this electricity with roof mounted solar panels.

6.4.SEWAGE DISPOSAL

Only household sewer will be generated on site from the toilet facilities for the staff and clients. This sewer will be connected to French drains to be designed and constructed in accordance with the Okahandja Municipal regulations.

6.5.STORM WATER AND DRAINAGE

The natural flow of storm water and drainage must be minimally disturbed, and the natural flow accommodated where possible. Provision must be made for the accommodation of surface water/stormwater management as it may endanger infrastructure.

6.6.SOLID WASTE

The solid waste generated on the site will be separated into recyclable waste and collected by professional waste recyclers for reworking into useable products. The non-recyclable waste will be transported to the Okahandja landfill site.

6.7.FIRE PROTECTION

The Proponent will put in the necessary fire protection infrastructure / extinguishers as per requirements. 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.

7. THE POPOSED PROJECT

The following information was obtained from the proponent (*Interpack Beverages*):

Interpack is a fruit juice and beverages producing, packaging and distribution business. They obtain fruit juices and other beverage concentrates which is then processed, packed and distributed through Namibia. Currently they are one of the largest fruit juice suppliers in Namibia. Their popular beverage brands consist of Vita Juice, Tropizone Fruit Juice Drink and Dairy Blend, Tropizone Aqua, CreeMEE Dairy Fruit Blend Concentrates, Interpack Nectar Concentrates, Nawaa Yogy Shake, Mageu and Oshikundu, Supa Omasi, Nami Squash, Mixi Cordial and Candi Soda. They are also the National Distribution Partner for Red Bull.



Their production facilities are currently located in the Brakwater area of Windhoek. Their activities have outgrown the current facilities and site and they require an additional site to accommodate the growth in their business. From a strategic as well as a cost perspective, they acquired land in Okahandja for the expansion of the business.

The site will be developed into a new production facility which will consist of a large warehouse to accommodate the manufacturing/packaging processes and equipment, the storage of raw material, packaging and finished products. The site will also be prepared for the parking of delivery and distribution vehicles as well as for offices to accommodate the administrative staff. Staff amenities like canteen facilities, ablution and others will also be constructed on the site.

To be able to accommodate the proposed activities of Interpack, the Portions must be rezoned to 'light industry' as per the stipulations of the Okahandja Town Planning Scheme. In terms of the Regulations of the Environmental Management Act (No 7 of 2007), an Environmental Impact Assessment for the rezoning of land from 'agricultural use' to 'industrial use' is a 'Listed Activity' for which an Environmental Clearance is required. The Proponent appointed WSTRPC (Willie Schutz Town and Regional Planning Consultant) to attend to the town planning procedures to rezone the portions. An application will be submitted by WSTRPC to the Okahandja Town Council and Urban and Regional Planning Board to rezone the portions. The Urban and Regional Planning Board will only support the rezoning of the portions once an Environmental Clearance for the proposed rezoning is obtained.

See below illustration image for the bottling and quality control process:



Figure 5: Bottling Process

8. 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 Newspapers on two consecutive weeks inviting public participation and comments on the proposed project. A notice was also displayed on the Okahandja Municipal Notice Board and on the site. The final date for receiving comments was 21 July 2023. See attached copies of the notices.

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.

9. ASSUMPTIONS AND LIMITATIONS

It is assumed that the information provided by the proponent and the town planner (WSTRPC) is accurate. No alternative portions/sites for the proposed project were

examined. 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.

10. 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 for the proposed project are the following:

- The Namibian Constitution
- The Environmental Management Act (No. 7 of 2007)
- The Okahandja Town Planning Scheme
- 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, Interpack Beverages (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:

LAND USE AND DEVELOPMENT ACTIVITIES

5.1 The rezoning of land from agricultural use to industrial use.

WATER RESOURCE DEVELOPMENTS

8.1 The abstraction of ground or surface water for industrial or commercial purposes.

8.2 The abstraction of groundwater at a volume exceeding the threshold authorised in terms.

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

The proposed activity will 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 OKAHANDJA TOWN PLANNING SCHEME

To ensure that development is being driven and guided in Okahandja, the Municipality of Okahandja has endorsed the Okahandja Town Planning Scheme No.5, approved in terms of section 26(1) of the Town Planning Ordinance of 1954.

The area to which this Scheme applies is the area as indicated on the scheme maps. The general purpose of the Scheme is the co-ordinated and harmonious development of the area of Okahandja including where necessary the redevelopment of any part thereof which has already been subdivided and build upon, 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 and conservation of the existing character of the town, in the process of such development.

Lot (Portion) A/8, B/8, 10, 11, and 12 of Farm Osona Commonage No. 65, Okahandja are zoned 'agriculture'. See below a copy of the zoning map obtained from the Town Planning Scheme:

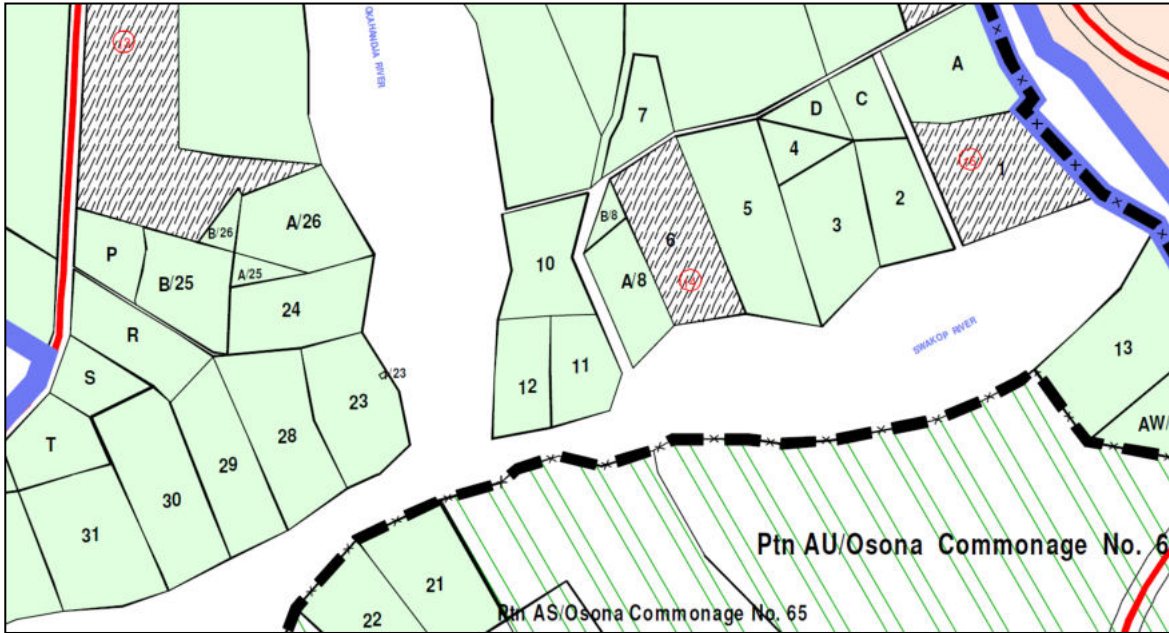


Figure 6: Zoning Map showing the zoning of the portions

To be able to use the portions as intended by the proponent, it must be rezoned to 'light industrial' as per the stipulations of the Okahandja Town Planning Scheme. See below Table showing the primary and consent uses allowed under the zoning 'light industrial':

Table 1: Industrial Zones

8.9: LIGHT AND GENERAL INDUSTRIAL ZONES				
	ZONE	MAP REFERENCE	PRIMARY USE (Purposes for which land may be used)	CONSENT USE (Purposes for which land may be used with consent from Council and subject to Clause 7)
I	Light Industrial	Purple hatch (45° right)	Light Industry; Service Industry; Warehouses; Drycleaners and Launderette; Car Wash; SME;	Panel Beater; Scrap Yard; Place of Assembly; Place of Amusement; Funeral Parlour and Chapel; Place of Instruction; Business Building; Gambling House; Aquaculture; Service Stations; Agriculture Industry; Shebeen
J	General Industrial	Purple fill	Industrial Buildings; Scrap Yard; Car Wash; Building Yard; Dry Cleaner and Launderettes; Light Industry; Warehouses; SME; Service Stations; Place of Amusement; Aquaculture.	Business Buildings; Place of Instruction; Noxious Industry; Gambling House; Truck Port; Agriculture Industry; Shebeen

8.9: LIGHT AND GENERAL INDUSTRIAL ZONES			
ZONE	MAP REFERENCE	PRIMARY USE (Purposes for which land may be used)	CONSENT USE (Purposes for which land may be used with consent from Council and subject to Clause 7)
I Light Industrial	Purple hatch (45° right)	Light Industry; Service Industry; Warehouses; Drycleaners and Laundrette; Car Wash; SME;	Panel Beater; Scrap Yard; Place of Assembly; Place of Amusement; Funeral Parlour and Chapel; Place of Instruction; Business Building; Gambling House; Aquaculture; Service Stations; Agriculture Industry; Shebeen
J General Industrial	Purple fill	Industrial Buildings; Scrap Yard; Car Wash; Building Yard; Dry Cleaner and Laundrettes; Light Industry; Warehouses; SME; Service Stations; Place of Amusement; Aquaculture.	Business Buildings; Place of Instruction; Noxious Industry; Gambling House; Truck Port; Agriculture Industry; Shebeen

Where the boundary of a site forms the common boundary between this zone and any residential or business zone, the respective building lines applicable in such residential or business zone shall apply on both sides of such common boundary.

8.9.1 Land use restriction

a) Coverage:

Land Use	Coverage %
Industrial Buildings	80%
Service Station and service industry Warehouses in the Light Industrial zone	80%
Industrial buildings, including Warehouses, Scrap Yards and Light Industrial uses in the General Industrial zone	80%
Service Stations, Dry Cleaner, Laundrette, Business Premises and Place of Instruction	70%
Any other use	as determined by Council, but not exceeding 80%

b) Building Height:
No building in the Industrial Zone may exceed a height of three (3) storeys or twelve (12) metres, whichever is the most restrictive.

c) Building lines:
Boundary walls and Fences: 8 metres from centre line of street
Street Boundary: 5 metres
Side and Rear Boundary: 3 metres

8.9.2 Building line and Height relaxation

(a) The Council may relax the requirements of the building lines and height restriction if it is satisfied that no interference with the amenities of the neighbourhood, existing or as contemplated by the Scheme, will result and taking into account Clause 9 of the Scheme.

(b) Further provided that written comments must be obtained from surrounding property owners before submitting an application for the relaxation to Council.

(c) Further provided that Council may relax provision of street, side and rear boundary lines and allow buildings up to the boundary after taking into account the nature of the buildings if any on the adjoining site and after taking further account of the full utilization of coverage, no other solution is possible. In such a case the boundary and/or division walls must comply with the provision of Chapter 14 of the Standard Building Regulations in connection with fire protection. Such relaxation should in no way hinder the development of the adjoining erf and this is also applicable in connection with spaces between buildings.

8.9.3 Parking

a) Parking is to be provided in accordance with Table F.

b) Parking spaces provided in accordance with this sub-clause shall not be used for the display, sale, repair or maintenance of motor vehicles or any other purposes whatsoever except for the parking of motor vehicles.

8.9.4 Loading and Unloading

For the purpose of loading or off-loading of vehicles provision shall be made on the following basis:

Area of building (m ²)	No. off-loading bays required
0 – 499	1
500 – 1499	2
1 500 -	3 + 1 bay for every additional 1000 m ² of floor area

The loading bays shall be laid out to the satisfaction of the Council, each bay having a minimum width of five (5) metres.

8.9.5 General amenity

(a) Except if provision is made in Table B of Clause 5 of these Regulations, no industry which can be classified as an offensive trade nor any industry which is likely to cause smoke, smell, fumes, noise or dust in any quantity, nor any industry whose effluent the Council will not accept in its sewers, shall be permitted.

The Proponent appointed Willie Schutz Town and Regional Planning Consultant to attend to the rezoning of Lot (Portion) A/8, B/8, 10, 11, and 12 of Farm Osona Commonage No. 65, Okahandja. The Town Planner already applied for the rezoning to Okahandja Municipality. The proposed rezoning and use of the site will be considered by Okahandja Town Council against the stipulations of the Town Planning Scheme. The approval of the rezoning is subject to obtaining an Environmental Clearance for the proposed activity. Okahandja Town Council will be informed once the ECC has been obtained.

CONCLUSION AND IMPACT

Given that the Farm is within the Okahandja Municipal Boundaries and that the developmental intentions of the client and intended use is in line with the stipulations of the Okahandja Town Planning Scheme, there is no reason to anticipate detrimental effects to the surroundings of Okahandja in the support of this application by Council. The proposed operations are also subject to an Environmental Clearance which will only be given if there are limited effects on the surrounding area and that it can be mitigated.

OTHER LAWS, ACTS, REGULATIONS AND POLICIES

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

Table 2: Laws, Acts, Regulations and Policies

Laws, Acts, Regulations & Policies consulted:		
Electricity Act (No. 4 of 2007)	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.
Pollution Control and Waste Management Bill (guideline only)	The Pollution Control and Waste Management Bill 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 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	The Proponent must adhere to the Pollution Control and Waste Management Bill.

	<p>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>Water Resources Management Act</p>	<p>The Water Resources Management Act (No. 11 of 2013) 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>Solid and Hazardous Waste Management Regulations: Local Authorities 1992</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>Hazardous Substances Ordinance (No. 14 of 1974)</p>	<p>The Ordinance 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>Atmospheric Pollution Prevention Ordinance of Namibia (No. 11 of 1976)</p>	<p>Part 2 of the Ordinance governs the control of noxious or offensive gases. The Ordinance prohibits anyone from carrying on a scheduled process without a registration certificate in a controlled area. The registration</p>	<p>The proponent should adhere to the stipulations of the Atmospheric Pollution Prevention Ordinance.</p>

	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.	
Nature Conservation Ordinance	The Nature Conservation Ordinance (No. 4 of 1975) 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.
Forestry Act	The Forestry Act (No. 12 of 2001) 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.
Labour Act	The Labour Act (No. 11 of 2007) contains regulations relating to the 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).	The proponent and contractor should adhere to the Labour Act.
Communal Land Rights	Communal land is land that belongs to the State and is held in trust for the benefit of the traditional communities living in	Consent should be obtained from Traditional Authorities, Communal Boards, Chiefs, Kings, Queens etc. if required.

	<p>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 Communal Land Reform Act (No. 5 of 2002) and Communal Land Reform Amendment Act (No. 13 of 2013). 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.</p>	
Traditional Authorities Act (No. 17 of 1995)	<p>The Traditional Authorities Act (No. 17 of 1995) 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.</p>	Traditional Authorities should be consulted when required.
Public and Environmental Health Act	<p>The Public and Environmental 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>	The proponent and contractor should adhere to the Public and Environmental Health Act.
Coronavirus	The current global Coronavirus	The proponent, contractor and

(Covid-19) Pandemic	(Covid-19) 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.	workforce should adhere to the restrictions and regulations.
National Heritage Act (No. 27 of 2004)	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.	The National Heritage Council should be consulted when required.
National Monuments Act of Namibia (No. 28 of 1969) as amended until 1979	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 inhabited or visited Namibia before the year 1900 AD; or (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 (d) the anthropological or archaeological contents of graves, caves, rock shelters, middens, shell mounds or other sites used by such people; or (e) any other archaeological or	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 developer to take the required route and notify the relevant commission.

	palaeontological finds, material or object; except under the authority of and in accordance with a permit issued under this section.	
Public Health Act (No. 36 of 1919)	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.”	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. Relevant protective equipment shall be provided for employees in construction. 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.
Soil Conservation Act (No. 76 of 1969)	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;	Only the area required for the operations should be cleared from vegetation to ensure the minimum impact on the soil through clearance for construction.
Air Quality Act (NO. 39 of 2004)	The Air Quality Act (No. 39 of 2004) intends to provide for national norms and standards regulating air quality monitoring, management and control by all spheres of government; for specific air quality measures; and for matters incidental thereto.	The proponent and contractor should adhere to the Air Quality Act.
Vision 2030 and National Development Plans	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	The proposed project is an important element in employment creation.

	4th NDP which pursues three overarching goals for the Namibian nation: high and sustained economic growth; increased income equality; and employment creation.	
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CONCLUSION AND IMPACT

It is believed the above administrative, legal and policy requirements which 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.

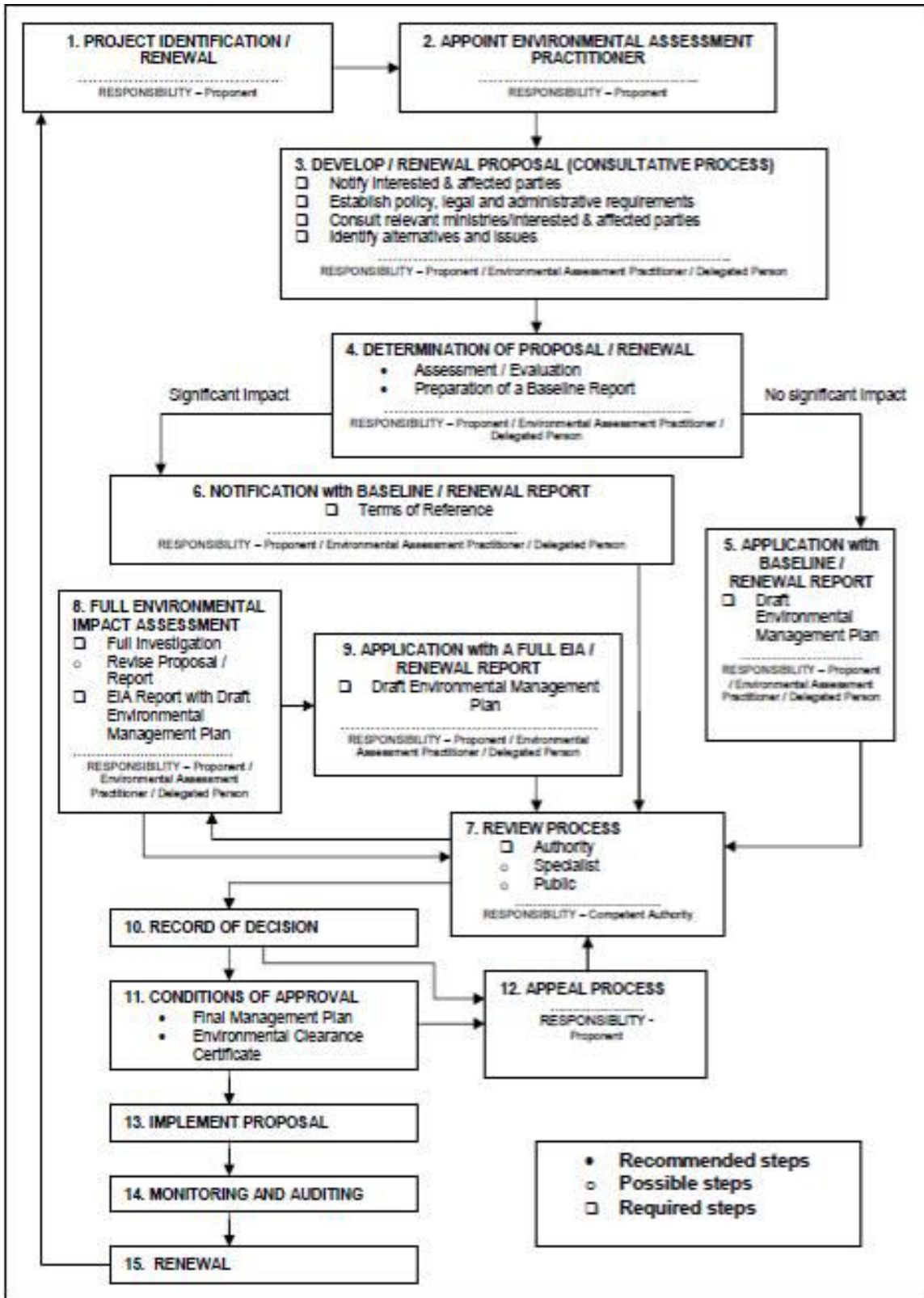


Figure 7: Flowchart of the Impact Process

11. AFFECTED RECEIVING ENVIRONMENT

11.1. BIODIVERSITY AND VEGETATION

Lot (Portion) A/8, B/8, 10, 11, and 12 of Farm Osona Commonage No. 65, Okahandja forms part of the Tree and Shrub Savannah Biome (specifically the Highland Savannah). The project site 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.

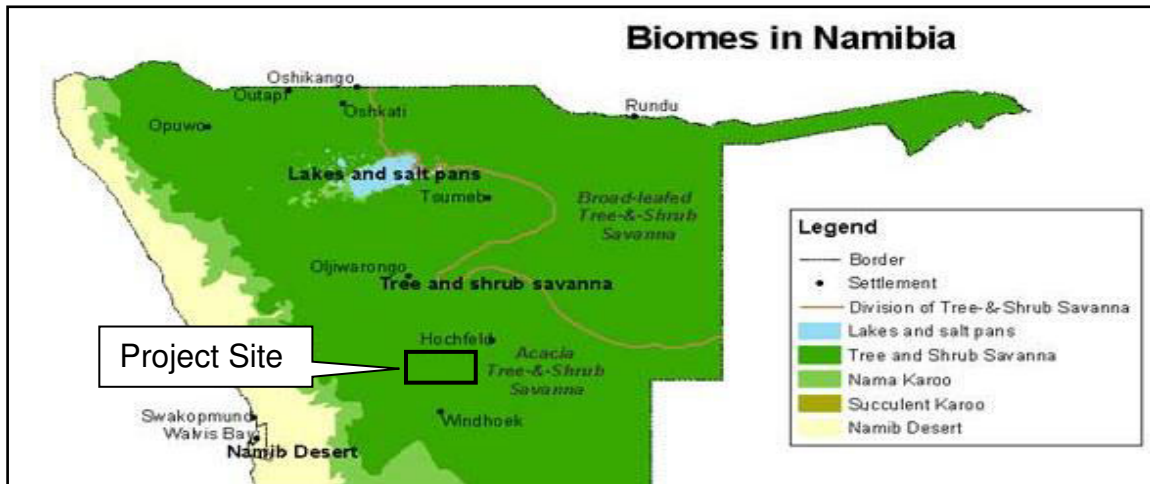


Figure 8: Biomes in Namibia (Atlas of Namibia, 2002)

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.

11.2. GEOLOGY AND SOILS

Lot (Portion) A/8, B/8, 10, 11, and 12 of Farm Osona Commonage No. 65, Okahandja is located in the Khomas Trough on a geological area classified as Damara Supergroup and Gariep Complex. The surface geology of the area also consists of formations of Damara granite intrusions. See Map below:

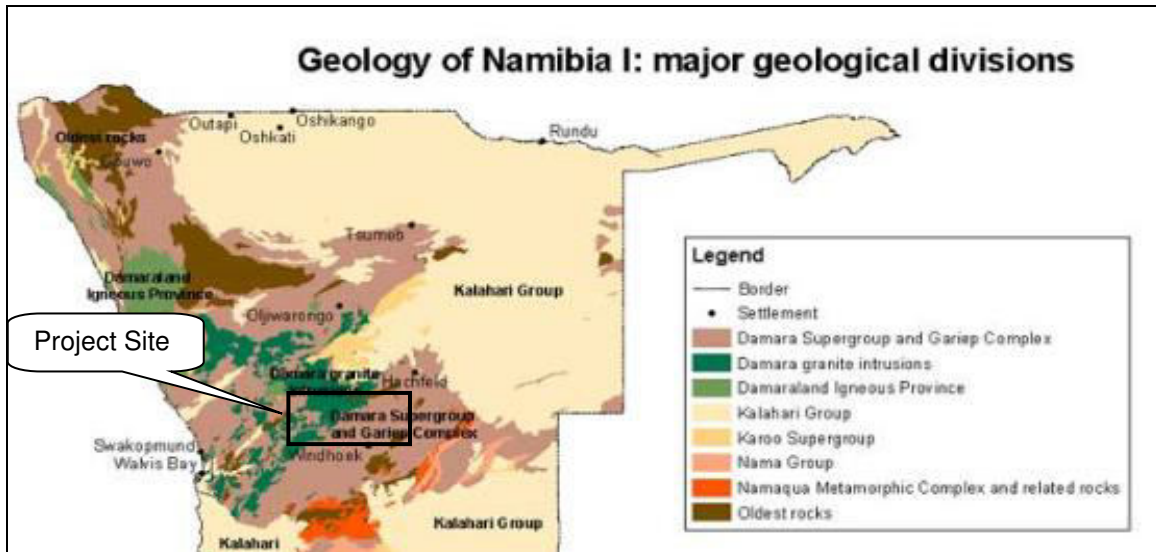


Figure 9: Geology of Namibia (Atlas of Namibia Project, 2002)

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).

11.3. SOCIO ECONOMIC ENVIRONMENT

The majority of land uses around the project site are characterized by camping, residential, commercial and farming activities; therefore, the development will not have a negative impact on the social environment.

The proposed development will have a positive impact on the socio-economic environment. Positive impacts associated with the project will be in the form of additional job opportunities during construction as well as in operation. The community will also benefit from skills and technology transfer. The spending power of locals is likely to increase because of employment during the construction and operational phase.

11.4. CLIMATE

In broad terms, the climate can be described as semi-arid, with summer rainfalls and highest temperatures occurring during October and February. Maximum temperatures recorded in the area vary just under 40 degrees Celsius with an average annual temperature of more than 22 degrees Celsius (*Weather - the Climate in Namibia, 1998 – 2012*).

Rainfall in the form of thunderstorms is experienced in the area during the summer months between October and April. It is further characterised by relatively high average mean annual rainfall of 400 - 600mm in comparison to 250mm for the entire country. Over 70% of the rainfall occurs in the period between November and March with mean annual gross evaporation of 2600-2800mm (*Weather - the Climate in Namibia, 1998 – 2012*).

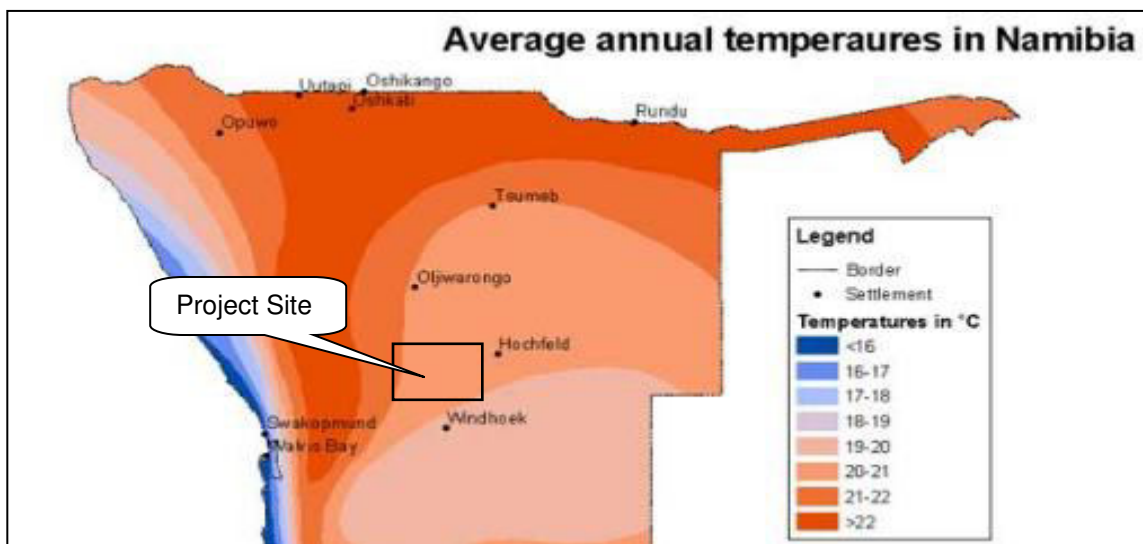


Figure 10: Average temperatures (*Atlas of Namibia Project, 2002*)

11.5. 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.

12. IMPACT ASSESSMENT AND EVALUATION

The Environmental Impact Assessment sets out potential positive and negative environmental impacts associated with the proposed project site. The following assessment methodology will be used to examine each impact identified:

Table 3: 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)

Probability:	Duration:
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	
Scale:	Magnitude:
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:

12.1. 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.

12.1.1. 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

12.1.2. 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. 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

12.1.3. 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. 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

12.1.4. 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

12.1.5. 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

12.1.6. 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

12.1.7. SEDIMENTATION AND EROSION

The area is mostly 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

12.1.8. 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.

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 complied with the applicable Namibian Legislation, Policies and Practices.

Impact Evaluation

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

12.1.9. 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

12.1.10. 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

12.1.11. FIRES AND EXPLOSIONS

There should be sufficient water available for firefighting purposes. Ensure that all fire-fighting devices are in good working order and 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.

The Proponent will put in the necessary fire protection infrastructure / extinguishers as per requirements. 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.

Impact Evaluation

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

12.1.12. 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 portions and it will not be visually unpleasing.

Impact Evaluation

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

12.2. IMPACTS DURING THE OPERATIONAL PHASE

12.2.1. 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

12.2.2. 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

12.2.3. 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

12.2.4. 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.

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 complied with the applicable Namibian Legislation, Policies and Practices.

Impact Evaluation

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

12.2.5. 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

12.2.6. 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.

The Proponent will put in the necessary fire protection infrastructure / extinguishers as per requirements. 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.

Impact Evaluation

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

12.2.7. 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

12.3. 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

13. 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.

14. 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 Lot (Portion) A/8, B/8, 10, 11, and 12 of Farm Osona Commonage No. 65, Okahandja, 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.

15. 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 rezoning of Lot (Portion) A/8, B/8, 10, 11, and 12 of Farm Osona Commonage No. 65, Okahandja from 'Agriculture' to 'Light Industry' and to issue an Environmental Clearance for the following 'Listed Activities':

LAND USE AND DEVELOPMENT ACTIVITIES

5.1 The rezoning of land from agricultural use to industrial use.

WATER RESOURCE DEVELOPMENTS

8.1 The abstraction of ground or surface water for industrial or commercial purposes.

8.2 The abstraction of groundwater at a volume exceeding the threshold authorised in terms.

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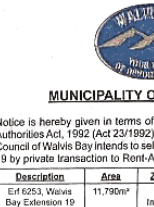
IN THE HIGH COURT OF NAMIBIA MAIN DIVISION CASE NUMBER: HC-MO-CIV-CT-COM-2018/173 In the matter between: STANDARD BANK NAMIBIA APPLICANT and MARK JOSEPH NJUMBA RESPONDENT

IN THE HIGH COURT OF NAMIBIA MAIN DIVISION CASE NUMBER: HC-MO-CIV-CT-COM-2018/173 In the matter between: STANDARD BANK NAMIBIA APPLICANT and SETAG NGONJE KAUMBURU RESPONDENT

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (Act 5 OF 2018) SUBDIVISION OF ERIF 2747, SWAKOPMUND, INTO PORTION A AND REMAINDER, AND THE SUBSEQUENT REZONING OF PROPOSED PORTION A, FROM SPECIAL TO PARASTATAL AND THE REGISTRATION OF 15M WIDE RIGHT OF WAY SERVICE OVER THE REMAINDER IN FAVOUR OF PORTION A.

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (Act 5 OF 2018) REZONING OF ERIF 1952 SWAKOPMUND, EXTENSION NO. 1, FROM "SINGLE RESIDENTIAL" TO "GENERAL RESIDENTIAL 2" WITH A DENSITY OF 1:100M² AND CONSENT TO OPERATE A BED AND BREAKFAST FROM ERIF 1952, SWAKOPMUND, EXTENSION NO. 1.

CALL FOR PUBLIC PARTICIPATION COMMENTS TO THE ENVIRONMENTAL ASSESSMENT AND ENVIRONMENTAL MANAGEMENT PLAN TO OBTAIN AN ENVIRONMENTAL CLEARANCE FOR THE REZONING OF LOT 65, OR 64, 64A, 64B, 64C, 64D, 64E, 64F, 64G, 64H, 64I, 64J AND 64K OF FARM OSONA COMMORANGE NO. 65, OSHAKOTI LOCAL MUNICIPALITY, ERONDINGEN REGION.



MUNICIPALITY OF WALVIS BAY Notice is hereby given in terms of section 63(2)(b) of the Local Authorities Act, 1992 (Act 23/1992), as amended...

Table with 4 columns: Description, Area, Zoning, Purchase Price. Includes information for Erf 6253, Walvis Bay Extension 19.

Notice is hereby given in terms of section 63(2)(b) of the Local Authorities Act, 1992 (Act 23/1992), as amended...

REPUBLIC OF NAMIBIA MINISTRY OF INDUSTRIALISATION AND TRADE LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33) Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below will be made to the Regional Liquor Licensing Committee, Region: OSHAKOTI.

REPUBLIC OF NAMIBIA MINISTRY OF INDUSTRIALISATION AND TRADE LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33) Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below will be made to the Regional Liquor Licensing Committee, Region: OSHAKOTI.

REPUBLIC OF NAMIBIA MINISTRY OF INDUSTRIALISATION AND TRADE LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33) Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below will be made to the Regional Liquor Licensing Committee, Region: OSHAKOTI.

REPUBLIC OF NAMIBIA MINISTRY OF INDUSTRIALISATION AND TRADE LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33) Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below will be made to the Regional Liquor Licensing Committee, Region: OSHAKOTI.

Notices

• Legal •

Jan Jonker Road
WINDHOEK
REF: MAT56039

CLAO230001512

CASE NO: HC-MD-04-ACCT-CON-202104649 IN THE HIGH COURT OF NAMIBIA MAIN DIVISION - WINDHOEK IN THE MATTER BETWEEN: BANK WINDHOEK LIMITED Plaintiff and RYCOOK BUILDERS CC First Defendant, ANNE MARIE BARTH Third Defendant, RYCOOK EDELWEISE HELICE BARTH Fifth Defendant. **NOTICE OF SALE IN EXECUTION** in execution of a judgement of the above Honourable Court in the above action, a sale without reserve will be held by the Deputy Sheriff, Walvis Bay, at Section 97, Lalande, Portion 2 of Farm Langstrand No 42, Walvis Bay, on 18 July 2023, at 10:00, of the undermentioned property: Certain Section No. 97, Lalande, Portion 2 of Farm Langstrand No 42. Situated in the Municipality of Walvis Bay, Registration Division "T", Erongo Region. Measuring 43 8/11 three square metres held by Deed of Transfer No. ST 3732019. **PROPERTY DESCRIPTION** One detached section of title with lounge, kitchen, bathroom and WC TERMS 10% of the purchase price and the auctioneer's commission must be paid on the date of the sale. The further terms and conditions of the sale will be read prior to the auction and is for inspection at the office of the Deputy Sheriff, Walvis Bay and at the office of the execution creditor's attorneys. DATED AT WINDHOEK this 13TH day of APRIL 2023. DR WEDER KAUTJA & HOVEKA INC. Legal Practitioner for Plaintiff. WHK House Jan Jonker Road WINDHOEK REF: MAT56039

CLAO230001513

NOTICE Please take note that Suburban Planning Consultants cc on behalf of the owner of Erven 1046 and 1048, Oranjemund, ERANJEMUND 3 will apply to the Oranjemund Town Council for the following:

Re-zoning of Erven 1046 and 1048, Oranjemund Extension 3 from "Private Open Space" to "General Business".

Erven 1046 and 1048, Oranjemund Extension 3 are located within the neighbourhood of Oranjemund Extension 3. The erven are situated at the intersection of Tenth Street and Sixth Avenue, in close proximity to the business nodes of Oranjemund Extension 3. Erv 1046 measures approximately 8,795 m² in extent, whilst Erv 1048 measures approximately 3,720 m² in extent. Currently, the erven accommodate a number of sports fields and courts for various sports. The intention is to rezone Erven 1046 and 1048, Oranjemund Extension 3, from "Private Open Space" to "General Business" to ensure maximum utilization of the erven and address the prevalent housing backlog which precludes business opportunities. According to the Oranjemund Zoning Scheme ("General Business" erven may be primarily used for business buildings, Offices, Drive-in cafes, Hotels, Hotel person, Dining school, Backpacker's hotel, Residential buildings, Block of flats, Bottle store, Convention centre, Bed and breakfast, Self-catering accommodation establishment, Shop and Restaurant. "General Business" erven may also be used for Books store, Public garage, Service industries, Dry cleaner and laundrette, Place of assembly, Place of instruction, Place of instruction, Place of public worship, Institutional buildings, Funeral parlours and chapels, Parking garage, Gambling house, Warehouse and Car wash". On-site parking will be provided in accordance with the Oranjemund Zoning Scheme. Further take notice that the locality map of the erven lies for inspection during normal office hours on the town planning notice board at the Oranjemund Town Council Office and SPC Offices, 45 First Street, Windhoek.

Further take notice that any person objecting to the proposed change in land use as set out above may lodge such objection together with their written comments and the applicant in writing before 25th July 2023.

Applicant: Suburban Planning Consultants cc
PO Box 41404
Windhoek
Tel: (254) 61 251189
Our Ref: W/2001

CLAO230002545

Notices

• Legal •

CASE NO: HC-MD-CIV-ACCT-CON-202104649 IN THE HIGH COURT OF NAMIBIA MAIN DIVISION - WINDHOEK IN THE MATTER BETWEEN: BANK WINDHOEK LIMITED Plaintiff and RYCOOK BUILDERS CC First Defendant, ANNE MARIE BARTH Third Defendant, RYCOOK EDELWEISE HELICE BARTH Fifth Defendant. **NOTICE OF SALE IN EXECUTION** in execution of a judgement of the above Honourable Court in the above action, a sale without reserve will be held by the Deputy Sheriff, Rehoboth, at Erf 903 (a Portion of Erf 218 Extension 1), Block D, Rehoboth, on 19 July 2023, at 10:00, of the undermentioned property: CERTAIN Erf No 903 (a Portion of Erf 218 Extension 1), Block D, Rehoboth. **SITUATION:** In the Town of Rehoboth (Registration division "M"). **MEASURING:** 601 Square metres. **IMPROVEMENTS:** Vicar et TERMS 10% of the purchase price and the auctioneer's commission must be paid on the date of the sale. The further terms and conditions of the sale will be read prior to the auction and is for inspection at the office of the Deputy Sheriff, Rehoboth and at the office of the execution creditor's attorneys. DATED AT WINDHOEK this 24th day of APRIL 2023. DR WEDER KAUTJA & HOVEKA INC. Legal Practitioner for Plaintiff. WHK House Jan Jonker Road WINDHOEK REF: MAT52450DP/Plav

CLAO230001577

NOTICE OF AN ENVIRONMENTAL IMPACT ASSESSMENT (EIA) FOR TOWNSHIP AT OSHAKATI, WITHIN OSHAKATI TOWNSHIPS.

Urban Dynamics Africa (Pty) Ltd. hereby give notice to interested and affected parties that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act 2007 (EMA) of 2007 and the EIA Regulations (GN No. 30 of 6 February 2012).

Propponent: Oshakati Town Council Environmental Assessment Practitioner: EAP Urban Dynamics Africa Locality Erf 1373, Oshakati within Oshakati Townships Oshana Region.

Proposed Activities: Construction and development of infrastructure within water courses within the area and land allocation through township establishment at Oshakati.

The purpose of the review and registration is to ensure the proposed project and to afford regulated interested and affected Parties (IAPs) an opportunity to comment on the background information document (BID) to ensure that all issues and concerns are brought forward, captured and considered future in the assessment.

Public meeting: Public meeting is scheduled to take place on the 18th of July 2023 at 15:00 pm, Oshakati Community Hall.

INTERESTED AND AFFECTED PARTIES

IAPs are also invited to register to receive a background information document and/or submit their written comments/questions/ concerns before 18th August 2023 to Hezin at: email: hezin@urban.com Fax: 061 240 306 or Phone: 061 240 300.

CLAO230002713

Notices

• Legal •

go Camping Site and Youth Campus. It is the intention of the proponent to rezone Lots (Portion) A/B, B/B, 10, 11, and 12 of Farm Oosna Commisage No. 65, Oshakati from "Agriculture" to "Light Industry". Name of proponent: Hezapack Beverages. Project location and description: Lots (Portion) A/B, B/B, 10, 11, and 12 of Farm Oosna Commisage No. 65, Oshakati is located about 3 km to the south of the Town of Oshakati west of the Windhoek Oshakati Road, directly west of the

Notices

• Legal •

NOTICE OF INTENTION TO ESTABLISH TWO NEW TOWNSHIPS AT OSHAKATI, WITHIN OSHAKATI TOWNSHIPS.

Please take note that Urban Dynamics Africa (PTY) Ltd. intends to apply to the Oshakati Town Council and Regional Planning Board on behalf of the Oshakati Town Council as the registered owner of Erf 1373, for the following for consent for the subdivision of Erf 1373, Oshakati into Portion A and Remainder of Erf 1373. One aim is to establish two new townships on Portion A and Remainder of Erf 1373 Oshakati within the Oshakati Townships. The Townships will consist of 522 erven altogether.

Please further take note that - (a) the plan lies for inspection at the Oshakati Town Council Property and Land Management office. (b) any person having objections to the establishment concerned who wishes to comment thereon may lodge such objections and comments, together with the grounds thereof, in writing with the council's Board and with the applicant within 14 days of the last publication of this notice. The last date for objections is 28 July 2023.

The proposed township is located on the proposed Portion A of the Remainder of the Farm Oshakati Townships Extension No. 1213, west of Karibera and south of the bulk-up areas of Oshakati. The site is zoned "underdeveloped" and measures approximately 119 she in extent.

Further, take note that - (a) the plan lies for inspection at the office of the Oshakati Town Council (Town Planning Office) and Urban Dynamics Africa at No. 43 Nansen Avenue, Khan Windhoek, during normal office hours. (b) any person having objections to the township establishment or who wishes to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the Oshakati Town Council and with the applicant within 14 days of the last publication of this notice. The last date for objections is 28 July 2023.

Applicant: Urban Dynamics Africa (PTY) Ltd. P O Box 20873 Windhoek Tel: 061 240 300 Fax: 061 240 309 Email: allison@urban.com

CALL FOR PUBLIC PARTICIPATION

Notice is hereby given to interested and affected parties that application will be made to the Environmental Commissioner in terms of the Environmental Management Act 2007 and the EIA Regulations (GN No. 30, February 2012) for Township establishment and land approval on the proposed Portion A of the Remainder of Farm Oshakati Townships Extension No. 1213 to be known as Karibera Extension 2.

INTERESTED AND AFFECTED PARTIES

A public meeting will be held for IAPs on the 18th of July @ 10:00 am Venue: Oshakati Fire Station. Propponent: Oshakati Town Council

INTERESTED AND AFFECTED PARTIES

IAPs are also invited to register to receive a background information document and/or submit their written comments/questions/ concerns before 18th August 2023 to Hezin at: email: hezin@urban.com Fax: 061 240 306 or Phone: 061 240 300.

CLAO230002714

Notices

• Legal •

If enough public interest is shown, Registered IAPs will be notified of the date and venue of the public meeting. The last date for comments and/or registration is 21 July 2023. Contact details for registration and other information: Green Earth Environmental Consultants Contact Persons: Clarke Du Toit/Carla van der Walt. Tel: 081 1273145. E-mail: carenegreen@earthnambibia.com. clao230002540

Notices

• Legal •

URBAN DYNAMICS

NOTICE OF INTENTION TO ESTABLISH A NEW TOWNSHIP AND LAND APPROVAL ON THE PROPOSED PORTION A OF THE REMAINDER OF FARM OSHAKATI TOWNSHIPS EXTENSION NO. 1213

Please take note that Urban Dynamics Africa (PTY) Ltd. intends to apply to the Oshakati Town Council and Regional Planning Board on behalf of the Oshakati Town Council as the registered owner of the Remainder of Farm Oshakati Townships Extension No. 1213 for the following:

- Township establishment and land approval on the proposed Portion A of the Remainder of Farm Oshakati Townships Extension No. 1213 to be known as Karibera Extension 2.

The proposed township is located on the proposed Portion A of the Remainder of the Farm Oshakati Townships Extension No. 1213, west of Karibera and south of the bulk-up areas of Oshakati. The site is zoned "underdeveloped" and measures approximately 119 she in extent.

Further, take note that - (a) the plan lies for inspection at the office of the Oshakati Town Council (Town Planning Office) and Urban Dynamics Africa at No. 43 Nansen Avenue, Khan Windhoek, during normal office hours. (b) any person having objections to the township establishment or who wishes to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the Oshakati Town Council and with the applicant within 14 days of the last publication of this notice. The last date for objections is 28 July 2023.

Applicant: Urban Dynamics Africa (PTY) Ltd. P O Box 20873 Windhoek Tel: 061 240 300 Fax: 061 240 309 Email: allison@urban.com

CALL FOR PUBLIC PARTICIPATION

Notice is hereby given to interested and affected parties that application will be made to the Environmental Commissioner in terms of the Environmental Management Act 2007 and the EIA Regulations (GN No. 30, February 2012) for Township establishment and land approval on the proposed Portion A of the Remainder of Farm Oshakati Townships Extension No. 1213 to be known as Karibera Extension 2.

INTERESTED AND AFFECTED PARTIES

A public meeting will be held for IAPs on the 18th of July @ 10:00 am Venue: Oshakati Fire Station. Propponent: Oshakati Town Council

INTERESTED AND AFFECTED PARTIES

IAPs are also invited to register to receive a background information document and/or submit their written comments/questions/ concerns before 18th August 2023 to Hezin at: email: hezin@urban.com Fax: 061 240 306 or Phone: 061 240 300.

CLAO230002714

Notices

• Legal •

If enough public interest is shown, Registered IAPs will be notified of the date and venue of the public meeting. The last date for comments and/or registration is 21 July 2023. Contact details for registration and other information: Green Earth Environmental Consultants Contact Persons: Clarke Du Toit/Carla van der Walt. Tel: 081 1273145. E-mail: carenegreen@earthnambibia.com. clao230002540

JOIN THE NAMCOR TEAM

Go-getters and passionate individuals are invited to join the National Oil Company. Make your unique contribution towards our cause of fueling and exploring Namibia.

Executive Finance and Administration
Executive Finance and Administration
Executive Sales and Marketing

TO APPLY, SCAN OR VISIT:

DIRECT HIRE
NANCOR
NANCOR

For more information
Human Capital Department
Phone: 641-3565009
Women and Persons with disabilities are encouraged to apply.

NO APPLICATIONS WILL BE ACCEPTED VIA MAIL
Closing Date: 07 July 2023

INVITATION FOR PREQUALIFICATION

NamPower (Pty) Ltd hereby invites qualified and competent EPC Contractors to submit their Prequalification Application, for the works to construct, on a turnkey basis, for the under-mentioned:

Bid Number	Prequalification Bid Description
W/OIB/NPWR-04/2023	Procurement of a Contractor for Engineering, Procurement and Construction (EPC) of the Rosh Pinah 70MW PV Project.

Clarification Closing Date: Friday, 31 July 2023

Bid Closing Date: Friday, 18 August 2023 at 10h00 a.m. (Namibian time)

Cost per set of documents N\$ 3,000.00

Prequalification documents availability:
Details of how to buy the prequalification documents can be found on the NamPower Website: <https://www.nampower.com.na/bids.aspx>

For Enquiries Contact:
Mr. Mathew Nelenge
Email: rppv.procurement@nampower.com.na

KINDLY NOTE: ALL INVITATIONS ARE SUBJECT TO THE PUBLIC PROCUREMENT ACT 18 OF 2016 AND ITS REGULATIONS AND GUIDELINES.

VACANCIES

• CHIEF ENGINEERING OFFICER

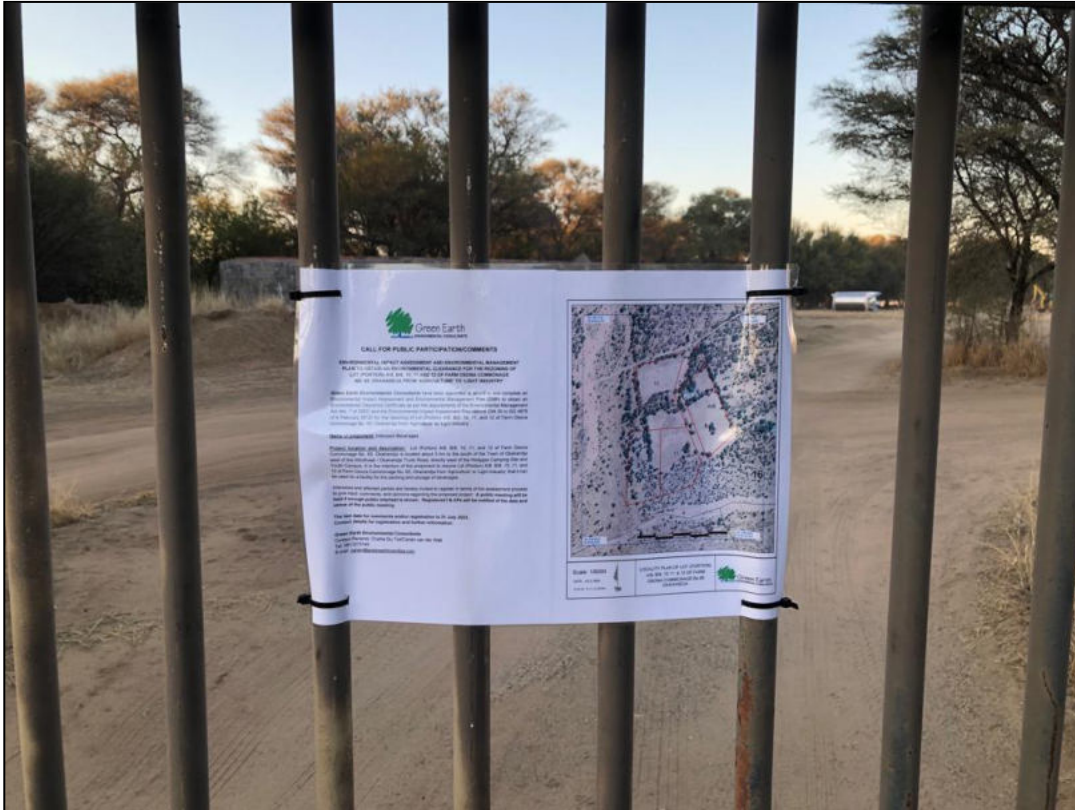
For more information on this vacancy and to apply, please visit our website: www.debmarnambibia.com and access the e-Recruitment platform under 'Vacancies'. Preference will be given to Namibian citizens and designated persons as prescribed by the Namibian Affirmative Action Act. Women and people with disability in particular, are encouraged to apply. Only shortlisted candidates will be contacted for further screening and assessment.

www.debmarnambibia.com

CLOSING DATE: 21 JULY 2023

DEB MARINE

APPENDIX B: NOTICE ON SITE



APPENDIX C: NOTICE AT MUNICIPAL BOARD



APPENDIX D: 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 Namibia	Manager Trade Chief Agricultural

1989	1995	Development Corporation	Consultant
1985	1988	Ministry of Agriculture	Agricultural 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.



Charl du Toit

APPENDIX E: 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.

Carien van der Walt

APPENDIX F: ENVIRONMENTAL MANAGEMENT PLAN