ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED TOWNSHIP ESTABLISHMENT OF ONE NEW EXTENSION IN TSANDI (OMUSATI REGION)

FINAL SCOPING REPORT

MARCH 2021

WINPLAN

TOWN & REGIONAL PLANNING CONSULTANTS

Project Title:	**TSANDI EXTENSION 12 TOWNSHIP ESTABLISHMENT**
Type of Project:	**ENVIRONMENTAL SCOPING ASSESSMENT**
Project Location:	**EXYENSION 5, TSANDI (OMUSATI REGION)**
Competent Authority:	**MINISTRY OF URBAN AND RURAL DEVELOPMENT** **URBAN AND REGIONAL PLANNING BOARD** **PRIVATE BAG 13289** **WINDHOEK** **NAMIBIA**
Approving Authority	**DIRECTORATE OF ENVIRONMENTAL AFFAIRS** **MINISTRY OF ENVIRONMENT AND TOURISM** **PRIVATE BAG 13306** **WINDHOEK**
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ABBREVIATIONS

BID	Background Information Document
C°	Degrees Celsius
DEA	Directorate of Environmental Affairs
DWAF	Department of Water Affairs and Forestry
EA	Environmental Assessment
EAP	Environmental Assessment Practitioner
EC	Environmental Commissioner
ECC	Environmental Clearance Certificate
ECO	Environmental Control Officer
EIA	Environmental Impact Assessment
EIAR	Environmental Impact Assessment Report
EMA	Environmental Management Act
EMP	Environmental Management Plan
ESA	Environmental Scoping Assessment
Etc.	Etcetera
Ha	Hectare
I&APs	Interested and Affected Parties
Km	Kilometre
TVC	Tsandi Village Council
L	Litre
MAWF	Ministry of Agriculture, Water and Forestry
MET	Ministry of Environment and Tourism
mg	Milligram
mm	Millimetre
NHC	National Heritage Council
No	Number
OEC	Office of the Environmental Commissioner
Ptn	Portion
PPP	Public Participation Process
Re/	Remainder
RoW	Right of Way
SA	South Africa
SANS	South African National Standards
SELCo	Southern Electricity Company
ToR	Terms of Reference
TDS	Total Dissolved Solids

EXECUTIVE SUMMARY

Tsandi is one of the Villages found in the Omusati region, in northern of Namibia, and is the constituency capital of the Tsandi electoral constituency. It is located approximately 30km south of Outapi when using the D3612 district road en-route to Okahao. The Village falls under the jurisdiction of the Tsandi Village Council (TVC). The village is characterised by a flat terrain with deep sandy soils. The main activities in and around Tsandi is mainly subsistence livestock and crop farming.

The proponent (Tsandi Village Council) is of the intention to create a variety of predominantly residential erven for the purpose of providing land tenure to the residents of Tsandi in line with Namibia's National Government's Mass Housing Project. Approximately 145 erven of between 300m² to 500m² will be created (i.e. township establishment) on various land parcels in Tsandi, Extension 5. The establishment of proposed Extension 12 will amongst others ease the shortage of housing in the village of Tsandi and make more serviced land available.

As part of this township establishment, public roads will be constructed as well as provision of electricity, water and sewer infrastructure. All mentioned services are existing and will be linked with the available services.

SCOPE OF WORK AND ASSESSMENT APPROACH

In line with the environmental regulatory requirements and project registration, WINPLAN Town and Regional Planning Consultants was appointed by the Tsandi Village Council to carry out an environmental scoping assessment for the proposed establishment of one new extension. The Townships includes certain activities that are listed as 'Listed Activities' according to Government Notice No. 29 of 6 February 2012, which requires that an Environmental Clearance Certificate (ECC) be obtained from the office of the Environmental Commissioner (EC), thus requiring that an Environmental Assessment (EA) be conducted. The following is a summary of 'Listed Activities' that need to be addressed in the Environmental Assessment:

- The construction of facilities for the transmission and supply of electricity
- Temporary storage of waste
- Removal of vegetation
- Establishment of land resettlement scheme
- The construction of water bulk supply pipelines
- The construction of public roads;

The primary objective of the scoping is to identify potential impacts associated with different development phases of the project. The assessment consisted of site visits to the project location and public consultation meetings with the Interested and Affected Parties (I&APs). Comments, suggestions and inputs received during the initial consultation process have been addressed in this Scoping report; see the original stakeholder attendance register in Appendix E.

NEED AND DESIRABILITY ASSESSMENT

The proposed project offers benefits to the population of Tsandi and the entire Omusati Region by offering direct and indirect employment opportunities and capacity building in the receiving communities. The following is a summary of the likely positive impacts that have been assessed for the different phases of the establishment of proposed Extension 12 in Tsandi:

Impact Description	Construction phase	Operational phase
Employment	High	High
Economic benefit to construction industry	High	-
Municipal rates & taxes	-	High
Land use change (from economic point of view)	-	Very High

The proponent also acknowledges that potential negative impacts especially during the construction phase might be incurred. These impacts can be avoided and mitigated with proper implementation of an Environmental Management Plan (EMP).

SITE SELECTION PROCESS

A site for the establishment of Extension 12 was selected by the project proponent (see Appendix E for the appointment letter from the Tsandi Village Council). The proposed site was earmarked for development since it forms part of an already proclaimed township. The proposed project site is currently undeveloped although the effects of human activity are clearly visible. Infrastructure and services for the project amongst others includes roads, bulk water services, and electricity. The project area is mainly surrounded by open areas with residential erven and buildings already established.

SUMMARY OF THE IMPACT ASSESSMENT RESULTS

The following is a summary of the likely negative impacts that have been assessed for the different phases of the existing Village at Tsandi:

Impact Description	Construction Phase		Operational Phase	
	Pre-mitigation	Post-mitigation	Pre-mitigation	Post-mitigation
Erosion and sedimentation	Moderate	Low	Low	Very Low
Ground and Surface water pollution	Moderate	Low	Moderate	Low
Habitat destruction and loss of biodiversity	Moderate	Low	Moderate	Low
Visual aesthetics and sense of place	Moderate	Moderate	Low	Low
Dust and emissions	Very Low	Very Low	-	-
Traffic safety	Moderate	Low	Moderate	Low
Health, safety & security	Moderate	Low		
Noise & disturbance	-	-	Low	Low
Natural resources	Moderate	Low	-	-

CONCLUSION AND RECOMMENDATION

Based on the environmental assessment of both the identified positive and negative impacts undertaken for the proposed Township Establishment, the positive impacts of this project significantly outweigh the negative ones. Most of the negative impacts could be considered localised especially in terms of dust and noise pollution. Mitigation measures as detailed in the Environment Management Plan should be adhered to, so as to minimise these effects as much as possible. The land for the project is already legitimately owned by the proponent and had been obtained through following the proper channels.

It is hereby recommended that the establishment of the new extension for Tsandi shall go ahead and that the project should be issued with an Environmental Clearance Certificate. The Environmental Management Plan (EMP) and the proposed mitigation measures must be adhered to and it is the responsibility of the proponent to implement them so as to enhance the positive impacts and reduce the negative effects to a minimum.

1. INTRODUCTION

The Tsandi Village Council had appointed WINPLAN Town and Regional Planning Consultants to undertake the following planning actions in Tsandi:

- **NEED AND DESIRABILITY FOR TOWNSHIP ESTABLISHMENT OF TSANDI EXTENSION 12 (ON ERVEN 971 to 975, EXTENSION 5);**

WINPLAN needs to submit an application to the Ministry of Urban and Rural Development (MURD). In order to finalise the above planning actions and as part of the application to the Minister, an Environmental Clearance Certificate needs to be obtained. The Environmental Management Act (No 7 of 2007) stipulates that an Environmental Scoping Assessment is required as the following 'Listed Activities' are involved:

Activity No.	Activity Description
Energy Generation, Transmission and Storage Activities	
Activity 1(b)	*The construction of facilities for the transmission and supply of electricity*
Waste Management, Treatment, Handling and Disposal Activities	
Activity 2.3	*Temporary storage of waste*
Forestry Activities	
Activity 4	*Removal of vegetation*
Land Use and Development Activities	
Activity 5.2	*Establishment of Land Resettlement Scheme*
Infrastructure	
Activity 10.1(a)	*The construction of water bulk supply pipelines*
Infrastructure	
Activity 10.1(b)	*The construction of public roads*

Table 1: *Applicable listed activities as per Government Notice 29 of 2012*

This Environmental Scoping Report contains information on the proposed project and the surrounding areas. It further contains the following:

- Information on the proposed development and related activities,
- Applicable legislation to the study conducted
- Methodology that was followed
- The public consultation that was conducted
- The receiving environment's sensitivity; and
- Any potential ecological, environmental and social impacts.

2. PROJECT LOCATION

The proposed project site is located within proclaimed Extension 5, Tsandi in the Omusati Region. These land in question is currently undeveloped although the effects of human activity are clearly visible on the sites. Infrastructure and services are already available. The area is mainly surrounded by proclaimed land with residential erven and houses already established.

The proposed new township will be 7.11ha in size providing for ± 145 erven (See attached layout plan for details). The scope of the activity (i.e. township establishment) entails the creation of erven through a legal process as provided for by the Urban and Regional Planning Act, 2018 and the Land Surveyors Act (No. 32 of 1993). The exact location in relation to the built-up area of Tsandi can be seen in the map below.

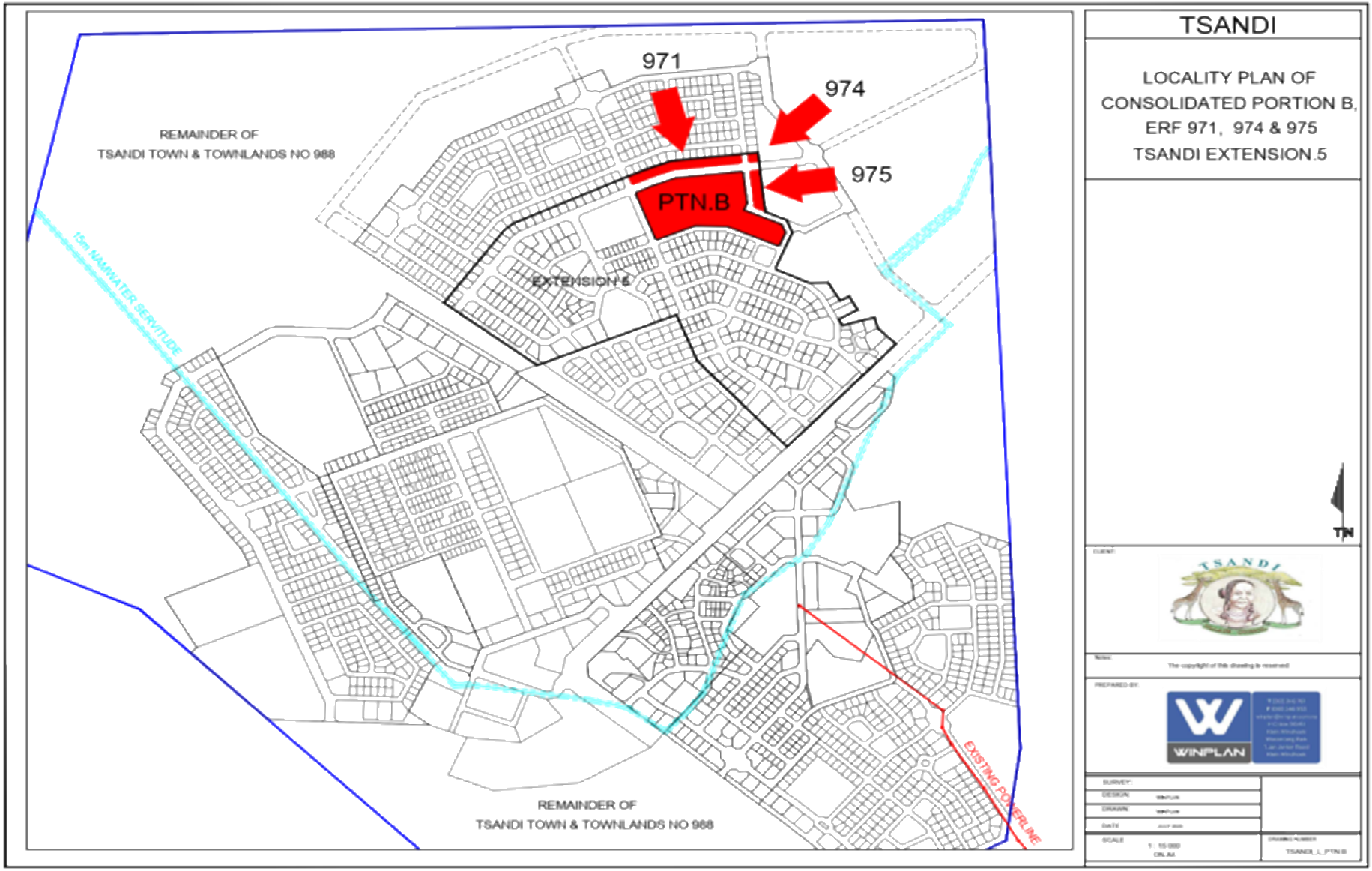

Figure 1: Locality of the proposed new Extension in Tsandi

3. PROJECT BACKGROUND

The outputs of this project will ultimately, and among others, be to address the housing shortage over specifically the residential spectrum of the property market currently experienced in Tsandi as well as in the entire Omusati region. The results will not only enable property ownership through registration, but also to provide urban services in an orderly manner with the intention of enhancing the use of land while at the same time reducing cost of development. WINPLAN Town and Regional Planning Consultants is fully confident that the layout plan as proposed for Tsandi Extension 12 will not only be instrumental in creating a better future for all who will benefit from this proposal through the provision of serviced land, but will also be hugely beneficial in terms of land delivery from a national point of view.

Furthermore, the layout proposal strives to promote a caring, diverse and well-functioning community of all ages and stages of life that celebrates life and enjoys a well-planned, progressive local authority that caters for a spectrum of land uses. With this approach, supporting the needs of the community is thus coupled with fulfilling social, environmental and commercial needs. The ultimate aim of the development concept aspires to provide access to better quality of housing within the context of greater Tsandi. The concept places focus on enhancing the quality of life of a neighbourhood and its social, environmental and economic sustainability.

The layout of the proposed new extension will make provision for single residential erven as well as public open space. The following table gives more insight into the proposed Township development.

The preliminary layout plan for **Tsandi Extension 12** provides for the following:

TSANDI EXTENSION 12			
LAND USE	**NO OF ERVEN**	**%**	**TOTAL AREA (m²)**
Residential	140	72	51 189
Public Open Space	3	13	8 968
Street Portions	2	2	1 640
Remainder (Street)		13	9 325
Total	**145**	**100**	71 122

Table 2: Land use description for Tsandi Extension 12

Figure 2 below depicts the preliminary layout of Extension12, Tsandi.

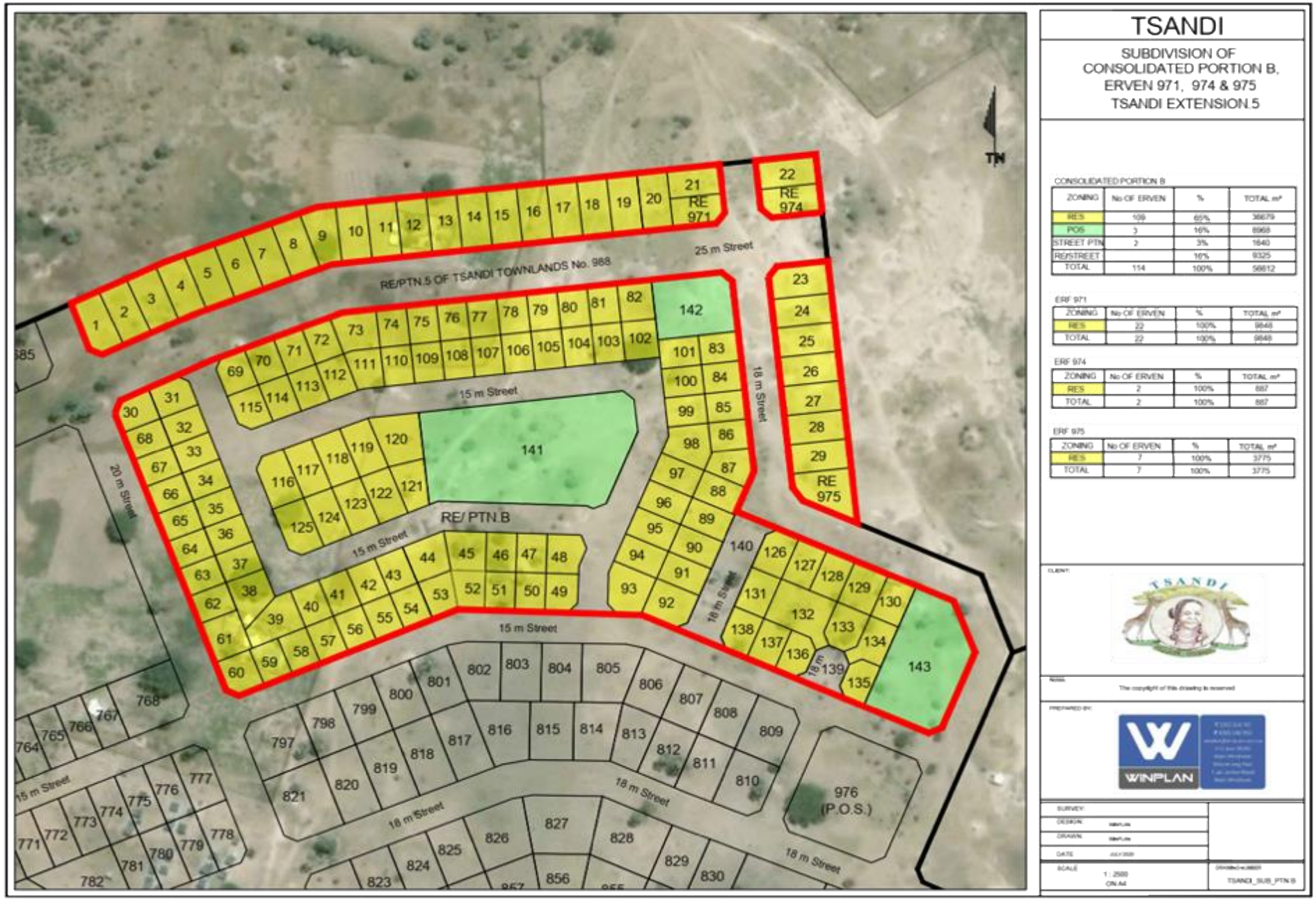

Figure 2: Proposed layout of Tsandi Extension 12

4. TERMS OF REFERENCE

The proponent (Tsandi Village Council) intends to apply to the Ministry of Urban and Regional Development for the establishment of one new township in Extension 5, Tsandi.

5. THE EIA PROCESS

The diagram below illustrates the stages of the typical EIA process to its completion with the submission of the final Scoping Report to the Directorate of Environmental Affairs.

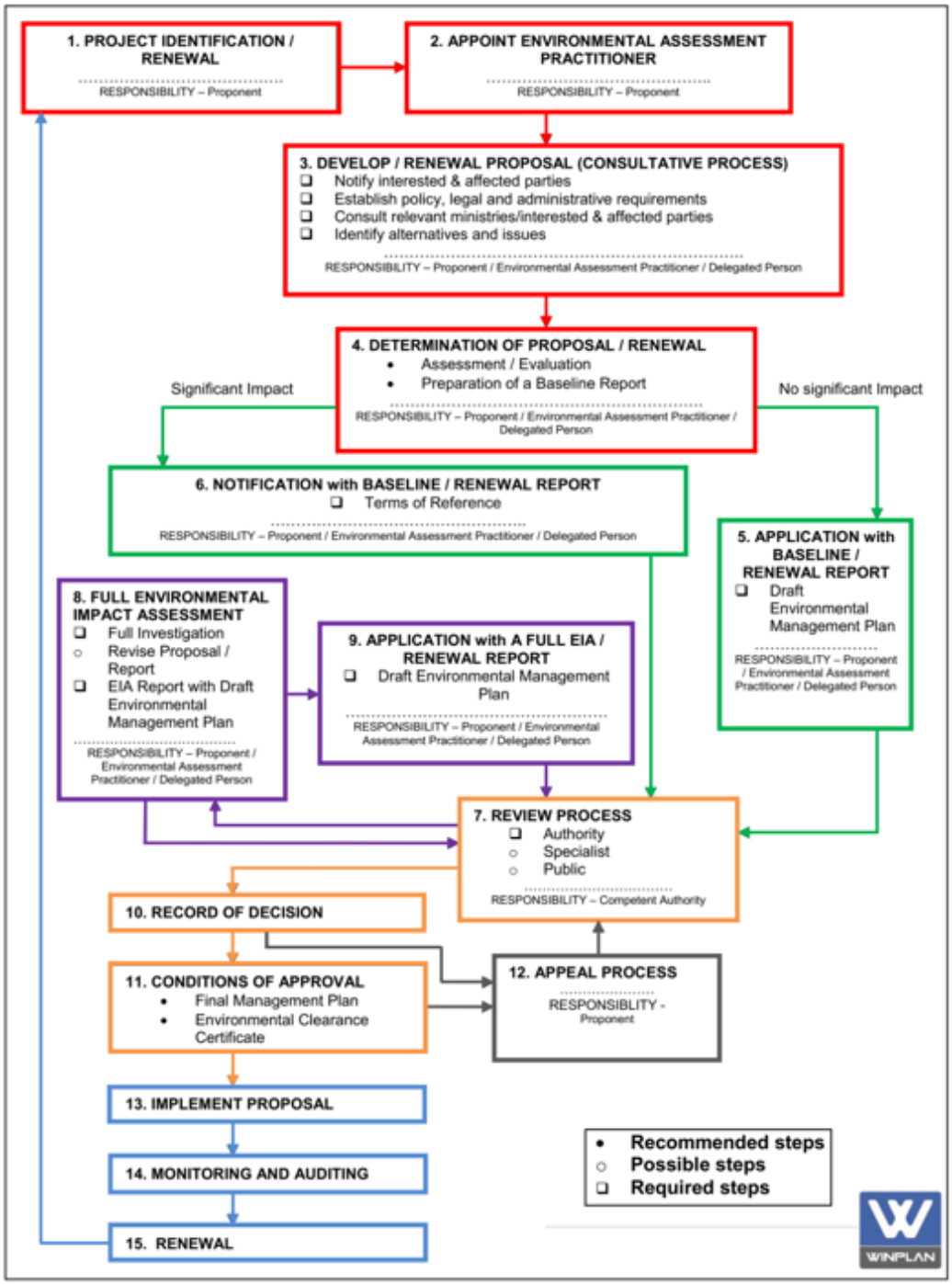

Figure 3: *Diagrammatic representation of Namibia's Environmental Assessment process*

6. THE PROPOSED DEVELOPMENT

This section will provide an in-depth description of the proposed activities as per the terms of reference provided above.

6.1 EMPLOYMENT CREATION

The proposed development has good potential to create employment in the Omusati Region, particularly in the village of Tsandi, during the planning, construction and operation phases. During the planning phase limited personnel will be employed to render assistance with surveying work and pegging, while a substantial number of people will be employed during the construction phase. Although construction work will be a short-term employment opportunity, the employed residents will gain valuable skills and experience that they will utilise post construction phase. The ultimate aim of the development aspires to provide access to better quality housing within the context of greater Tsandi.

6.2 BULK SERVICES AND INFRASTRUCTURE

All bulk services such as water, electricity and sewerage are readily available in Extension 5, Tsandi. Once a detailed design has been completed, services for the newly created erven will be linked to the existing services network of Extension 5, Tsandi.

6.2.1 Access

The proposed Extension 12 is located in an already proclaimed Township (Extension 5, Tsandi). No new access points would be required, and proposed Extension 12 would make use of the existing internal street network of Tsandi.

6.2.2 Water Supply

The Tsandi Village Council (TVC) will supply water to the proposed new extension through the existing Municipal Water Reticulation System. Tsandi Village Council is currently being supplied with bulk water by NamWater.

6.2.3 Storm Water

The already existing road network includes provision for storm water and would be able to accommodate the storm water generated. Underground storm water structures with catch pits complying with accepted engineering standards are already constructed.

6.2.4 Electricity Supply

Electricity will be sourced from the existing NamPower grid and distributed to the newly created erven.

6.2.5 Sewage Disposal

Extension 5, Tsandi does have an underground sewer system consisting of pipes and pump stations which will be connected to the newly created erven.

6.2.6 Solid Waste Disposal

Solid waste created by the new development will be collected and disposed of through the municipal waste collection and management systems and discarded of at an approved waste disposal site.

7. CONSTRUCTION AND OPERATIONAL ACTIVITIES

Township development is generally associated with the following activities during both the construction- and the operational phase.

7.1 CONSTRUCTION ACTIVITIES

Activities associated with the construction phase, both during bulk infrastructure and construction of buildings, but not necessarily limited to, are:

- Setting-up of a temporary –
    - construction yard;
    - site office and parking area;
    - workshop and stores;
    - batching area;
    - ablution facilities;
    - solid waste disposal facility;
    - stockpile area; and
    - danger zones area for handling hazardous substances, wash bays, bulk storage and dispensing of fuel.
- Demolition of existing structures (if applicable).
- Clean-up of existing dumpsites and smaller points of pollution currently on-site.
- Clearance of vegetation, stockpiling and removal from site.
- Removal of topsoil.
- Dumping of large quantities of unsuitable material.
- Access roads.
- Daily commuting of labour force to and from the site.
- Digging of trenches and construction of infrastructure (i.e. roads, electricity, water and wastewater).
- Generation of construction waste, temporary storage and removal from site.
- Usage of water for daily construction activities and generation of wastewater.

The impacts expected to occur during the construction phase are to a certain extent similar to that of the operational phase, although some impacts are exclusive to the construction phase and is short-lived.

The impacts likely impact to occur during the construction phase, and mitigations measures are detailed in the Environmental Management Plan (EMP) (See Appendix B).

7.2 OPERATIONAL ACTIVITIES

Activities associated with the operational phase, but not necessarily limited to, are:

- Traffic movement.
- Generation of dry and wet waste, the temporary storage thereof and removal.
- Street lighting.
- Noises associated with residential and business activities.
- Resource consumption (i.e. electricity; water).
- Use of pesticides and herbicides; paint, petrol & diesel spillages.
- Routine maintenance on bulk and internal services and servitude maintenance.

An Environmental Clearance Certificate (ECC) will only be obtained once the Environmental Scoping Assessment Report has been submitted, reviewed and approved by the Office of the Environmental Commissioner (OEC).

8. APPROACH TO THE STUDY

The Environmental Scoping Assessment Report (ESAR) incorporates the following activities: desktop studies, site assessment, public participation and scoping. In accordance with the Environmental Management Act (No 7 of 2007, an Environmental Scoping Assessment is an imperative component of this process to necessitate issuance of the ECC for the proposed Township establishment and all the associated infrastructures.

The aim of this report is to present the relevant information on the socio-economic and bio-physical conditions in which these activities might occur, sensitise the residents and any interested and affected party affected by the envisaged development and to establish the significance of the associated impacts the planned activities will pose on the ecological and socio-economic environment of Tsandi.

The aim of the Environmental Scoping Assessment is:

- To ascertain existing environmental conditions in the proposed area in order to determine its environmental sensitivity;
- To inform Interested and Affected Parties (I&APs) and relevant authorities of the likely impacts associated with the proposed development and permit 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 area that require further investigations.

The tasks that were undertaken as part of the Environmental Scoping Assessment process included the evaluation of the following:

- Climate
- Water (Hydrology)
- Vegetation
- Soils
- Social Component
- Cultural Heritage
- Groundwater
- Biodiversity
- Sense of Place
- Socio-economic Environment
- Health, and
- Safety and Traffic

A number of site visits to the proposed site were carried out to collect information on the ecological and socio-economic of the receiving environment. Consultation with the relevant stakeholders including the Tsandi Village Council provides imperative information pertaining the need and desirability of the proposed development.

To ensure that the general public and any interested and affected party are informed on the proposed project public notices were placed in two local newspapers (20 January and 27 January 2021) to provide the public with an opportunity to comment and give inputs towards the planned project. In addition, a notice has also been put on site as well as at the offices of

the Tsandi Village Council. The deadline for registration and submission of comments was 12 February 2021.

The identified impacts were rated to a degree of significance. The consequences of the impacts were determined in four categories: 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 required for the establishment of the proposed development should be applied for by the proponent.

9. ASSUMPTIONS AND LIMITATIONS

It is reputed that the information provided by the proponent (Tsandi Village Council) is accurate and relevant to the date of compiling this report. The sites were visited several times and any activities on the project site after those visits are not included in this report. It is however assumed that there will be no significant alteration to the proposed sites and the environment will not be adversely affected between the compilation of the assessment and the implementation of the proposed activities. It is further assumed that all other secondary data (books, other specialist studies etc.) researched and collected data are factual and accurate.

10. ADMINISTRATIVE, LEGAL AND POLICY REQUIREMENTS

The administrative, legal and policy requirements are related to the methodology that needs to be followed when conducting an Environmental Scoping Assessment. When compiling and setting up an Environmental Scoping Assessment, a couple of steps need to be followed in order for it to comply with the legal requirements. In the first step, all notice about the endeavours on the sites needs to be placed in two different local Newspapers for two consecutive weeks. Letters stating the development on the project sites and the relevant line Ministries should be informed about the envisaged development, including the residents and all Interested and Affected Parties (I&AP's). Thereafter, a Background Information Document (BID) should be compiled and send to any person on request.

The Environmental Impact Assessment **Regulations (GN 30 in GG 4878, 6 February 2012)** of the **Environmental Management Act (No. 7 of 2007)** that came into effect in 2012 requires/recommends that an Environmental Impact/Scoping Assessment be conducted.

The **Constitution of the Republic of Namibia (1990)** states that the State shall promote and maintain "ecosystems, essential ecological processes and biological diversity of Namibia and to utilise natural resources on a sustainable basis for the benefit of all Namibians both present and future".

The **Water Resources Management Act (No. 24 of 2004)** 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.

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 and Tourism (MET) administer it and also provides for the establishment

of the Nature Conservation Board.

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.

The **Soil Conservation Act (No 76 of 1969)** stipulates that the combating and preventing of soil erosion should take place; the soil should be conserved, protected and improved, vegetation and water sources and resources should also be preserved and maintained. When proper mitigation measures are followed along the construction and implementation phase of the project, the natural characteristics of the property is expected to have a moderate to low impact on the environment.

The **Labour Act (No 11 of 2007)** states regulations to ensure the health, safety and welfare of employees and to protect employees from unfair labour practices. The Act also states that the employees should be provided with a working environment which is without risk to their health.

11. AFFECTED RECEIVING ENVIRONMENT

11.1 BIODIVERSITY AND VEGETATION

Since it forms part of a proclaimed township within the settlement of Tsandi, the proposed project site is currently in a transformed state. It is showing definite signs of human inference. In particular, informal tracks exist as well as vegetation that was cleared in order to accommodate other uses. All large trees that do exist on the project site would be incorporated in the development to enhance the aesthetic value of the area. No protected trees may be removed without a permit. Any removal of vegetation that arises naturally should be done within a properly managed, planned and responsible manner in order to avoid destruction of unnecessary ground cover. Apart from livestock, no other animals were observed on the sites during the site visits. It is however strongly recommended that any animal if found on the sites whether large or small be safeguarded from the construction and operation activities that may be harmful.

Figures 4 & 5: *The already disturbed nature of the study area*

The vegetation of the region can be classified as floodplain grasslands or woodlands with open grassy drainage depressions and is classified as being situated in the Etaka-Cuvelai Drainage Basin. The area in general contains a large diversity of annual and perennial grass. However, the project area itself does not have much grass cover. Plant species found in the general area can be seen in the table below.

KEY: LC – least concern; **F** – Forestry protected under forestry ordinance 37 of 1952 and Forestry Act no 72 of 1968.

Species	Occurrences	Protection Status	Conservation Categories
Acacia arenaria	Common	-	-
Acacia hebeclada subsp. hebeclada	Common	-	-
Acacia sieberiana	Common	-	-
Berchemia discolor	Occassional	F	-
Cleome gynadra	Common	-	-
Colophospermum mopane	Occassional	F	LC

Cyperus compressus	Common	-	-
Cynodon dactylon	Common	-	-
Crotalaria podocarpa	Common	-	-
Dichrostachys cinerea	Occassional	-	LC
Grewia flavescens	Occassional	-	-
Croton gratissimus	Occassional	-	-
Diospyros mespiliformis	Occassional	-	-
Eragrostis trichophora	Occassional	-	-
Hirpicium gorterioides	Occassional	-	-
Kohautia virgata	Occassional	-	-
Peltophorum africanum	Not Common	F	LC
Solanum delagoense	Occassional	-	-
Sesamum triphyllum var. grandiflorum	Common	-	-
Tephrosia burchellii	Not Common	-	-
Terminalia sericea	Common	-	-
Terminalia prunioides	Not Common	-	-
Tribulus zeyheri	Common	-	-
Ficus sycomorus subsp. gnaphalocarpa	Not Common	-	LC
Limeum fenestratum var. fenestratum	Not Common	-	LC
Mundulea sericea subsp. sericea	Not Common	-	-
Sclerocarya birrea subsp. caffra	Occassional	F	-
Hyphaene petersiana	Occassional	-	-
Ximenia caffra var. caffra	Not Common	-	-
Ziziphus mucronata	Occassional	-	-

Table 3: *Plant species typical for the area (Source: BRHMS – WIND database National Botanical Research Institute, Windhoek)*

It should be noted that none of the larger trees/shrubs, especially the protected and endemic species, are exclusively associated with the proposed project area. Furthermore, no animals or reptiles were recorded during the site visits. Various bird species do however exist in the general area.

11.2 VERTEBRATE FAUNA

The general project area is regarded as "low" in overall (all terrestrial species) diversity (Mendelsohn et al. 2009) while the overall terrestrial endemism in the area is viewed as "average" (Mendelsohn et al. 2009). The overall diversity and abundance of large herbivorous mammals (such as game) is viewed as "very low" and rated as having 0 in terms of the number of species according to Mendelsohn et al. (2009). The overall diversity of large carnivorous mammals (large predators) is determined at 3 species with brown hyena being a notable conservation-worthy species with "low" densities expected in the area (Mendelsohn et al. 2009). Reptile diversity could be classified as 'medium' with 41-50 species. Frog diversity could also be classified as 'medium' with the number of species between 12 and 15 (Mendelsohn et al. 2009).

11.3 AVIAN DIVERSITY

Although Namibia's avifauna is comparatively sparse compared to the high rainfall equatorial areas elsewhere in Africa, approximately 658 species have already been recorded with a diverse and unique group of arid endemics (Brown, et al., 1998, Maclean, 1985). Fourteen species of birds are endemic or near endemic to Namibia with the majority of Namibian endemics occurring in the savannas (30%) of which ten species occur in a north-south belt of dry savannah in central Namibia (Brown, et al., 1998).

Bird diversity is viewed as "low-medium" in the project area with 111-140 species estimated with 1-3 species being endemic to the general area (Mendelsohn et al. 2009) with Simmons (1998a) confirming the 1-3 endemics expected in the area.

The most important (owing to conservation status) bird species potentially occurring in the project area are viewed as those classified as endangered (Southern Ground-Hornbill, Violet Wood-Hoopoe, White-Backed Vulture, Bateleur, Tawny Eagle, Martial Eagle, Black Stork), vulnerable (Lappet-Faced Vulture) and near threatened (Black Eagle, Kori Bustard) under Namibian legislation (Simmons et al. 2015) However most of these species – e.g. kori bustards, etc. – are not expected to occur in the area throughout the year, but rather frequent in the area after localised rainfall events.

It should be noted that none of the birds, especially the species with some conservation status, are exclusively associated with the project area

12. TOPOGRAPHY, SOILS AND DRAINAGE PATTERNS

The Cuvelai system flows south, gradually forming a series of braided channels between ancient vegetated sand dunes, converging near Oponono Lake. From there the water flows in the channel of the Ekuma River into the Etosha Pan. The Oshana Etaka, which does not function as part of the Efundja in the Cuvelai system, collects water from the area north of Tsandi, known as Olusati, ending in a number of smaller pans.

The average elevation of the site area is approximately 1 110m above mean sea level. The landscape is flat, monotonous and dotted with settlements and homesteads. After heavy rains in the region, many little lakes and ponds form. This is due to the flat nature of the surface and also because of the water that comes from Cuvelai River reaching from the north to Etosha Pan. Most of the terrain which is earmarked for development is flat with deep sandy soils and is

suitable for development.

The topography of the Tsandi area is a flat plain, which forms part of the Etosha depression. This depression gradually descends as a shallow trough from north to south towards the Etosha Pan. The combination of flat topography, sandy soils and the ephermal flow in the drainage channels has produced a poorly developed drainage system comprising inter-connected ephermal pans and wide, shallow watercourses known as oshanas. The oshanas have a general north-south alignment and flow occurs as a result of water passing over shallow grassed natural spillways between the oshanas. This results in a slow flow of water in a generally north south direction in line with the prevailing gradient of the plain, but cross flow between oshanas also occurs. It is however possible to make estimates of peak water flows based on field observations and engineering judgment for purposes of designing a storm water management system.

The northern Kalahari Sandveld covers the region, mainly made up of an aeolian sand mantle about 50 metres thick, covering tertiary calcretes and sediments. The high percentage of sand particles (above 60%) determines the texture and accounts for a low water retaining capacity. Due to a high evaporation rate in the Oshana system, the soils are saline.

13. CLIMATE

The climate of Tsandi and the surrounding area could be described as semi-arid, with summer rainfalls. The highest temperatures are recorded during October and February with an average maximum daily temperature of 31°C. In contrast, the coldest temperatures are measured in July with the coldest temperatures going as low as 3 °C (Mendelsohn et al. 2009). Rainfall usually occurs in the form of thunderstorms and is mostly prevalent during the summer months between October and April. The average annual rainfall for Tsandi is about 400-450mm per annum. This average annual rainfall is in comparison to 350mm for the entire country. Over 70% of the rainfall for the area occurs in the period between November and March.

The prevailing wind for the area is in a north eastern direction. Given the nature of the development, it is not expected that the climate will have any significant effect and vice versa. Winds may contribute to dust and noise nuisance, having a potential negative implication on the surrounding residential areas.

14. HYDROGEOLOGY

The study area as well as the surrounding area in general, has an average groundwater potential from a permeability and yield perspective (Grunert, 2003). However, groundwater in general, is regarded as one of Namibia's most important water sources and the protection thereof should be regarded as a high priority. The main uses of water in the area are for domestic purposes, business, agriculture and farming activities.

Even though most of the surface water evaporates, runoff can be expected due to the impermeability of the soils (Grunert, 2003). The storage and collection of substances which might pollute river courses or basins as a result of surface water drainage should be avoided. No potential pollutants should be channelled or directed towards any rivers or drainage systems.

In terms of the hydrological assessment perspective, no major geological structures that will enhance groundwater recharge or flow are evident on the proposed study area and the

development that will take place will not pose any long-term negative effects on the hydrological cycle (Gunert, 2003).

15. SOCIO-ECONOMIC COMPONENT

Due to the fact that the proposed new Township will be constructed within an already proclaimed township, the social impact would be minimal, since the surrounding area is already inhabited by people. The majority of land use around the area consists out of open land as well as esidential activities. The proposed new development would therefore not have a negative impact on the neighbours or the surrounding areas.

The construction and development of the proposed Township will have little disturbance to the environment and towards the individuals that are located in the area/Village. Those people that might be affected by the development will be compensated and relocated as per the directives of the Ministry of Land Reform (MLR). In addition, it could be argued that residents living in the area will benefit from employment opportunity created during planning, construction and operation of the development.

16. CULTURAL HERITAGE

The proposed project area for the Township establishment is not known to have any artefact or historical significance prior to or after independence in 1990. The area does not have any National Monuments and the proposed site has no record of any cultural or historical significance or on-site resemblance of any nature. No graveyard or related article was found on the proposed project sites. If any archaeological artefacts are to be found on the sites during the construction phase, it should be reported to the National Heritage Council (NHC) in Windhoek. Any human or other remains that are discovered should be reported to the Namibian Police for further investigation.

17. PUBLIC CONSULTATION PROCESS

Numerous environmental issues to be considered in the EIA has been given specific context and focus through consultation with authorities and IA&Ps. Included below is a summary of the parties consulted, the process that was followed, and the issues that have been identified.

The following Competent Authority was identified:

- Ministry of Urban and Rural Development (MURD)

The following I&AP's were identified:

- Residents of Tsandi
- Tsandi Village Council

The proposed project was advertised in the Republikein and The Namibian newspapers on Wednesday, 20 January 2021 and on Wednesday, 27 January 2021 respectively. In addition, a notice was placed on site as well as on the Notice Board at Tsandi Village Council office.

Figure 6: Public Notice on site

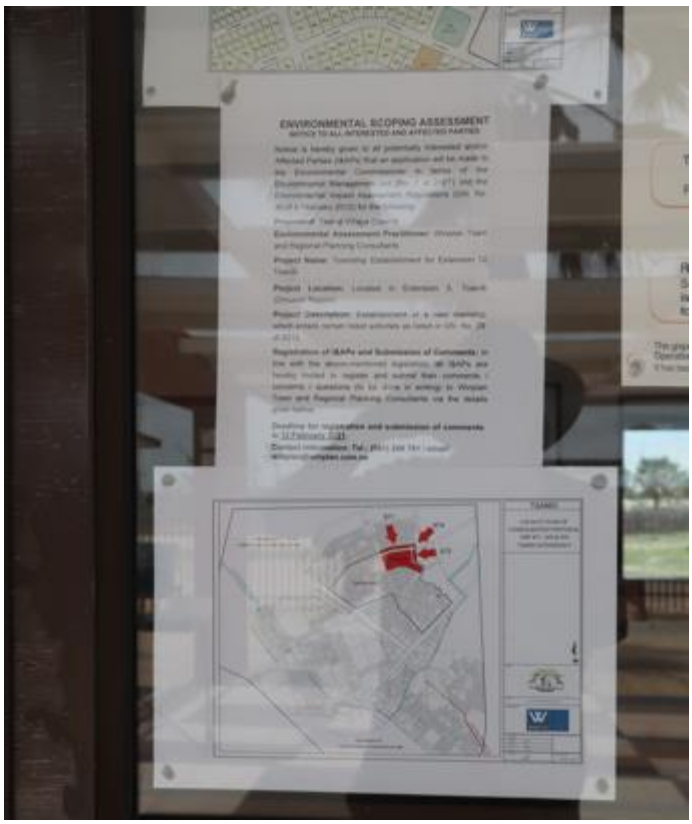

Figure 7: Public Notice at Tsandi Village Council

18. ENVIRONMENTAL IMPACT EVALUATION

The potential impacts identified were evaluated in terms of duration, extent, intensity, probability, and status, in combination providing the expected significance. The means of arriving at the different significance ratings is explained in Table 4 below.

These criteria are used to ascertain the significance of the impact, firstly in the case of no mitigation and then with the most effective mitigation measure(s) in place. The significance of an impact is derived by taking into account the temporal and spatial scales and magnitude. Such significance is also informed by the context of the impact, i.e. the character and identity of the receptor of the impact.

CRITERIA	CATEGORY
Impact	This is a description of the expected impact.
Nature Describe the type of effect.	**Positive:** The activity will have a social/ economical/ environmental benefit. **Neutral:** The activity will have no effect. **Negative:** The activity will be socially/ economically/ environmentally harmful.
Extent Describe the scale of the impact.	**Site Specific:** Expanding only as far as the activity itself *(onsite)* **Small:** Restricted to the site's immediate environment within 1 km of the site *(limited)* **Medium:** Within 5 km of the site *(local)* **Large:** Beyond 5 km of the site *(regional)*
Duration Predicts the lifetime of the impact.	**Temporary:** < 1 year **Short-term:** 1 – 5 years **Medium term:** 5 – 15 years **Long-term:** >15 years (Impact will stop after the operational or running life of the activity, either due to natural course or by human interference) **Permanent:** Impact will be where mitigation or moderation by natural course or by human interference will not occur in a particular means or in a particular time period that the impact can be considered temporary.
Intensity Describe the magnitude (scale/size) of the Impact.	**Very low:** Affects the environment in such a way that natural and/or social functions/processes are not affected. **Low:** Natural and/or social functions/processes are slightly altered.

	Medium: Natural and/or social functions/processes are notably altered in a modified way. **High:** Natural and/or social functions/processes are severely altered and may temporarily or permanently cease.
Probability of Occurrence Describe the probability of the Impact actually occurring.	**Improbable:** Not at all likely. **Probable:** Distinctive possibility. **Highly probable:** Most likely to happen. **Definite:** Impact will occur regardless of any prevention measures.
Degree of Confidence in Predictions State the degree of confidence in predictions based on availability of information and specialist knowledge	**Low:** Little confidence regarding information available (<40%). **Med:** Moderate confidence regarding information available (40-80%). **High:** Great confidence regarding information available (>80%).
Significance The impact on each component is determined by a combination of the above criteria.	**No change:** A potential concern which was found to have no impact when evaluated**.** **Very low:** Impacts will be site specific and temporary with no mitigation necessary. **Low:** The impacts will have a minor influence on the proposed development and/or environment. These impacts require some thought to adjustment of the project design where achievable, or alternative mitigation measures. **Moderate:** Impacts will be experienced in the local and surrounding areas for the life span of the development and may result in long term changes. The impact can be lessened or improved by an amendment in the project design or implementation of effective mitigation measures. **High:** Impacts have a high magnitude and will be experienced regionally for at least the life span of the development or will be irreversible. The impacts could have the no-go proposition on portions of the development in spite of any mitigation measures that could be implemented.

Table 4: *Impact Assessment Criteria*

19. POTENTIAL IMPACTS IDENTIFIED AND ASSESSED

For the purpose of this assessment, issues and impacts identified are grouped according to the main project phases – i.e. the construction phase and operational phase. Section 19.1 and Section 19.2 give a broad overview of each potential impact expected during the two phases, as well as an assessment outcome. Proposed mitigation measures are discussed in detail in the attached Environmental Management Plan (See Appendix B).

19.1 CONSTRUCTION RELATED IMPACTS

The construction activities, which have been considered, include those activities applicable to both the construction of bulk services (i.e. roads; potable water; sewer; storm water; and electricity) and the construction of buildings (i.e. houses & businesses).

Construction impacts are mostly temporary in nature but may have a permanent and lasting result if not addressed in time and in an effective manner. Details with regards to the potential impacts expected during the construction phase are briefly discussed below.

Detailed mitigation measures and environmental requirements having direct relevance to the expected construction impacts are presented in the tables below and in the Environmental Management Plan (See Appendix B).

Table 5 below presents the potential impacts expected to occur during the construction phase of the development, while **Table 6 to Table 15** presents the assessment and outcome of each of the key impacts, with mitigations.

IMPACT	CAUSE
Erosion & Sedimentation	Vegetation clearance
	Trenches & excavated areas
Ground and Surface Water Pollution	Waste disposal
	Hazardous material & liquid disposal
Habitat Destruction and Loss of Biodiversity	Vegetation clearance & removal of trees
	Erosion & sedimentation
	Poaching
Visual Aesthetics and Sense of Place	Vegetation clearance
	Poorly planned construction sites
	Insensitive infrastructure design and scale
Socio-Economic	Income generation and skills transfer (Employment)
	Economic benefit to the construction industry
	Dust and emissions
	Traffic safety

IMPACT	CAUSE
	Health, safety and security
Natural Resources (water & energy)	Unacceptable high levels of consumption
	Wastage

Table 5: *Key issues and potential impacts expected during the construction phase*

19.1.1 Erosion and Sedimentation

Erosion and sedimentation will take place in the event that soils are exposed to the natural elements (i.e. winds and rains) through clearing of vegetation or steep excavations, which in turn could result in seasonal (rain season) degradation of habitats and visual downgrade. The amount of erosion and sediment transport is directly related to what time of the year the construction activities occur and the duration thereof. If clearing and grading activities take place during the wetter months of the year (November to March), substantially more erosion would result.

Considering the natural conditions (i.e. topography, soil composition and vegetation cover) erosion and sedimentation can be expected if not effectively managed and mitigated. Due to the fact that the project area falls within a very low rainfall area, it is not expected to be vulnerable to erosion and sedimentation.

Given the environment's natural characteristic and Township layout, the potential occurrence of erosion and resulting sedimentation is rated as **probable** before mitigations and **low** following proper mitigation measures (see Table 6).

Impact Description	Erosion and sedimentation
Nature	Negative
Extent	Site specific
Duration	Long Term
Intensity	Low
Probability	Probable
Degree of Confidence	Definite
Significance Pre-mitigation	Moderate
Significance Post-mitigation	**Low**

Table 6: *Significance of Erosion and Sedimentation*

19.1.2 Ground- and Surface Water Pollution

Construction activities are associated with a variety of potential pollution sources (i.e. cement, oils, diesel, chemicals, paints, etc.), either having a direct and immediate impact or indirect and longer-term impact. As a single incident, in order for ground water to be contaminated, very large quantities of pollutants have to be released into the environment, of which volumes are

not associated with this type of development. Although, however small these potential sources of pollution might still require special attention (i.e. planning, control and management) to avoid any potential pollution of the immediate environment.

The groundwater of the area is not regarded as being of good quality and is not expected to be negatively affected by any pollution but should be avoided. The proposed area contains no standing permanent water ponds / artificial wetlands but can certainly be expected during the rainy season where oshanas fill with water.

Given the environment's natural characteristics, construction pollution is expected to have a **moderate** impact before mitigation and a **low** impact following proper mitigation measures. It is therefore unlikely that groundwater contamination will occur, and the proposed construction phase is not likely to have any detrimental impacts on the groundwater resources of the area.

Impact Description	Groundwater and surface water pollution
Nature	Negative
Extent	Medium (short term) / Large (long term)
Duration	Long Term
Intensity	High
Probability	Probable
Degree of Confidence	Probable / medium
Significance Pre-mitigation	Moderate
Significance Post-mitigation	**Low**

Table 7: *Surface and Groundwater Pollution*

19.1.3 Habitat Destruction and loss of Biodiversity

The proposed change in land use will permanently change the present landscape and result in the displacement of existing vegetation and faunal populations, including invertebrates and other living organisms.

Removal of the natural vegetation cover to make way for the roads, buildings and other infrastructure is inevitable. This should however be done within a responsible manner to avoid unnecessary removal of ground cover or any protected species, as per the Forest Act (No. 12 of 2001, as amended).

The proposed Township will be situated in an already disturbed area, which is free of any conservation worthy fauna and flora. Given the environment's natural characteristic and expected scale of habitat disturbance, the impacts are expected to be **moderate** before mitigations and **low** following proper mitigation measures and continuous monitoring.

Impact Description	Habitat destruction and loss of biodiversity
Nature	Negative
Extent	Site specific
Duration	Long Term
Intensity	Low
Probability	Probable
Degree of Confidence	Definite
Significance Pre-mitigation	Moderate
Significance Post-mitigation	**Low**

Table 8: *Habitat destruction and loss of biodiversity significance*

19.1.4 Visual Aesthetics and Sense of Place

Although temporary, construction activities are known to have a visual impact due to the nature of the activity. The surrounding land uses to the proposed project sites are typical uses like institutional, business, and residential uses which are normally associated with a town. The activities to be accommodated on the proposed project area are in line with these.

The proposed project sites are by no means untouched, as a result of the human interference. Given the expected size (small) of the larger construction site, the natural vegetation present on-site as well as the already disturbed nature of the sites, the visual impact is expected to be **moderate**. By applying the proposed mitigations, the impacts during construction can be slightly reduced, but will remain as a permanent feature.

Impact Description	Visual aesthetics and sense of place
Nature	Negative
Extent	Small
Duration	Permanent
Intensity	Medium
Probability	High
Degree of Confidence	Definite
Significance Pre-mitigation	Moderate
Significance Post-mitigation	**Low**

Table 9: *Visual aesthetics and sense of place significance*

19.1.5 Socio-Economic Implication

Construction activities are associated with a variety of impacts that has either a direct or indirect implication on the surrounding residents' living conditions and/or socio-economic status. These implications are covered below.

i) Income Generation & Skills Transfer (Employment)

Construction makes use of larger numbers of unskilled labour, as well as skilled labour although to a lesser extent, which does not only contribute to income generation and a security of better livelihoods but contributes to skills transfer as well. It is important that local people be employed and that the necessary opportunities exist for unskilled labour to undergo on the job training and skills enhancement.

Impact Description	Income generation and skills transfer
Nature	Positive
Extent	Large
Duration	Temporary
Intensity	High to the unemployed
Probability	Definite
Degree of Confidence	Definite
Significance Pre-mitigation	High to the unemployed
Significance Post-mitigation	**High** to the unemployed

Table 10: *Income generation and skills transfer*

ii) Economic Benefit to the Construction Industry

The construction of the bulk and internal services, as well as buildings will have a direct positive implication on the currently struggling construction industry, which is considered to be one of the most important employers in the country. It is crucial that local contractors be appointed and that as many as possible of the locally available construction material be used throughout the development.

Impact Description	Economic benefit to the construction industry
Nature	Positive
Extent	Large
Duration	Temporary
Intensity	Medium
Probability	Definite
Degree of Confidence	Definite
Significance Pre-mitigation	Moderate
Significance Post-mitigation	**Moderate**

Table 11: *Economic benefit to the construction industry*

iii) Dust & Emissions

The air quality in the area is considered good, based on the potential impact that current activities in the area are likely to have on air quality. Dust and emissions are associated with construction activities (i.e. digging; clearing; excavating etc.) of which the severity is directly

related to the extent of the development and the nature of the receiving environment. Given the activities within the immediate surroundings, dust is expected to be more of a nuisance than emissions, as a result of construction activities.

Considering the prevailing winds throughout the year and the surrounding receptors, dust nuisance is not expected to be of any significance. However, dust control is considered important and requires effective mitigations. With regards to the proposed project sites, dust nuisance in general holds a **very low** significance.

Impact Description	Dust and emissions
Nature	Negative
Extent	Small
Duration	Temporary
Intensity	Low
Probability	Highly probable
Degree of Confidence	Definite
Significance Pre-mitigation	Low
Significance Post-mitigation	**Very low**

Table 12: *Dust and emissions*

iv) Traffic Safety

Construction activities are associated with an increase in vehicles of different kinds (i.e. workers' busses, delivery vehicles and construction vehicles) to and from the project site, which inevitably increase risk and conflict. It is important that all vehicle drivers be informed of their potential impact on the environment and on the roads, and that the necessary measures are taken to prevent any accidents as a result of increased traffic.

The potential pre-mitigation impact is regarded as **moderate**, which can be reduced to **low** through applying proper mitigations.

Impact Description	Traffic safety
Nature	Negative
Extent	Small
Duration	Temporary
Intensity	High
Probability	Probable
Degree of Confidence	Probable
Significance Pre-mitigation	Moderate
Significance Post-mitigation	**Low**

Table 13: *Traffic safety*

v) Health, Safety & Security

Areas within which construction activities takes place is usually associated with criminal activity, posing a security risk to those residing in the area. It is not to say that these criminal activities are as a result of the construction staff but is known to happen in the vicinity of construction sites. These potential impacts hold **moderate** significance and can with appropriate mitigations reduce its impact to **low**.

Impact Description	Health, safety & security
Nature	Negative
Extent	Small
Duration	Temporary
Intensity	Medium
Probability	Probable
Degree of Confidence	Probable
Significance Pre-mitigation	Moderate
Significance Post-mitigation	**Low**

Table 14: *Health, Safety and Security*

19.1.6 Natural Resources

The construction phase requires both water and electricity of which water is currently the source under pressure. The construction of roads would require the highest volume of water followed by dust suppression.

Alternative water resources (such as treated wastewater) should be used during the construction phase. A very small part of the construction phase would require potable water. These potential impacts hold moderate significance and can with appropriate mitigations reduce its impact to low.

Impact Description	Natural resources
Nature	Negative
Extent	Large
Duration	Permanent
Intensity	Medium
Probability	High Probable
Degree of Confidence	Definite
Significance Pre-mitigation	Moderate
Significance Post-mitigation	**Low**

Table 15: *Natural resources*

19.2 OPERATIONAL-RELATED IMPACTS

These impacts are usually more permanent in nature or at least until decommissioning of the proposed project. Details with regards to the potential impacts expected during the operation phase are briefly discussed below. Detailed mitigation measures and environmental requirements having direct relevance to the expected operational phase impacts are presented in the attached EMP.

Table 21 below presents the potential impacts expected to occur during the operational phase of the proposed development, while **Table 16** to **Table 24** presents the outcome of each.

IMPACT	CAUSE
Erosion & Sedimentation	Vegetation clearance
Ground and Surface Water Pollution	Waste disposal
	Hazardous material and liquids disposal
Habitat Destruction and Loss of Biodiversity	Vegetation clearance
	Erosion & sedimentation
	Poaching
Visual Aesthetics and Sense of Place	Vegetation clearance / altered vegetation
	Architectural design & scale of buildings
	Land use change
Socio-Economic	Income generation and skills transfer (Employment)
	Municipal rates and taxes
	Noise and disturbance
	Traffic & safety
	Land use change
Natural Resources (water & electricity)	Unacceptable high level of consumption
	Wastage
	No sustainable practises

Table 16: Key potential impacts expected during the operational phase

19.2.1 Erosion and Sedimentation

Erosion and sedimentation during the operational phase is highly unlikely, as provision will be made for storm water management, which reduces the occurrence of erosion and sedimentation. It will however take place in the event where open areas are cleared of vegetation, for whatever reason, which would then result in erosion and sedimentation. Open areas should therefore be kept within a natural state and no vegetation removal should be tolerated.

Given that storm water management will be done as part of the engineering designs, the potential occurrence of erosion and resulting sedimentation is rated as **low** before mitigations and **very low** following proper mitigation measures.

Impact Description	Erosion and sedimentation
Nature	Negative
Extent	Site specific
Duration	Long Term
Intensity	Low
Probability	Improbable
Degree of Confidence	Definite
Significance Pre-mitigation	Low
Significance Post-mitigation	**Very Low**

Table 17: *Erosion and sedimentation significance*

19.2.2 Ground- and Surface Water Pollution

Ground and surface water pollution can have a negative effect on the receiving environment. Sources of potential pollution include but are not limited to hazardous liquids (i.e. diesel/petrol/cleaning liquids) stored at homes or businesses; leakages from wastewater network; pesticides; improper storage of domestic waste and dumping of waste within open areas. Increased run-off created as a result of the proposed development (i.e. roofs and other hard surfaces) could enhance pollutant transportation, as well as increase the distance pollutants can be transported from its source.

There are no permanent standing water bodies on the project sites that had been identified during the site visits. As mentioned previously, in order for groundwater to be contaminated, large amounts of pollutants will have to seep through the soil over a period of time. It is therefore our opinion that the significance of potential damage to water resources as a result of the proposed development is low**.** Care should however still be taken to protect the environment and to prevent any possible pollution created as a result of waste production.

It is important to note that it is not only the quality of the surface water that can be negatively affected, but also the aesthetic component of the natural environment. With the correct attitude and with precautionary measures in place, groundwater contamination and waste pollution in general, can easily be prevented.

Possible pollution by way of the wastewater network (and others) is initially considered to be low but has proven to increase in risk over the years as the infrastructure and equipment degrade. Should proper management practices not be in place and monitoring be from the side of the Local Authority, the risk factor can be regarded as high, but can be avoided and reduced to **low** following proper mitigation measures and constant monitoring.

Impact Description	Groundwater and Surface Water
Nature	Negative
Extent	Medium (short term) / Large (long term)
Duration	Long Term
Intensity	High
Probability	High probable
Degree of Confidence	Probable / medium
Significance Pre-mitigation	Moderate
Significance Post-mitigation	**Low**

Table 18: Surface and ground water pollution significance

19.2.3 Habitat Destruction and Loss of Biodiversity

The most destructive disturbance to the local habitat takes place during the construction phase, when the land is prepared for the intended infrastructure. The risk of further habitat destruction during the operational phase depends on the mind-set and environmental awareness of the residing community.

The introduction of human activities on a daily basis can place an increased strain on the fauna and flora species if not managed sensitively. Impacts during the operational phase are predominantly associated with the daily operations of humans and poor management practices and irresponsible behaviour (e.g. uncontrolled access to sensitive areas; collecting of plants or animals; killing of snakes, use of general poison, etc.).

Given the environment's natural characteristic and expected scale of habitat disturbance, the impacts are expected to be **moderate** before mitigations and **low** following proper mitigation measures and constant monitoring.

Impact Description	Habitat destruction and loss of biodiversity
Nature	Negative
Extent	Site specific
Duration	Long Term
Intensity	Low
Probability	Probable
Degree of Confidence	Definite
Significance Pre-mitigation	Moderate
Significance Post-mitigation	**Low**

Table 19: *Habitat destruction and loss of biodiversity significance*

19.2.4 Visual Aesthetics and Sense of Place

The operational phase consisting of various buildings and infrastructure, will have an urban sense of place. The lasting visual aesthetics is determined by the architecture and scale of buildings, emphasised by the receiving environment's topography and vegetation cover. As mentioned previously, as a result of human interference, the study area is by no means untouched.

Given the scale and nature of the proposed development, the lack of natural vegetation present on-site as well as the topography, visual impact and change in sense of place is expected to be **low**. Very little mitigation exists to decrease the impact apart from applying sensible and sensitive architecture (i.e. design, scale, etc.).

Impact Description	Visual aesthetics and sense of place
Nature	Negative
Extent	Small
Duration	Permanent
Intensity	Very low
Probability	Probable
Degree of Confidence	Definite
Significance Pre-mitigation	Low
Significance Post-mitigation	**Low**

Table 20: Visual aesthetics and sense of place significance

19.2.5 Socio-Economic Implication

The operational phase of any type of development is associated with a variety of impacts that has either a direct or indirect implication to the residents and surrounding residents. These impacts and the implications thereof are discussed in more detail below.

i) Income Generation & Skills Transfer (Employment)

Employment in the form of domestic workers, cleaners and gardeners are the ones most common during the operational phase. Considering the current socio-economic standing of the Region, a serious need for employment opportunities and improved living conditions is desperately needed. It is important that local people be employed and that the necessary opportunities exist for unskilled labour to undergo on the job training and skills enhancement.

Impact Description	Income generation and skills transfer
Nature	Positive
Extent	Large
Duration	Permanent
Intensity	High to the unemployed
Probability	Definite
Degree of Confidence	Definite
Significance Pre-mitigation	High to the unemployed
Significance Post-mitigation	**High** to the unemployed

Table 21: Income generation and skills transfer

ii) Municipal Rates & Taxes

The development falls within the jurisdictional area of the Tsandi Village Council and will bring additional revenue to the local authority coffers, which is pretty much needed for service delivery throughout the Local Authority Area.

Impact Description	Municipal Rates and Taxes
Nature	Positive
Extent	Large
Duration	Permanent
Intensity	Low to Medium
Probability	Definite
Degree of Confidence	Definite
Significance Pre-mitigation	Moderate
Significance Post-mitigation	**Moderate**

Table 22: Municipal rates and taxes

iii) Noise & Disturbance

Apart from vehicle movement, no other noise of significance is associated with the operational activities.

Urban developments of this scale and nature are not associated with activities generating unhealthy noise levels, such as industrial activities or agricultural activities. The increase in vehicle movement to and from the proposed development will have a slight increase in traffic noise compared to the current status, but is expected to be of low significance.

The predicted noise levels from the operations of the proposed development and that of the nearby traffic onto the development is considered **low**.

Impact Description	Noise
Nature	Negative
Extent	Small
Duration	Permanent
Intensity	Low
Probability	Definite
Degree of Confidence	Definite
Significance Pre-mitigation	Low
Significance Post-mitigation	**Very low**

Table 23: Noise

iv) Traffic & Safety

Operational activities in this respect are associated with vehicle movement of residents' and visitors' to and from the proposed developments. The potential pre-mitigation impact is regarded as **moderate**, which can be reduced to **low** through applying proper mitigations.

Impact Description	Traffic & safety
Nature	Negative
Extent	Small
Duration	Permanent
Intensity	Low
Probability	High Probable
Degree of Confidence	Definite
Significance Pre-mitigation	**Moderate**
Significance Post-mitigation	**Low**

Table 24: Traffic & safety

v) Land Use Change

The increase in residential density will result in a land use alteration, which is considered to have both a negative and positive implication. Therefore, the proposed development would result in a substantial increase in the value of land and more importantly a supply in much needed serviced urban land contributing in addressing the housing shortage experienced in Tsandi.

From a negative perspective, the change in land results in large open areas being transformed into developed areas, which results in a direct loss of natural vegetation and loss of openness. However, due to the lack of natural vegetation in the project area, and the visible sign of human activity, this would not be of big significance. The change in land use is therefore expected to have a **low negative** impact from an environmental perspective, while from an economic point of view a **high positive** impact.

19.2.6 Natural Resources (Demand vs. Supply)

i) Water Demand

Water is supplied to Tsandi from the Olushandja Dam via the Etaka Canal. Given the nature of the proposed development, water forms one of the main 'ingredients' and is thus directly dependent on the availability and continuous supply of water. However, NamWater has indicated that the supply of water would be sufficient to sustain the one new extension in Tsandi.

To alleviate pressure on the water resources, it is recommended that sustainable practises and principles be applied during the construction and operational phases. These methods and principles include the following:

- The recycling and reuse of treated wastewater for purpose of flushing of toilets and gardening, which can bring a saving of 35% of the daily potable water consumption;
- Harvesting of rainwater for the purpose of household consumption;
- Restricting gardens to indigenous plants and limited in size; and
- Water wise technologies within the household.

ii) Electricity Demand

Given the nature of the proposed development, electricity forms an equal important commodity as water and is thus directly dependent on the availability and continuous supply thereof. NamPower has indicated that enough electricity supply is available for the proposed new Township extension in Tsandi. However alternative source of energy such as solar power supply is suggested considering the abundance and intensity of sunshine in the area.

20. CONCLUSION

In order to adhere to the Environmental Management Act (No. 7 of 2007), it was necessary to conduct an Environmental Scoping Assessment for the proposed Township establishment of Tsandi Extension 12 and the layout approval on the land in question. This may not be undertaken without and Environmental Clearance Certificate and hence this application. It is the intent to use the proposed site for the construction of proposed Extension 12. We are of the opinion that the proposed site as indicated have the full potential to be used for the intended activities. In the aftermath of this assessment it is our opinion that the proposed activities will not have a significant negative impact on the environment. In addition, no objections were received during the public participation process. It is further believed that this project can largely be of economic benefit to the Village of Tsandi and its residents and in addressing the shortage of housing in the village.

Therefore, township establishment of Tsandi Extension 12 is deemed feasible. Most of the potential impacts that were identified during the Scoping Assessment were characterised as having a low or moderate impact on the receiving environment. Hence, if the mitigation measures are followed, the impacts will be of low significance or could be totally avoided.

21. RECOMMENDATION

It is therefore recommended that an Environmental Clearance Certificate be issued for the proposed Township establishment, subject to the following recommendations:

- All required permits, licenses and approvals for the proposed development are obtained before construction commences.
- Pollutants of different sorts should be managed and treated in such a manner not to cause any pollution of the immediate and surrounding receiving environments.
- An Environmental Control Officer (ECO) should be appointed during the construction phase of the development to make sure all the requirements in the Environmental Scoping Report and Environmental Management Plan (Appendix B) are adhered to.
- In the event that road construction material is sourced from nearby quarries it is required that the necessary approval (i.e. environmental clearance certificate) either exists or is obtained by the appointed contractor.
- That various Green Building Designs and Principles be applied to ensure sustainable development over the long term. It is recommended that alternative and renewable sources of energy be explored and introduced to reduce dependency on natural resources.
- That the entire construction site be cleared of any rubbish and removed to the designated landfill in Tsandi.
- Continued public participation should form part of the construction phase.
- A fire management plan or disaster management plan should be drafted for the construction phase.

22. REFERENCES

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BACKGROUND INFORMATION DOCUMENT

1. PURPOSE OF THIS DOCUMENT

The purpose of this Background Information Document (BID) is to inform Interested & Affected Parties (I&AP's) and various Stakeholders about an Environmental Impact Assessment to be undertaken for the proposed Township Establishment of one new extension in Tsandi.

2. INTRODUCTION

The proponent (Tsandi Village Council) is of the intention to create a variety of predominantly residential erven for the purpose of providing land tenure to the residents of Tsandi in line with Namibia's National Government's Mass Housing Project. The proposed new township will be 7.11ha in size providing for approximately 145 erven of between 300m² to 500m² on various land parcels in Tsandi, Extension 5. The establishment of proposed Extension 12 will amongst others ease the shortage of housing in the village of Tsandi and make more serviced land available.

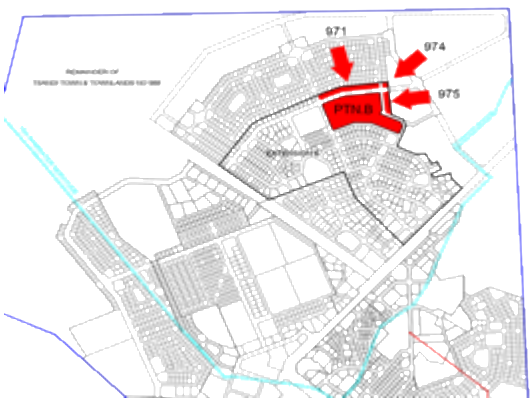
As part of this township establishment, public roads will be constructed as well as provision of electricity, water and sewer infrastructure. All mentioned services are existing and will be linked with the available services.

The proposed new township will be 7.11ha in size providing for ± 145 erven (See attached layout plan for details). The scope of the activity (i.e. township establishment) entails the creation of erven through a legal process as provided for by the Urban and Regional Planning Act, 2018 and the Land Surveyors Act (No. 32 of 1993).

WINPLAN Town and Regional Planning Consultants therefore needs to submit an application to the Ministry of Urban and Rural Development (MURD) to affect the required town planning actions for the proposed Township establishment. In order to finalise the planning actions and as part of the application, an Environmental Clearance Certificate should be obtained.

3. PROJECT INFORMATION

The proposed project site is located within an already proclaimed township (Extension 5) in Tsandi. The site is currently undeveloped although the effects of human activity are clearly visible. Infrastructure and services for the project site among other include roads, water services, and bulk electricity. The approximate location in relation to the built-up area of Tsandi can be seen in the image below.

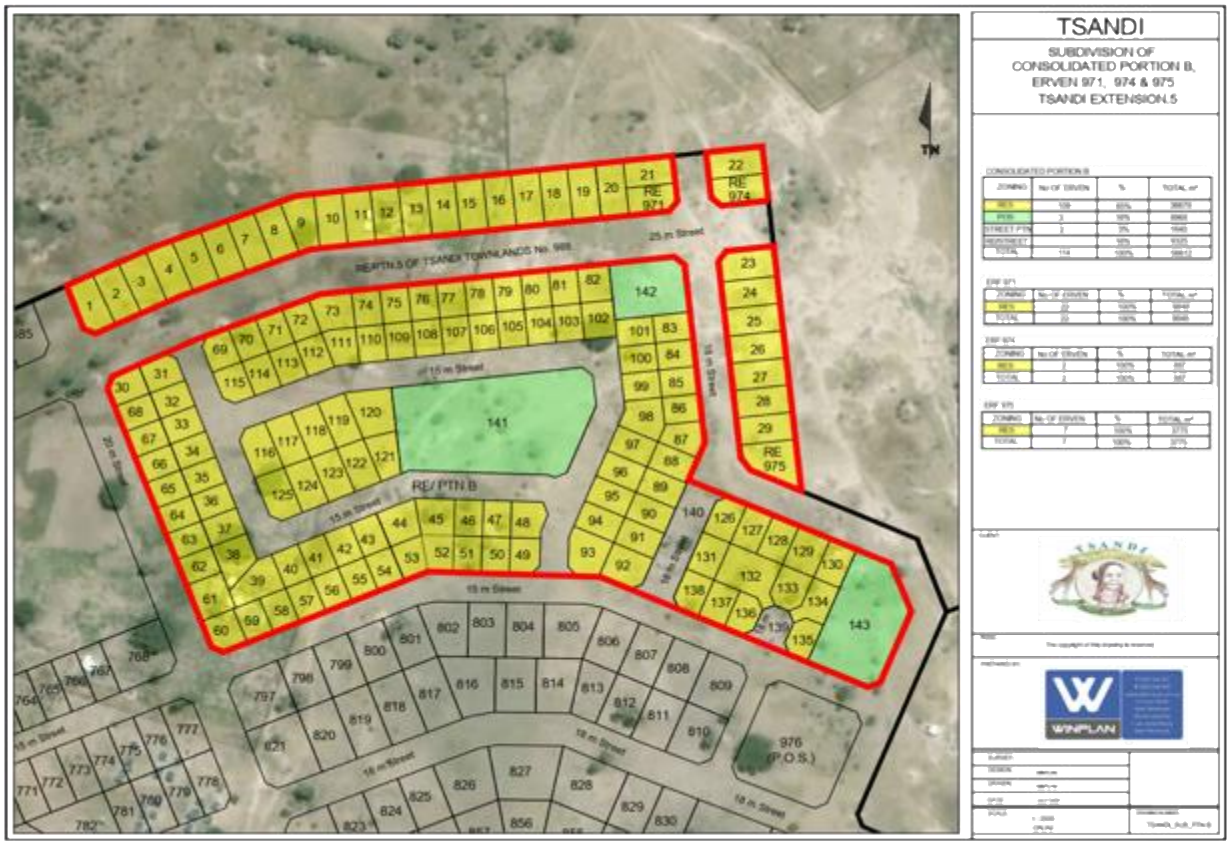


The layout of the proposed new extension will make provision for single residential erven as well as public open space. The following table give more insight into the proposed Township development.

The preliminary layout plan for **Tsandi Extension 12** provides for the following:

TSANDI EXTENSION 12			
LAND USE	**NO OF ERVEN**	**%**	**TOTAL AREA (m²)**
Residential	140	72	51 189
Public Open Space	3	13	8 968
Street Portions	2	2	1 640
Remainder (Street)		13	9 325
Total	**145**	**100**	71 122

The image below depicts the preliminary layout of Extension12,



4. EIA PROCESS

The Environmental Management Act (No 7 of 2007) stipulates that an Environmental Scoping Assessment is required if the following 'Listed Activities' are involved:

Activity No.	Activity Description
Energy Generation, Transmission and Storage Activities	
Activity 1 (b)	*The construction of facilities for the transmission and supply of electricity*

Waste Management, Treatment, Handling and Disposal Activities	
Activity 2.3	*Temporary storage of waste*
Forestry Activities	
Activity 4	*Removal of vegetation*
Land Use and Development Activities	
Activity 5.2	*Establishment of Land Resettlement Scheme*
Infrastructure	
Activity 10.1(a)	*The construction of water bulk supply pipelines*
Activity 10.1(b)	*The construction of public roads*

The BID forms the first part of this assessment. Based on the comments received and the findings of the scoping study, a Scoping Report will be drafted. The Scoping Report will include an assessment and Environmental Management Plan (EMP). The EMP will detail the measures to be implemented to ensure that all issues and impacts are managed and mitigated. Following this, the report will be finalised and submitted to the MET for review. If the MET is satisfied that a comprehensive impact assessment and public consultation process has been undertaken, then they will issue an ECC. However, if they determine that further studies and assessment are necessary, then they will require for the EIA process to be extended to a full EIA.

5. SCOPE OF WORK OF THE EIA

The EIA will cover all aspects relating to the construction, and operation of the project. A few key issues that will need be investigated:

IMPACT	CAUSE
Erosion & Sedimentation	Vegetation clearance
	Trenches & excavated areas
Ground and Surface Water Pollution	Waste disposal
	Hazardous material & liquid disposal
Habitat Destruction and Loss of Biodiversity	Vegetation clearance & removal of trees
	Erosion & sedimentation
	Poaching
Visual Aesthetics and Sense of Place	Vegetation clearance
	Poorly planned construction sites
	Insensitive infrastructure design and scale
	Income generation and skills transfer (Employment)

IMPACT	CAUSE
Socio-Economic	Economic benefit to the construction industry
	Dust and emissions
	Traffic safety
	Health, safety and security
Natural Resources (water & energy)	Unacceptable high levels of consumption
	Wastage

6. PUBLIC CONSULTATION

Any I&AP on the proposed Township establishment, has an opportunity to participate and provide input. To register as an interested and affected party (I&AP), please send requests/responses to:

WINPLAN Town and Regional Planning Consultants
P. O Box 90761
Klein Windhoek

E-mail: Winplan@winplan.com.na
Tel: +264 (61) 246 761

7. REGISTRATION AND COMMENTS

PROPOSED TOWNSHIP ESTABLISHMENT ONE NEW EXTENSION IN TSANDI ENVIRONMENTAL IMPACT ASSESSMENTS (EIA) – BACKGROUND INFORMATION DOCUMENT

REGISTRATION AND COMMENT SHEET

WINPLAN Town and Regional Planning Consultants
P. O Box 90761
Klein Windhoek

E-mail: Winplan@winplan.com.na
Tel: +264 (61) 246 761

Title		**Organisation**	
First Name		**Tel No.**	
Surname		**E-mail**	
Postal Address			

Please register me as an I&AP so that I may receive further information during the EIA process.	**Yes**	**No**

COMMENTS: Please comment on your issues of concern or suggestions you may have for the EIA process. Any other comments or queries are welcomed. You may use a separate sheet.

ENVIRONMENTAL MANAGEMENT PLAN

PROPOSED TOWNSHIP ESTABLISHMENT OF ONE NEW EXTENSION (EXTENSION 12) IN TSANDI

ENVIRONMENTAL MANAGEMENT PLAN

MARCH 2021

WINPLAN
TOWN & REGIONAL PLANNING CONSULTANTS

Project Title:	**TSANDI EXTENSION 12 TOWNSHIP ESTABLISHMENT**
Type of Project:	**ENVIRONMENTAL MANAGEMENT PLAN**
Project Location:	**EXTENSION 5, TSANDI (OMUSATI REGION)**
Competent Authority:	**MINISTRY OF URBAN AND RURAL DEVELOPMENT** **URBAN AND REGIONAL PLANNING BOARD** **PRIVATE BAG 13289** **WINDHOEK** **NAMIBIA**
Approving Authority	**DIRECTORATE OF ENVIRONMENTAL AFFAIRS** **MINISTRY OF ENVIRONMENT AND TOURISM** **PRIVATE BAG 13306** **WINDHOEK**
Proponent/Client:	**TSANDI VILLAGE COUNCIL** **PO BOX 33** **TSANDI**
Consultancy:	**WINPLAN** **PO BOX 90761, KLEIN WINDHOEK** **TEL.: (061) 246 761** **E-MAIL: winplan@winplan.com.na**

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GLOSSARY

Activity:	The physical work that a proponent proposes to construct, operate, modify, decommission or abandon or an activity that a proponent proposes to undertake.
Alien Species:	It refers to a non-indigenous plant, animal or micro-organism; or an indigenous plant, animal or micro-organism, translocated or intended to be translocated to a place outside its natural range of nature, that does not normally interbreed with individuals of another kind, including any subspecies cultivar, variety, geographic race, strain, hybrid or geographically separate population.
Assessment:	The process of identifying, predicting and evaluating the significant effects of activities on the environment; and the risks and consequences of activities and their alternatives and options for mitigation with a view to minimise the effects of activities on the environment.
Batch Plant:	Machinery used on site for the mixing and production of concrete and associated equipment and materials.
Bund:	An enclosure designed to hold at least 120% of the contents of a liquid storage vessel, tank or drums to contain any spillage.
Construction Activity:	A construction activity is any action taken by the contractor, his subcontractors, suppliers or personnel during the construction process.
Environment	An interconnected system of natural and human-made elements such as land, water, air, all living organisms and matter from nature as well as cultural, historic, economic and social heritage and values.
Environmental Management Plan (EMP):	A plan that describes how activities that may have significant environments effects on the environment are to be mitigated controlled and monitored.
Contaminated Water:	Water contaminated by the activities of the contractor, e.g. concrete water and runoff from plant/personnel wash areas.
Contractor:	The principal person or company, including all subcontractors, undertaking the construction of the development as appointed by the proponent.
Construction Camp:	Refers to all storage stockpiles sites, site offices, container sites, other areas required to undertake construction and rest areas for construction staff or management.

Environmental Control Officer (ECO):	A suitably qualified professional who oversees the construction phase and ensure that all environmental specifications and EMP obligations are met during the phase. The ECO will be responsible for the monitoring, reviewing and verifying of compliance with the EMP by the contractor.
Emergency Situation	An incident, which potentially has the ability to significantly impact on the environment, and which, could cause irreparable damage to sensitive environmental features. Typical situations entail amongst others the: • Spill of petroleum products and lubricants into the aquatic system; • Potential damage, erosion and slumping of unstable river embankments or drainage channels; • Potential event of impeding the continuous flow of water to downstream water users dependant on the flow; and • Dangerous situation where livestock and children can be injured by any activity emanating from the construction or rehabilitation of the project implementation.
Environment:	The complex of natural and anthropogenic factors and elements that are mutually interrelated and affect the ecological equilibrium and the quality of life, including : (a) The natural environment that is the land, water and air, all organic and inorganic material and all living organisms; and (b) The human environment that is the landscape and natural, cultural, historical, aesthetic, economic and social heritage and values.
Environmental Impact Assessment (EIA):	The process of examining the environmental effects of a development as prescribed by the Environmental Impact Assessment Regulations (GN. No. 30 of 2012) for activities listed as List of Activities which may not be undertaken without an Environmental Clearance Certificate from the Environmental Commissioner (GN. No. 29 of 2012).
Hazardous Substance:	A substance that, in the reasonable opinion of the engineer and/or ECO, can have a harmful effect on the environment.
Listed Activity:	An activity listed in terms of section 27(2) of the Environmental Management Act and the List of Activities which may not be undertaken without an Environmental Clearance Certificate from the Environmental Commissioner (GN. No. 29 of 2012).

Mitigation	The implementation of practical measures to reduce adverse impacts of to enhance beneficial impacts.
Monitoring:	Regular inspection and verification of construction activities for degree of compliance to the EMP.
No-Go Areas:	Areas identified as being environmentally sensitive in some manner and demarcated on plan, and on the site with pegs or fencing and which are out of bounds to unauthorised persons. Authorisation must be obtained prior to entry.
Project Engineer:	The person(s) who represents the proponent and are responsible for the technical and contractual implementation of the works to be undertaken by the appointed contractors.
Proponent:	The legal entity duly authorised and appointed representative, with rights to undertake the development.
Rehabilitation	Restoring a disturbed area to more or less its natural state.
Resident Engineer (RE):	A person who represents the project engineer on site and is responsible for the technical and contractual implementation of the works to be undertaken.
Search and Rescue:	The location and removal of specified plant species, without unnecessary damage, and their transfer to a specified location (on-site nursery).
Solid Waste:	All solid waste, including construction debris, chemical waste, excess cement/concrete, wrapping materials, timber, tins and cans, drums, wire, nails, food and domestic waste.
Species of Special Concern:	Those species listed in the Endangered, Threatened, Rare, Indeterminate, or Monitoring categories of the South African Red Data Books, and/or species listed in Globally Near Threatened, Nationally Threatened or Nationally Near Threatened categories (Barnes, 1998).
Specification:	A technical description of the standards of materials and workmanship that the Contractor is to use in the works to be executed, the performance of the works when completed and the manner in which payment is to be made.
Topsoil:	The top 150 mm of soil (topsoil) and root material of cleared vegetation.

Works:	The construction operations and all related and incidental works, such as search and rescue, fencing and rehabilitation, in connection with the execution and carrying to completion of the project.

ANNEXURES

ANNEXURE A LOCALITY MAP

ANNEXURE B LAYOUT PLAN

1. BACKGROUND INFORMATION

1.1 PROJECT LOCATION

The proposed project site is located within proclaimed Extension 5, Tsandi in the Omusati Region. These land in question is currently undeveloped although the effects of human activity are clearly visible on the sites. Infrastructure and services are already available. The area is mainly surrounded by proclaimed land with residential erven and houses already established.

The proposed new township will be 7.11ha in size providing for ± 145 erven (See attached layout plan for details). The scope of the activity (i.e. township establishment) entails the creation of erven through a legal process as provided for by the Urban and Regional Planning Act, 2018 and the Land Surveyors Act (No. 32 of 1993).

1.2 TOWNSHIP LAYOUT

The layout of the proposed new extension will make provision for single residential erven as well as public open space. The following table gives more insight into the proposed Township development.

The preliminary layout plan for **Tsandi Extension 12** provides for the following:

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LAND USE	**NO OF ERVEN**	**%**	**TOTAL AREA (m²)**
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Remainder (Street)		13	9 325
Total	**145**	**100**	71 122

1.3 BULK SERVICES AND INFRASTRUCTURE

All bulk services such as water, electricity and sewerage are readily available in Extension 5, Tsandi. Once a detailed design has been completed, services for the newly created erven will be linked to the existing services network of Extension 5, Tsandi.

1.3.1 Access

The proposed Extension 12 is located in an already proclaimed Township (Extension 5, Tsandi). No new access points would be required, and proposed Extension 12 would make use of the existing internal street network of Tsandi.

1.3.2 Water Supply

The Tsandi Village Council (TVC) will supply water to the proposed new extension through the existing Municipal Water Reticulation System. Tsandi Village Council is currently being supplied with bulk water by NamWater.

1.3.3 Storm Water

The already existing road network includes provision for storm water and would be able to accommodate the storm water generated. Underground storm water structures with catch pits complying with accepted engineering standards are already constructed.

1.3.4 Electricity Supply

Electricity will be sourced from the existing NamPower grid and distributed to the newly created erven.

1.3.5 Sewage Disposal

Extension 5, Tsandi does have an underground sewer system consisting of pipes and pump stations which will be connected to the newly created erven.

1.3.6 Solid Waste Disposal

Solid waste created by the new development will be collected and disposed of through the municipal waste collection and management systems and discarded of at an approved waste disposal site.

1.4 INTRODUCTION TO THE ENVIRONMENTAL MANAGEMENT PLAN

1.4.1 Purpose of the EMP

The purpose of the EMP is to provide specifications for "good environmental practice" for application during construction and operation. As such, the EMP provides specifications that the proponent and the appointed contractors must adhere to in order to minimise adverse environmental impacts associated with the construction and operational activities. The proponent to which authorisation was granted, is ultimately responsible for the overall environmental performance.

The guidelines for the execution of an EMP include the following:

- Responsibilities for the environmental performance of the proposed development are communicated to the construction workers;
- Communications channels to report on environmental performance, problems and priorities are in place;
- A monitoring schedule is established to identify potential negative environmental impacts associated with the construction and operation of the proposed development;
- Method Statements (mitigation measures) are implemented to avoid or minimise the identified negative environmental impacts (rehabilitation of eroded areas; bush clearings; complaints from the public) as well as to enhance the positive impact on the environment (employment; support of conservation efforts); and
- Monitoring programme or schedule is developed to track the plans that have been implemented so as to ensure the effectiveness of the plan.

1.4.2 Scope of the EMP

In order to ensure a holistic approach to the management of environmental impacts during the construction works as well as the operational phase, this EMP sets out the methods by which proper environmental controls are to be implemented by the contractor and all other parties involved, and monitored by the Independent Environmental Control Officer (ECO) and Resident Engineer (RE).

This EMP intends to guide and manage the construction and operational activities on each site and surrounding areas as they relate to the natural environment. It further describes mitigation measures. In addition, this document must be seen as open-ended, requiring regular review and updating via the correct channels in order for it to effectively guide environmental management of this project.

The provisions of this EMP are binding on the proponent until such time that ownership is transferred to the community or any other stakeholder, if it is the case. Any third party appointed by the proponent in terms of the design and construction must comply with the conditions of this EMP.

The EMP is a dynamic document subject to similar influences and changes created by variations to the provisions of the project specification. Any substantial changes shall require the approval from the Environmental Control Officer (ECO).

2. ENVIRONMENTAL MANAGEMENT PLAN

2.1 RESPONSIBILITIES FOR ENVIRONMENTAL MANAGEMENT

Tsandi Village Council will be responsible for environmental control on site during both the construction and operational phase. It is imperative that a daily briefing meeting be held at all times during the construction phase to reach an agreement on specific roles of various parties and penalties for non-compliance.

2.2 TRAINING AND INDUCTION

The Tsandi Village Council is responsible to ensure that environmental awareness and education of all employees and contractors are carried out. The Village Council should further ensure that that employees and contractors are made aware of the environmental requirements of the project.

The EMP should form part of the Terms of Reference of all contractors, sub-contractors and suppliers. All of the above is obligated to sign a contract to ensure that they are familiar with this EMP and that they comply. All senior staff (foremen/supervisors) should familiarise themselves with the contents of this EMP and they should render training and assistance to the rest of the employees and staff members on the contents of this EMP.

2.3 ENVIRONMENTAL CONTROL OFFICER (ECO)

The Environmental Control Officer (ECO) for the site is an independent environmental consultant appointed by the TVC to monitor and review the on-site environmental management and implementation of this EMP.

The duties of the ECO include (but are not limited to) the following:

- To ensure that the conditions of the EMP are adhered to at all times and that the appropriate actions are taken;
- To provide an environmental register at the site to be completed by any person/s reporting an environmental incident, issue or concern;
- To identify potential environmental impacts prior to the onset of decommissioning;
- To ensure that the Environmental Impacts (EI) are kept to a minimum;
- To report to the TVC and the contractor on a regular basis and to inform them of any major environmental impacts;
- To attend important site meetings;
- To inspect the site and surroundings on a regular basis;
- To request the removal of any person/s or equipment not complying with the specifications set out in this EMP;
- To review the EMP on a continuous basis and to submit a report to the relevant stakeholders and/or authorities;
- The ECO shall submit all written/verbal requests and/or instructions to the TVC via the contractor or project engineer.

2.4 ENVIRONMENTAL REGISTER

An environmental register should be kept on site in which incidents related should be recorded. This will include information related to incidents such as spillages, dust generation as well as complaints from surrounding neighbours. Records should also be kept of any actions taken. The register should be open for any person/s on site. The ECO should be responsible for the environmental registry on site.

2.5 DISPUTES AND DISAGREEMENTS

Any disputes or disagreements between role players on site (with regard to environmental management) will be referred to the Directorate of Environmental Affairs (Ministry of Environment and Tourism). If no resolution on the matter is possible it must be presented to an outside party agreed by all parties involved.

2.6 ENVIRONMENTAL INCIDENT REPORTING

All environmental incidents occurring at the proposed site will be recorded. The incident report will have to include time, date, location, and nature of the incident, extent of the incident, actions taken, and personnel involved.

All complaints received should be directed to the CEO of the Tsandi Village Council and channelled to the appointed ECO. The TVC management should respond to the complaint within a week or as soon as possible. All complaints should be entered in the environmental register and all responses and actions taken to address these should be taken.

2.7 ENVIRONMENTAL MONITORING

The day-to-day monitoring and verification that the EMP is being adhered to shall be undertaken by the appointed contractor.

The ECO shall visit and inspect the site at least once a month to ensure that correct operational procedures are being implemented and that the contractor is complying with the environmental specifications of the EMP.

Additional site inspections by the ECO may be required during the initial and final stages of the construction phase. The ECO shall address any queries to the project engineer. If the queries cannot be resolved at this level, they shall be referred to the proponent, if necessary.

The ECO will carry the responsibility of monitoring the implementation of the EMP on site, assisted by the project engineer. In this regard, the ECO will submit a monthly monitoring report to the DEA until after all rehabilitation work has been completed.

Regular meetings will be held between the project engineer and the ECO. The purposes of the meetings shall be:

- To establish the suitability of the contractor's methods and machinery in an effort to lower the risk involved for the environment.
- To discuss possible non-conformance to EMP guidelines or environmental legislation.
- To assess the general state of the environment on site and discuss any environmental problems which may have materialised.
- To accommodate the local community in the decision-making process regarding social and environmental issues on site.

Any non-compliance with the agreed procedures of the EMP is a transgression of the various statutes and laws that define the manner by which the environment is managed. Non-conformance identified during monitoring must be recorded. Non-conformance reports will describe, in detail, the cause, nature and effects of any environmental non-conformance by the contractor and could stand as evidence should legal action required.

If possible, photographs should also be included as evidence to substantiate the report. This report will also suggest mitigation measures to correct the non-conformance (if necessary) and contemplate revisions to any of the strategies used in the construction phase, whether they pertain to monitoring or to construction methods used on site. The non-conformance shall be documented and reported as part of the Monitoring Report.

2.8 NON-COMPLIANCE

The ECO shall issue the contractor a notice of non-compliance whenever transgressions are observed. The contractor/s shall act immediately when such notice of non-compliance is received and correct whatever is the cause for the issuing of the notice. Complaints received regarding activities on the construction site pertaining to the environment shall be recorded in a dedicated register and the response noted with the date and action taken.

The TVC is responsible for reporting non-compliance with the EMP, to the ECO. The TVC management together with the ECO must thereafter take the following actions:

- Investigate and identify the cause of non-compliance;
- Report matters of non-compliance to the ECO and/or the TVC;
- Implement suitable corrective actions;
- Take actions to prevent reoccurrence of the incident;
- Assign responsibility for corrective and preventative action;
- Any corrective action taken to eliminate the causes of non-compliance shall be fitting to the magnitude of the incident.

2.9 SITE MANAGEMENT

2.9.1 Contractors Camp

The extent and location of the contractor's camp shall be indicated on the site plans to be approved by the engineer and ECO. The planning and design for the construction camp must ensure that there is minimal impact on the environment.

The following should apply:

- The construction camp will be placed within an existing disturbed area as far as possible;
- The camp shall be located in an area of low environmental and social sensitivity;
- The construction camp must preferably be located in such a manner as to minimise visual impact;
- Its final location shall be identified in consultation with the engineer and ECO;
- With the decommissioning of the structures all compacted platforms and slab foundations must be ripped up and be removed.

All vehicles will be allocated a dedicated parking area in the construction camps. The position of which will be agreed by the project engineer and ECO. No storage of vehicles will be allowed outside of the designated areas.

2.9.2 Ablution Facilities

Washing and acts of excretion and urination are strictly prohibited other than at the designated facilities provided. The Contractor shall provide suitable sanitary arrangements within the boundaries of the construction camps or within walking distance (±200m) from where construction activities are taking place.

The exact location of the facilities shall be approved by the ECO and resident engineer prior to establishment. All temporary portable toilets shall be secured to the ground to prevent them toppling due to wind or any other cause.

Toilets supplied by the contractor for the workers shall occur at a maximum ratio of 1 toilet per 15 workers and be within walking distance of the staff. These facilities shall be maintained in a hygienic state and serviced regularly. Toilet paper shall be provided. The contractor shall ensure that toilets are emptied regularly, as well as before the builders' holidays. The contractor shall further ensure that no spillage occurs when the toilets are cleaned or emptied and that the contents are removed from site. Discharge of waste from toilets into the environment is prohibited.

2.9.3 Eating Area

Eating areas should be within the boundaries of the construction camp as agreed with by the ECO. Temporary eating areas (i.e. outside the construction camp) would require very strict requirements and control and would only be allowed once approved by the ECO.

The contractor shall provide adequate refuse bins at the eating area (i.e. permanent or temporary eating areas) to the satisfaction of the ECO and shall ensure that all eating areas are cleaned on a daily basis. Collected waste shall be stored in a central waste area at the main construction camp and disposed of at the local solid waste site on a regular basis. Waste receipts in this regards should be kept on site.

Waste bins at the eating areas should have scavenger proof lids and not left overnight but removed to the main construction camp on a daily basis.

Cooking of food shall be done using gas cookers only and within the main construction camp only. Cooking with wood is strictly prohibited. No fires may be lit except if approved by the engineer or ECO, and in properly prepared facilities approved by the engineer.

2.9.4 Access Routes

During the construction phase all construction related traffic shall only access the sites from existing roads and accesses. No new tracks/roads shall be established, and only existing roads may be used. Work sites shall be clearly demarcated, and road signs erected where needed. The general public shall not have uncontrolled access to the site during the construction phase. In addition, vehicle access will be limited to one or two entrances to facilitate control.

The movement of plant and workmen shall be restricted to the construction areas and essential access routes. The choice of access routes, which shall need the approval of the ECO and project engineer shall where possible, be existing routes. The contractor/s shall control the movement of all vehicles and plant machinery so that they remain on designated/demarcated routes.

Only if absolutely necessary will new routes (temporary or permanent) be allowed but should be planned in consultation with the ECO and project engineer, constructed and maintained in such manner not to cause any harm or damage to the natural environment or be of any nuisance to the affected community. Temporary roads should be rehabilitated soon after their purpose has expired and should be done in a manner as approved by the ECO.

Special care should be taken to prevent spillages on the roads. Vehicles should be equipped with drip trays to prevent oil and fuel spillages. In the event of spillages, it should be reported to the ECO and resident engineer immediately and cleaned as soon as possible.

The speed limit for light vehicles is 40 km/h and for heavy vehicles 20 km/h. No vehicles are to leave or reverse off designated access roads unless at areas previously agreed to with the project engineer or ECO. Notices should be placed on visible locations in the vicinity of the construction site to warn the public of construction activities and indicating that heavy vehicles may be using the road. Failure to maintain road signs, warning signs or indicator lights, etc., in a good condition shall constitute ample reason for the project engineer to suspend the work until the road signs, etc., have been remedied to his satisfaction.

During construction of roads the contractor/s shall protect all areas susceptible to erosion by installing all necessary temporary and permanent drainage works as soon as possible.

2.9.5 Staff Management

The contractor must ensure that their employees have suitable personal protective gear and equipment and that they are properly trained in first aid and firefighting. It is advised that training records be kept for future reference.

2.9.6 Fire and Safety Management

Proper handling, storage, use and disposal of any hazardous waste should be conducted. All electrical installations and wiring at the site must be done and approved by a qualified electrician who would also issue a certificate of compliance.

No fires may be lit except if approved by the project engineer or ECO, and in properly prepared facilities approved by the ECO. Fires shall be kept small and appropriate to their function. Smoking is only permitted in designated smoking areas. Appropriate signage shall be erected in these areas. A container filled with sand and a dedicated fire extinguisher must be available at the smoking area.

The contractor shall take all reasonable measures and active steps to avoid increasing the risk of fire through activities on site and prevent the accidental occurrence and spread of fire. The contractor shall further ensure that there is sufficient fire-fighting equipment on site at all times.

Relevant occupational Health and Safety requirements shall be adhered to. Telephone numbers of emergency services, including the fire safety officer, shall be displayed clearly in the contractor's office near a telephone. No firearms are permitted.

Staff must be made aware of their responsibilities to ensure that impacts such as fire, safety and pollution are taken care of. This must form part of the Environmental Education. The movement of construction workers must be controlled and access to adjacent properties must be prohibited. All excavated areas and/or holes should be clearly demarcated.

2.9.7 Aesthetics

The contractor shall take reasonable measures to ensure that construction activities do not have an unreasonable impact on the aesthetics of the area.

2.9.8 Cement and Concrete Batching

Concrete mixing directly on the ground shall be strictly prohibited and shall only take place in an impermeable surface. All runoff from batching areas shall be strictly controlled and water contaminated by cement shall be collected, stored and disposed of at a suitable wastewater disposal facility.

2.9.9 Hazardous substances

Petroleum, chemicals, harmful and hazardous waste shall be stored in an enclosed and bonded area at the main construction camp. This area shall be subject to the approval of the project engineer and ECO. The waste shall be disposed of at an appropriate disposal site. Any spillage of more than 200 litres must be reported to the Ministry of Mines and Energy as per the regulations of the Petroleum Products Act.

The contractor shall take all preventative measures to ensure that surface or groundwater pollution from hazardous substances does not occur.

2.9.10 Waste Management

During the construction phase, waste will be generated in the form of rubble, cement bags, pipes and electrical wire cuttings. Contaminated soil due to oil leakages, lubricants and grease from the construction equipment and machinery may also be generated during the construction phase.

No burying or dumping of any waste materials, rubble or refuse shall occur on site. The contractor shall set up a solid waste control and removal system at the main construction camp and waste shall be disposed of at the local solid waste site on a regular basis. Waste receipts in this regard should be kept on site.

Waste bins at the eating areas should not be left overnight but removed to the solid waste control and removal system at the main construction camp on a daily basis. The accumulation of construction waste materials must be avoided as far as possible.

In addition, the contractor shall set up a contaminated water management system, which shall include collection facilities to be used to prevent pollution, as well as suitable methods of disposal of contaminated water to fit into the larger wastewater management system. The contractor shall prevent the discharge of water contaminated with any pollutants, such as soaps, detergent, cements, concrete, lime, chemicals, glues, solvents, paints and fuels, into the environment. The contractor shall notify the ECO and resident engineer immediately of any pollution incidents on Site.

Water from kitchens, showers, sinks, etc. shall be discharged into a conservancy tank for removal from site. Runoff from fuel depots/workshops/truck washing areas and concrete swills shall be directed into a conservancy tank and disposed of at an approved municipal hazardous waste site.

Wash areas shall be placed and constructed in such a manner so as to ensure that the surrounding areas are not polluted. This includes, but is not limited to; concrete batching areas, vehicle washing, workshop wash bays, paint wash and cleaning. Wash areas for domestic use at the main construction camp shall ensure that the disposal of contaminated water is sanctioned by the ECO.

2.9.11 Information Board

The contractor will be responsible for putting up information boards on site. The number of and locations of these information boards shall be agreed upon by the ECO. The contents of these information boards shall be provided by the contractor and resident engineer as well as the ECO and will essentially be to advise the public of the construction activities and the prohibition on entering certain areas. The information board shall also provide contact details of the ECO, to ensure that the public have access to additional information and also have a communication channel to lodge complaints and raise other issues.

3. MANAGEMENT OF ENVIRONMENTAL ASPECTS

3.1 CONSTRUCTION PHASE

3.1.1 Erosion and Sedimentation

Impact Description	Erosion and sedimentation will take place in the event that soils are exposed to the natural elements (i.e. winds and rains) through clearing of vegetation or steep excavations, which in turn could result in seasonal (rain season) degradation of habitats and visual downgrade. The amount of erosion and sediment transport is directly related to what time of the year the construction activities occur and the duration thereof. If clearing and grading activities take place during the wetter months of the year (November to March), substantially more erosion would result. Considering the natural conditions (i.e. topography, soil composition and lack of vegetation cover) erosion and sedimentation can be expected if not effectively managed and mitigated.
Mitigation Measures	Apply acceptable engineering standards and design, or Best Management Practices (BMP). BMPs are defined as physical, structural, and/or managerial practices, that when used singly or in combination, prevent or reduce the expected impact/s. Structural BMPs typically include sediment ponds or traps, stabilised construction entrances, filter fences, check dams, and riprap. Managerial BMPs include preserving the natural vegetation, leaving buffer zones, and providing dust control. Plan the timing of construction to avoid clearing and grading during erosive high rainfall months of the year. Avoid unnecessary and excessive vegetation clearance and disturbance of topsoil. The contractor should draft a Rehabilitation Plan and re-vegetated exposed areas once construction at the particular area ceased. The Rehabilitation Plan should provide for a phased approach ensuring that no large area is exposed to natural elements (e.g. wind, water).
Responsible Party	Contractor/Proponent

3.1.2 Ground and Surface Water Pollution

Impact Description	Construction activities are associated with a variety of potential pollution sources (i.e. cement, oils, diesel, chemicals, paints, etc.), either having a direct and immediate impact or indirect and longer-term impact. As a single incident, in order for ground water to be contaminated, very large quantities of pollutants will have to be released into the environment, of which volumes are not associated with this type of development. Although, however small these potential sources of pollution might be, it still requires special attention (i.e. planning, control and management) to avoid any potential pollution of the immediate environment. The groundwater of the area is not regarded as being of good quality and is not expected to be negatively affected by any pollution but should be avoided. The study area contains no standing permanent water ponds / artificial wetlands but can potentially be expected during the rainy season. No flooding of the study area is expected.
Mitigation Measures	Draft and implement a Construction Waste Management Plan to be maintained for the duration of the construction phase. Waste should be stored in appropriate containers in an appropriately constructed area protected against exposure to high intensity rainfall. Waste should be frequently disposed of at the Tsandi landfill site. Storage of any material or substance that may cause pollution to water sources should be safely handled and stored in accordance with appropriate legislation. A Storm Water Management Plan should be drafted to be maintained for the duration of the construction time frame. Ensure proper maintenance of all construction vehicles and equipment, and conduct continues maintenance and check-ups. Draft and implement a detailed Preparedness and Emergency Plan for all construction related spillages. Ensure that oil/ fuel spillages from construction vehicles and machinery are minimised and that where these occur, that they are appropriately dealt with. Polluted soil and building rubble must be transported away from the site to an approved and appropriately classified waste disposal site. Polluted soil must be remediated where possible.

	Drip trays must be placed underneath construction vehicles when not in use to contain all oil that might be leaking from these vehicles. All fuel tanks must be bonded to 120% of the capacity of the tank in order to contain any spillages that might take place. Washing of personnel or any equipment should not be allowed on site. Should it be necessary to wash construction equipment these should be done at an area properly suited and prepared to receive and contain polluted waters. These polluted waters should be transported and disposed at the local waste site for hazardous materials. Appointing qualified and reputable contractors is essential. Proper training of construction personnel would reduce the possibility of the impact occurring. 'Best' practice measures should be applied to minimise the potential discharge of pollutants onto open soil especially near ephemeral rivers.
Responsible Party	Contractor/Proponent

3.1.3 Habitat Destruction and Loss of Biodiversity

Impact Description	The proposed change in land use will permanently change the present landscape and result in the displacement of existing vegetation and faunal populations, including invertebrates and other living organisms. Removal of the natural vegetation cover to make way for the roads, buildings and other infrastructure is inevitable. This should however be done within a responsible manner to avoid unnecessary removal of ground cover or any protected species.
Mitigation Measures	Conduct a pre-construction vegetation survey to establish protected/endangered species to be marked and incorporated into the development. Avoid clear felling i.e. removal of all the indigenous trees/shrubs and grasses of the area prior to development. If required to remove indigenous trees introduce a policy of re-establishing (i.e. planting) 5 indigenous tree species for each indigenous species removed. Incorporate the protected species as well as some of the other bigger tree/shrub species in the overall final landscaping of the

	area. The bigger tree/shrubs often serve as habitat to a myriad of indigenous fauna – e.g. loose bark, cavities, etc. Indigenous plant species also require less maintenance and water than exotic species. Identify and mark trees (if any) or other vegetation that should be protected and that should not be removed during construction. Show overall environmental commitment by adapting a minimalistic damage approach. A Rehabilitation Plan should address all aspects of the natural environment on completion of construction and prior to operation. Restrict construction vehicle movement to the site or beyond the construction site boundaries. No hunting, trapping, setting of snares or any other disturbance of any fauna species on site or immediate area. During the planning phase of the construction period, the appointed contractor should identify areas for lay down areas and construction vehicle sites within areas that are already cleared or disturbed. Only prominent gravel tracks should be utilised during the construction phase, to avoid track proliferation. Off-road driving should be strictly prohibited. Permits should be obtained for protected plant species that unavoidably need to be removed. Construction activities should be subject to well-coordinated planning to avoid unnecessary removal of vegetation particularly protected plant species. Unnecessary destruction of habitats within the footprint of the construction site should be avoided.
Responsible Party	Contractor/Proponent

3.1.4 Visual Aesthetics and Sense of Place

Impact Description	Although temporary, construction activities are known to have a visual impact due to the nature of the activity. The surrounding land uses to the proposed project sites are typical uses like institutional, business, and residential uses which are normally associated with a human settlement. The activities to be accommodated on the proposed project area are in line with these.
Mitigation Measures	Keep as much natural vegetation on site as possible to screen construction site and activities. Undertake rehabilitation of the disturbed areas. Restrict the amount of structures on site and restrict the height to a maximum of 3 meters, where possible. If required structures should be painted in natural colours to lessen the visual impact. Keep the construction site tidy and clean of any construction waste, especially over weekends. No accommodation of any staff should be allowed on site. Limit construction vehicle movement in the area to a minimum and use designated pre-demarcated routes having the least possible impacts on residents.
Responsible Party	Contractor/Proponent

3.1.5 Dust & Emissions

Impact Description	The air quality in the area is considered to be good, based on the potential impact that current activities in the area are likely to have on air quality. Dust and emissions are associated with construction activities (i.e. digging; clearing; excavating etc.) of which the severity is directly related to the extent of the development and the nature of the receiving environment. Given the activities within the immediate surroundings, dust is expected to be more of a nuisance than emissions, as a result of construction activities. Considering the prevailing winds throughout the year and the surrounding receptors, dust nuisance is not expected to be of any significance. However, dust control is considered important and requires effective mitigations.
Mitigation Measures	Regular dust suppression, if required, during times of strong winds, should minimise dust impacts mainly with respect to the

	contractor's staff. Dust suppression by means of wetting should only be done with treated wastewaters. Removal of vegetation should be restricted to the minimum and should only be done when necessary. Construction activities during high winds should be limited to those activities not generating dust. Handling and transport of erodible materials should be avoided under high wind conditions. Where possible, topsoil stockpiles should be located in sheltered areas and covered. Appropriate dust suppression measures should be used when dust generation is unavoidable particularly during prolonged dry periods in summer. Such measures shall also include the use of temporary stabilising measures. No fires should be allowed on-site for any purpose and construction waste are not allowed to be burned on-site. It is imperative that all machinery and vehicles on site is road worthy and do not give rise to excessive smoke or emissions. The contractor's workers are to be provided with access to dust masks.
Responsible Party	Contractor/Proponent

3.1.6 Traffic Safety

Impact Description	Construction activities are associated with an increase in vehicles of different kinds (i.e. workers' busses, delivery vehicles and construction vehicles) to and from the project site, which inevitably increase risk and conflict. It is important that all vehicle drivers be informed of their potential impact on the environment and on the roads, and that the necessary measures are taken to prevent any accidents as a result of increased traffic.
Mitigation Measures	Contractor's workers should adhere to speed limits. Appropriate signs and flag men should be in place along the roads being used by construction vehicles notifying road users and residents of the construction activity and roads used by construction vehicles. Drivers of construction vehicles should have valid driver's

	licenses with ample experience on proper road usage and manners on-site as well as when making use of public roads. Construction vehicles' need to be in a road worthy condition and maintained throughout the construction phase. Make use of predetermined roads on the construction site and refrain from creating new roads for access purposes. The movement of heavy vehicles to and from the construction site must occur outside of peak traffic hours (thus after 08h30 and before 16h30). Delivery vehicles should preferably stick to the same times to avoid peak hour traffic and resulting nuisance to residents. Provide traffic signals and road markings where necessary to ensure safe traffic movement.
Responsible Party	Contractor/Proponent

3.1.7 Health, Safety & Security

Impact Description	Areas in which construction activities are taking place usually are associated with criminal activity, posing a security risk to those residing in the area. It is not to say that these criminal activities are as a result of the construction staff but is known to happen in the vicinity of construction sites.
Mitigation Measures	Construction workers should not overnight at the site, but only the security personnel. Ensure that all construction personnel are properly trained. Provide for a first aid kid and properly trained person to apply first aid when necessary. A wellness program should be initiated to raise awareness on health issues, especially the impact of sexually transmitted diseases. Restrict unauthorised access to the site and implement access control measures. Clearly demarcate the construction site boundaries along with signage of no unauthorised access. Clearly demarcate dangerous areas and no go areas on site. Staff and visitors to the site must be fully aware of all health safety measures and emergency procedures. The contractor must comply with all applicable occupational

	health and safety requirements. The workforce should be provided with all necessary Personal Protective Equipment (PPE) including earplugs. All affected landowners should be notified at least one month in advance who the appointed contractor is and provided with details about the proposed construction activities and timeline.
Responsible Party	Contractor/Proponent

3.1.8 Natural Resources

Impact Description	The construction phase requires both water and electricity of which water is currently the source under pressure. The construction of roads would require the highest volume of water followed by dust suppression. Alternative water resources (such as treated wastewater) should be used during the construction phase. A very small part of the construction phase would require potable water.
Mitigation Measures	There should be no tolerance towards water wastage. Treated wastewater should be obtained and used for the bulk of the construction requirements. Temporary catchment dams should be constructed to capture water if construction takes place during the rainy season. Local underground water not fit for human and animal consumption should be used.
Responsible Party	Contractor/Proponent

3.2 OPERATIONAL PHASE

3.2.1 Erosion and Sedimentation

Impact Description	Erosion and sedimentation during the operational phase is highly unlikely, as provision will be made for storm water management, which reduces the occurrence of erosion and sedimentation. It will however take place in the event where open areas are cleared of vegetation, for whatever reason, which would then result in erosion and sedimentation. Open areas should therefore be kept within a natural state and no vegetation removal should be tolerated.
Mitigation Measures	The storm water culverts and system should be well maintained. The occurrence of erosion should be monitored and mitigated.
Responsible Party	Proponent/Residents

3.2.2 Ground and Surface Water Pollution

Impact Description	Ground and surface water pollution can have a negative effect on the receiving environment. Sources of potential pollution include but are not limited to hazardous liquids (i.e. diesel/petrol/cleaning liquids) stored at homes or businesses; leakages from wastewater network; pesticides; improper storage of domestic waste and dumping of waste within open areas. Increased run-off created as a result of the proposed development (i.e. roofs and other hard surfaces) could enhance pollutant transportation, as well as increase the distance pollutants can be transported from its source. There are no permanent standing water bodies on the project sites that had been identified during the site visits. As mentioned previously, in order for groundwater to be contaminated, large amounts of pollutants will have to seep through the soil over a period of time. It is therefore our opinion that the significance of potential damage to water resources as a result of the proposed development is low. Care should be taken to protect the environment and to prevent any possible pollution. It is important to note that it is not only the quality of the surface water that can be negatively affected, but also the aesthetic component of the natural environment. With the correct attitude and with precautionary measures in place, groundwater contamination and waste pollution in general,

	can easily be prevented.
Mitigation Measures	Draft and implement a Wastewater Management Plan that aims at monitoring the entire wastewater network and checking for any leakages, by the Local Authority. Continuous awareness of harmful practises and keeping of hazardous liquids should be undertaken by the Local Authority. The discharge of pesticides and herbicides in harmful quantities should be prevented. Pesticides and herbicides should not be used during periods of rainfall; and biodegradable pesticides and herbicides with short half-lives of three days or less should be used. It is recommended to rather use local indigenous flora throughout the landscaped areas and minimise any other plants, trees and lawns as part of the landscaping areas to minimise the necessity for any pesticides and herbicides. Ensure that surface water is channelled and captured through a proper storm water management system to be treated in an appropriate manner before disposal into the environment.
Responsible Party	Proponent/Residents

3.2.3 Habitat Destruction and Loss of Biodiversity

Impact Description	The most destructive disturbance to the local habitat takes place during the construction phase, when the land is prepared for the intended infrastructure. The risk of further habitat destruction during the operational phase depends on the mind-set and environmental awareness of the residing community.
Mitigation Measures	Conduct an erf-specific vegetation survey to establish protected/endangered tree/shrub species to be marked and incorporated into the erf layout. If required to remove indigenous trees, introduce a policy of re-establishing (i.e. planting) 5 indigenous tree species for each indigenous species removed. Permits should be obtained for protected plant species that unavoidably need to be removed. Incorporate the protected species as well as some of the other bigger tree/shrub specimens in the overall final landscaping of the erf. The bigger tree/shrubs often serve as habitat to a myriad of indigenous fauna – e.g. loose bark, cavities, etc. Indigenous species also require less maintenance and water than exotic species. Show overall environmental commitment by adapting a minimalistic damage approach.

Avoid introducing potential invasive alien species – e.g. *Lantana*, Prosopis, *Opuntia*, *Tecoma*, etc. species – in the eventual landscaping (i.e. ornamental plants) as these have the potential of escaping and infesting the local surroundings.

No hunting, trapping, setting of snares or any other disturbance of any fauna species within the open areas.

Avoid unnecessary and excessive vegetation clearance and disturbance of topsoil for purpose of landscaping. With regards to landscaping the following should be done –

- Landscaping should be done using local and indigenous vegetation.
- Lawns as part of the landscaping should be limited to the minimum.
- No alien species should be used as part of the landscaping.

Recreational activities should be done in a coordinated manner and of a minimum impact (e.g. hiking, cycling). Existing tracks should be used for purpose of hiking and cycling to restrict any further impact to the ecology.

Off-road driving should be strictly prohibited.

Residents should be informed and educated not to remove any plants or animals from the open areas.

Eliminate point discharges for storm water outflow and release storm water at the same rate as natural runoff restricting erosion and habitat loss.

Habitat corridors should be created by introducing culverts underneath the planned roads. This will enhance migration of small fauna species through the proposed development area.

Fencing of erven should be done not to restrict smaller animals from migrating. Fences should provide for the necessary spacing in between wires to allow smaller animals from moving freely. In the event of electrification, the bottom wires should be for alarming purpose only and not for electrocuting as this will result in various deaths, especially smaller reptiles.

Prevent the killing of species viewed as dangerous – e.g. various snakes – setting of snares (i.e. poaching) or collection of veld foods (e.g. tortoises).

Responsible Party	Proponent/Residents

3.2.4 Visual Aesthetics and Sense of Place

Impact Description	The operational phase consisting of various buildings and infrastructure will have an urban sense of place. The lasting visual aesthetics is determined by the architecture and scale of buildings, emphasised by the receiving environment's topography and vegetation cover.
Mitigation Measures	Keeping as much natural vegetation within the entire property to enable screening. Landscaping on ground level with indigenous trees and shrubs can soften the visual impact from the larger and immediate surroundings. This will increase the sense of place and make the development easier on the eye. Landscaping will further reduce noise impacts, glare and heat. Structures and buildings can be constructed or cladded with natural stone to blend with the colours of the immediate surroundings. Buildings should be painted with natural colours to promote blending with the natural environment and to lessen the visual impact. Care needs to be taken with reflective or bright surfaces so that glare is avoided. Large areas of bright colours are to be avoided although small areas of colourful accent may be used provided that the colours are chosen to compliment the environment. Generally, darker colours and neutral greys are proposed. Roofs are usually most visible, and the finishes need to be chosen to reduce the visual impact from elevated positions. Neutral greys are generally most useful in making structures recessive. Light sources must be placed in such a way, or shielded, so as to provide light only to the area that needs to be lit. Light spillage and pollution must be minimised. Introduce architectural guidelines to minimise the impact (i.e. reduce height of structure to the minimum; cover residential dwellings like structures to appear as natural as possible; etc.)
Responsible Party	Contractor/Proponent/Residents

3.2.5 Noise & Disturbance

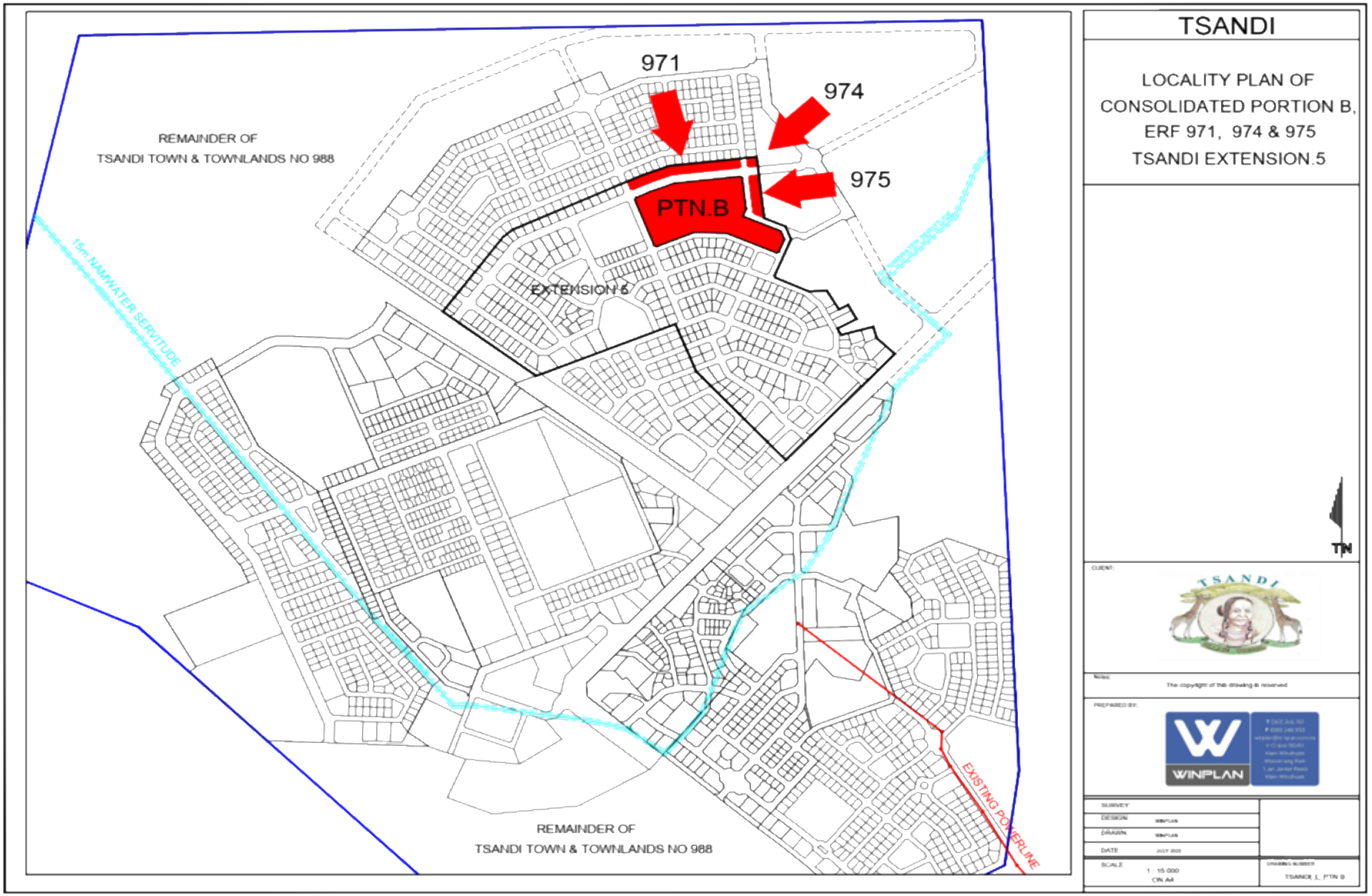
Impact Description	Apart from vehicle movement, no other noises of significance are associated with the operational activities. Noise disturbance from the B3 main road running through the Village

	is to be expected. Urban developments of this scale and nature are not associated with activities generating unhealthy noise levels, such as industrial activities or agricultural activities. The increase in vehicle movement to and from the proposed developments will have a slight increase in traffic noise compared to the current status but is expected to be of low significance.
Mitigation Measures	Consider the existence of traffic along the roads during the design and orientation of dwellings.
Responsible Party	Contractor/Architects

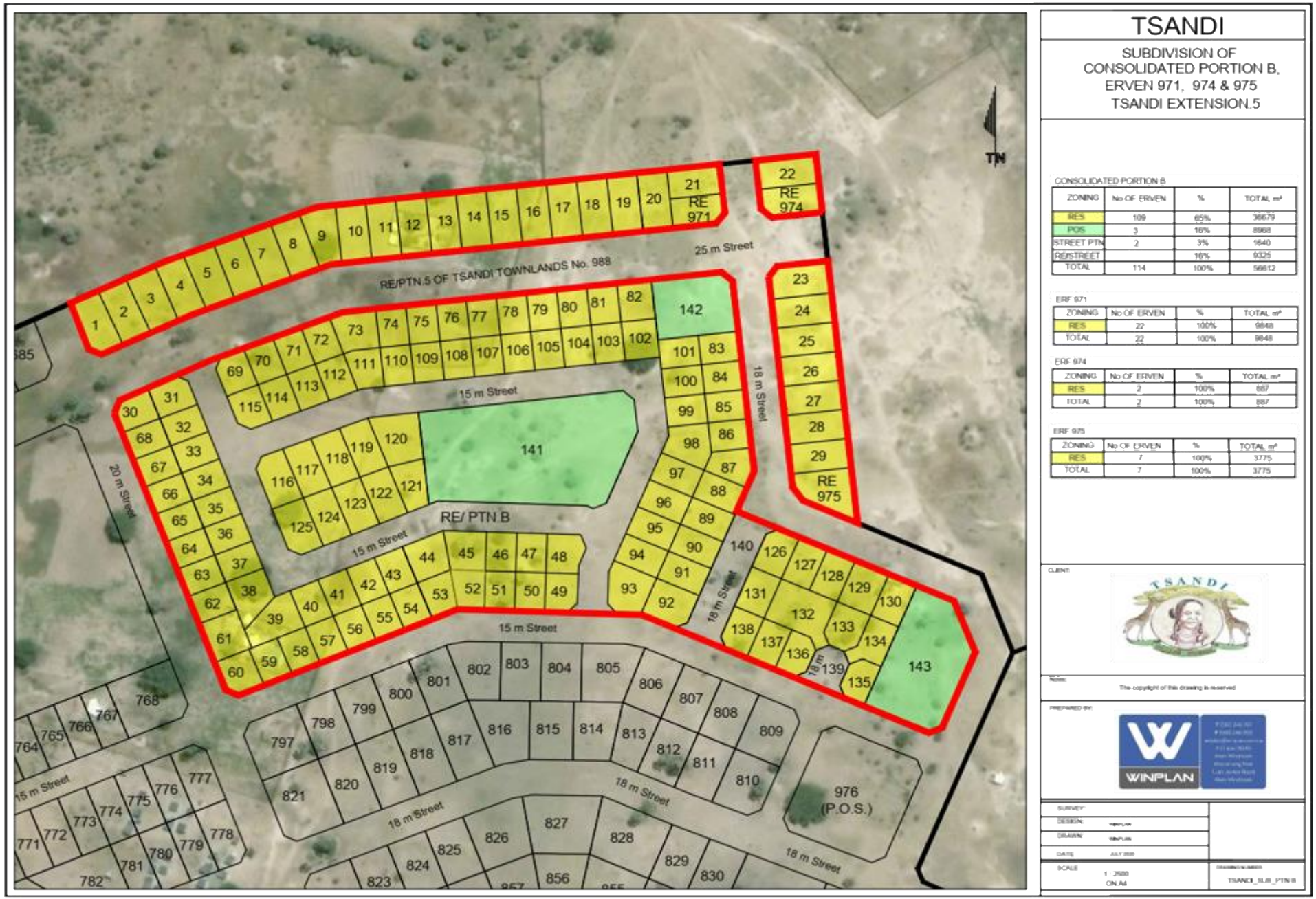
3.2.6 Traffic & Safety

Impact Description	Operational activities in this respect are associated with vehicle movement of residents' and visitors' to and from the proposed developments.
Mitigation Measures	Proper road designs (soft bends, circles etc.) should be incorporated to limit speeding and maintained for the duration of the lifetime of the development.
Responsible Party	Contractor/Proponent

ANNEXURE A -LOCALITY PLAN



ANNEXURE B -LAYOUT PLAN



NEWSPAPER ADVERTISEMENTS

Notices
• Legal •

OF NAMIBIA LIMITED PLAINTIFF and EXCLUSIVE COFFEE SHOP AND BAR CC FIRST DEFENDANT NOTICE OF SALE IN EXECUTION Pursuant to a Judgement of the Court granted on the 9th day of November 2020, the following movable property will be sold by the Deputy Sheriff for the District of Windhoek on the 6TH day of FEBRUARY 2021 at 09H30 at 422 Independence Avenue, Windhoek. 1 x Anvil Aire Display Unit 1 x Carmalli Coffee Machine 5 x Tables 2 x stainless steel Tables 1 x 6-plate Gas Stove 1 x Heineken Display Unit 1 x Chaffing Dish Food Warmer 1 x Display Unit (Food Warmer) CONDITIONS OF SALE: Voetstoots and cash to the highest bidder. Dated at WINDHOEK on the 12th day of JANUARY 2021. SIGNED J C VAN WYK J C VAN WYK ATTORNEYS Legal Practitioner for Plaintiff 18 LOVE STREET, WINDHOEK TEL: (061) 225438 (REF: JCVW/a/4647)

clao200010550

CASE NO.: hc-md-civ-act-con-2020/02813 IN THE HIGH COURT OF NAMIBIA MAIN DIVISION, WINDHOEK In the matter between: DAVID JOHN BRUNI and IAN ROBERT McLAREN of Bruni & McLaren in their capacity as liquidator of the SMALL AND MEDIUM ENTERPRISES (SME) BANK LIMITED (in liquidation) PLAINTIFF andAINA TWEUTHIHIGU-LA NTINDA DEFENDANT NOTICE OF SALE IN EXECUTION Pursuant to a Judgement of the Court granted on the 31st day of August 2020, the following movable property will be sold by the Deputy Sheriff for the District of Windhoek on the 6TH day of FEBRUARY 2021 at 09H30 at 422 Independence Avenue, Windhoek. 1 x Samsung Television 1 x leather Lounge Suite 1 x HiSense Refrigerator CONDITIONS OF SALE: Voetstoots and cash to the highest bidder. Dated at WINDHOEK on the 15th day of JANUARY 2021. J C VAN WYK J C VAN WYK ATTORNEYS Legal Practitioner for Plaintiff 18 LOVE STREET, WINDHOEK TEL: (061) 225438 (REF: JCVW/a/4582)

clao200010546

CASE NO.: hc-md-civ-act-con-2020/02823 IN THE HIGH COURT OF NAMIBIA MAIN DIVISION, WINDHOEK In the matter between: DAVID JOHN BRUNI and IAN ROBERT McLAREN of Bruni & McLaren in their capacity as liquidator of the SMALL AND MEDIUM ENTERPRISES (SME) BANK LIMITED (in liquidation) PLAINTIFF and NDINELAO WILHELM DEFENDANT NOTICE OF SALE IN EXECUTION Pursuant to a Judgement of the Court granted on the 1st day of September 2020, the following movable property will be sold by the Deputy Sheriff for the District of Windhoek on the 6TH day of FEBRUARY 2021 at 09H30 at 422 Independence Avenue, Windhoek. 1 x Lounge Suite (black) 1 x TV Unit 1 x Samsung Television 1 x Dining Room Set (black) 1 x Coffee Table 1 x Defy Freezer 1 x Defy Refrigerator 1 x Kelvinator Refrigerator 1 x Russel Hobbs Microwave Oven CONDITIONS OF SALE: Voetstoots and cash to the highest bidder. Dated at WINDHOEK on the 15TH day of JANUARY 2021. SIGNED J C VAN WYK J C VAN WYK ATTORNEYS Legal Practitioner for Plaintiff 18 LOVE STREET, WINDHOEK TEL: (061) 225438 (REF: JCVW/a/4584)

clao200010562

ENVIRONMENTAL SCOPING ASSESSMENT NOTICE TO ALL INTERESTED AND AFFECTED PARTIES Notice is hereby given to all potentially interested and/or Affected Parties (I&APs) that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations **(GN. No. 30 of 6 February 2012) for the following: Proponent:** Tsandi Village Council **Environmental Assessment Practitioner:** Winplan Town and Regional Planning Consultants **Project Name:** Township Establishment for Extension 12, Tsandi **Project Location:** Located in Extension 5, Tsandi (Omusati Region) **Project Description:** Establishment of a new township which entails certain listed activities as listed in GN. No. 29 of 2012. **Registration of I&APs and Submission of Comments:** In line with the above-mentioned legislation, all I&APs are hereby invited to register and submit their comments / concerns / questions (to be done in writing) to Winplan Town and Regional Planning Consultants via the details given below. Deadline for registration and submission of comments is 12 February 2021. Contact information: Tel.: (061) 246 761 / email: winplan@winplan.com.na

clao200010611

NOTICE
Take note that Stubenrauch Planning Consultants cc in terms of the Urban and Regional Planning Act (Act No. 5 of 2018) intends on applying to the Urban and Regional Planning Board on behalf of the Ongwediva Town Council, owner of Erf 7410 Ongwediva Extension 17, for the following: **REZONING OF ERF A/7410 ONGWEDIVA EXTENSION 17 FROM "UNDETERMINED" TO "PRIVATE OPEN SPACE";** It is the intention of the client to subdivide Erf 7410 Ongwediva Extension 17 into Erf A/7410 and Remainder. Erf A/7410 is to be rezoned for consolidation with "to be created and incorporated" Portion C of the Remainder of Farm Ongwediva Town and Townlands No 881) to form "Consolidated Erf X" Ongwediva Extension 17. Erf 7410 falls within Ongwediva Extension 17 and is located to the south of the main road leading to Oshakati. Erf A/7410 will be approximately 8.1756 hectares and will be used for the development of the Ongwediva Sport Stadium. Sufficient parking will be provided in line with the Ongwediva Town Planning Scheme. Please take note that the locality map of the erf lies for inspection during normal office hours on the town planning notice board at the Ongwediva Town Council and SPC Office, 45 Feld Street, Windhoek. Further take notice that any person objecting to the proposed development as set out above may lodge such objection together with the grounds thereof, with the Ongwediva Town Council and with the applicant in writing within 14 days of the last publication of this notice in the media or before Wednesday, 10th February 2021. Dated at Windhoek on this 18th day of January 2021.

Applicant: Stubenrauch Planning Consultants
spc@spc.com.na
PO Box 41404
Windhoek
Tel.: (061) 251189
Our Ref: ONG/056-B

The Chief Executive Officer
Ongwediva
Town Council
Private Bag 5549
Ongwediva

clao200010606

NOTICE
Take note that Stubenrauch Planning Consultants cc in terms of the Urban and Regional Planning Act (Act No. 5 of 2018) intends on applying to the Urban and Regional Planning Board on behalf of the Ongwediva Town Council, owner of Erf 7410 Ongwediva Extension 17, for the following:
•REZONING OF ERVEN 7221, 7222, 7223, 7226 TO 7232 AND PORTION A/7224 FROM "BUSINESS" TO "SPECIAL";
•REZONING OF ERF 7225 FROM "LOCAL AUTHORITY" TO "SPECIAL"; REZONING OF ERVEN 7233 TO 7254 FROM "RESIDENTIAL" TO "SPECIAL"; It is the intention to subdivide Erf 7224 into A & Remainder". Portion A/7224 is to be rezoned for consolidation with erven 7221, 7222, and 7223 to form "Consolidated Erf Z". It is also the intention to close the internal "Street" for consolidation with to be rezoned erven 7225 to 7254 to form Consolidated Erf X for the Ongwediva Truckport development. The area to be reserved for the Truckport will comprise of the Consolidated Erf X which is to comprise of approximately 34495m² to accommodate the Truckport and the Consolidated Erf Z which is to comprise of approximately 4495m² for the residential component of the Truckport. The subject erven are located in Ongwediva Extension 17. Sufficient parking will be provided in line with the Ongwediva Town Planning Scheme. Please take notice that the locality map of the erf lies for inspection during normal office hours on the town planning notice board at the Ongwediva Town Council and SPC Office, 45 Feld Street, Windhoek. Further take notice that any person objecting to the proposed development as set out above may lodge such objection together with the grounds thereof, with the Ongwediva Town Council and with the applicant in writing within 14 days of the last publication of this notice in the media or before Wednesday, 10th February 2021. Dated at Windhoek on this 18th day of January 2021.
Applicant:
Stubenrauch Planning Consultants
spc@spc.com.na
PO Box 41404
Windhoek
Tel.: (061) 251189

The Chief Executive Officer
Ongwediva Town Council
Private Bag 5549 Ongwediva
Our Ref: ONG/054

clao200010607

MINISTRY OF TRADE & INDUSTRY LIQUOR ACT 1998 NOTICE OF APPLICATION TO A COMMITTEE TERMS OF THE LIQUOR ACT 1998 (regulations 14, 20 & 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: OSHANA 1. Name and postal address of applicant: LINUS EKANDJO / PO. BOX 60249 WINDHOEK KATUTURA 2. Name of business or proposed business to which application relates: CHILL ZONE BAR 3. Address / location of premises to which application relates: KANDJENGENDI SOUTH, ERF 3094/65 4. Nature and details of application: LIQUOR LICENCE 5. Clerk of the court with whom application will be lodged: OSHAKATI 6. Date on which application will be lodged: 15 - 28 FEBRUARY 7. Date of meeting of Committee at which application will be heard: 07 APRIL 2021. Any objection or written submission in terms of section 28 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

clao200010598

CASE NO: 38/2020
IN THE MAGISTRATE'S COURT FOR THE DISTRICT OF OKAHANDJA HELD AT OKAHANDJA In the matter between: NAMPOST FINANCIAL BROKERS (PTY) LTD T/A POSTFIN PLAINTIFF and FLORENCE FABIOLA UNOTJARI JEOMBA DEFENDANT NOTICE OF SALE IN EXECUTION Pursuant to a Judgement of the Court granted on the 9th day of September 2020, the following movable property will be sold by the Messenger of Court for the District of Okahandja on the 3rd day of FEBRUARY 2021 at 17H00 at 117 Dr Vedder Street, Okahandja. 1 3-piece Lounge Suite 1x TV Cupboard 1 x Samsung flat screen Television 1 x KIC Refrigerator 1 x Russel Hobbs double-door Refrigerator 1 x Kelvinator Microwave Oven CONDITIONS OF SALE: Voetstoots and cash to the highest bidder. Dated at WINDHOEK on the 18th day of JANUARY 2021. signed J C VAN WYK JC VAN WYK ATTORNEYS LEGAL PRACTITIONER FOR PLAINTIFF 18 LOVE STREET P.O. BOX 3273, WINDHOEK TEL: (061) 225438 (REF: JCVW/a/31706)

clao200010597

CASE NO.: hc-md-civ-act-con-2020/03976 IN THE HIGH COURT OF NAMIBIA MAIN DIVISION, WINDHOEK In the matter between: FIRST NATIONAL BANK OF NAMIBIA LIMITED PLAINTIFF and EXCLUSIVE COFFEE SHOP AND BAR CC FIRST DEFENDANT NOTICE OF SALE IN EXECUTION Pursuant to a Judgement of the Court granted on the 9th day of November 2020, the following movable property will be sold by the Deputy Sheriff for the District of Windhoek on the 6TH day of FEBRUARY 2021 at 09H30 at 422 Independence Avenue, Windhoek. 1 x Anvil Aire Display Unit 1 x Carmalli Coffee Machine 5 x Tables 2 x stainless steel Tables 1 x 6-plate Gas Stove 1 x Heineken Display Unit 1 x Chaffing Dish Food Warmer 1 x Display Unit (Food Warmer) CONDITIONS OF SALE: Voetstoots and cash to the highest bidder. Dated at WINDHOEK on the 12th day of JANUARY 2021. SIGNED J C VAN WYK J C VAN WYK ATTORNEYS Legal Practitioner for Plaintiff 18 LOVE STREET, WINDHOEK TEL: (061) 225438 (REF: JCVW/a/4647)

clao200010549

CASE NO.: hc-md-civ-act-con-2020/02821 IN THE HIGH COURT OF NAMIBIA MAIN DIVISION, WINDHOEK In the matter between: DAVID JOHN BRUNI and IAN ROBERT McLAREN of Bruni & McLaren in their capacity as liquidator of the SMALL AND MEDIUM ENTERPRISES (SME) BANK LIMITED (in liquidation) PLAINTIFF and CHRISTOPHINE NAMBO NDELIJAMUNJE MODISE DEFENDANT NOTICE OF SALE IN EXECUTION Pursuant to a Judgement of the Court granted on the 31st day of August 2020, the following movable property will be sold by the Deputy Sheriff for the District of Windhoek on the 6TH day of FEBRUARY 2021 at 09H30 at 422 Independence Avenue, Windhoek. 1 x Samsung Refrigerator 1 x Samsung Microwave Oven 4 x Bar Chairs 1 x Lounge Suite (leather) 1 x Coffee Table 1 x TV Unit 1 x Hisense Television 1 x Dining Room Table with 6 chairs 1 x Defy Freezer CONDITIONS OF SALE: Voetstoots and cash to the highest bidder. Dated at WINDHOEK on the 15TH day of JANUARY 2021. SIGNED J C VAN WYK J C VAN WYK ATTORNEYS Legal Practitioner for Plaintiff 18 LOVE STREET, WINDHOEK TEL: (061) 225438 (REF: JCVW/a/4539)

clao200010560

IN THE HIGH COURT OF NAMIBIA MAIN DIVISION WINDHOEK CASE NO.: HC-MD-CIV-ACT-CON-2020/04469 In the matter between: FIRST NATIONAL BANK OF NAMIBIA LIMITED PLAINTIFF and NATHALIA TEIXEIRA SAPAIO DEFENDANT NOTICE OF SALE IN EXECUTION In execution of an order handed down by the above Honourable Court on the 1st of DECEMBER 2020 in the abovementioned case, a judicial sale by public auction of the following will be held by the Deputy Sheriff of Windhoek on the 6th of FEBRUARY 2020 at 09h30 at NO. 422, INDEPENDENCE AVENUE, WINDHOEK, REPUBLIC OF NAMIBIA. List of Goods to be sold: 1. 1 x Lounge Suite 2. 1 x Samsung TV 3. 1 x Samsung Fridge 4. 1 x Defy Microwave 5. 1 x Washing Machine 6. 1 x TV Stand CONDITIONS OF SALE: 1."VOETSTOOTS" - CASH TO THE HIGHEST BIDDER. DATED at WINDHOEK on this the day of JANUARY 2021. KOEP & PARTNERS LEGAL PRACTITIONERS FOR PLAINTIFF 33 SCHANZEN ROAD WINDHOEK (KM/ma/77287/DEB565)

clao200010621

CASE NO: HC-MD-CIV-ACT-CON-2020/01529 IN THE HIGH COURT OF NAMIBIA MAIN DIVISION - WINDHOEK In the matter between: BANK WINDHOEK LIMITED Plaintiff and SHON VAN WYK First Defendant PORCHE ICHA UCCHI STEPHNI VAN WYK Second 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 114, BLOCK F, REHOBOTH, on 3 FEBRUARY 2021, at 10H00, of the undermentioned property: CERTAIN: Erf 114, Block F, Rehoboth SITUATE: In the Town of Rehoboth (Registration division "M") MEASURING: 875 Square metres IMPROVEMENTS :Three bedroom dwelling with loung/dining room, TV room, kitchen, guest WC and two bathrooms TERMS 10% of the purchase price and the auctioneers' 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 lie for inspection at the office of the Deputy Sheriff, Rehoboth and at the offices of the execution creditor's attorneys. DATED at WINDHOEK this 22nd day of OCTOBER 2020. DR WEDER KAUTA & HOVEKA INC Legal Practitioner for Plaintiff WHK House Jan Jonker Road WINDHOEK REF: MAT51021/CP

clao20006812

NOTICE
Take note that Stubenrauch Planning Consultants cc in terms of the Urban and Regional Planning Act (Act No. 5 of 2018) intends on applying to the Urban and Regional Planning Board on behalf of the Ongwediva Town Council, owner of Ongwediva Town and Townlands No. 881, for the following: **•REZONING OF PORTION A AND B OF THE FARM ONGWEDIVA TOWN AND TOWNLANDS NO. 881 FROM "UNDETERMINED" TO "INSTITUTIONAL AND PORTION C OF THE FARM ONGWEDIVA TOWN AND TOWNLANDS NO. 881 FROM "UNDETERMINED" TO "PRIVATE OPEN SPACE" RESPECTIVELY;**
It is the intention of the client to subdivide the Remainder of Farm Ongwediva Town and Townlands No 881 into Portions A, B, C and Remainder. Portions C is being rezoned for consolidation with "to be created Erf A/7410" (a former Portion of Erf 7410 Ongwediva Extension 17) to form Consolidated Erf X (Private Open Space) for Sport Field purposes. The boundaries of Ongwediva Extension 17 will also be altered to include Portion C. The three sites to be created (Portions A,B and C) are located on the Remainder of the Farm Ongwediva Town and Townlands No 881, to the south of Ongwediva Extension 17 and east of the District Roads D4167. According to the Ongwediva Town Planning Scheme the Remainder of the Farm Ongwediva Town and Townlands No 9881 is zoned as "Undetermined". Portion A will be approximately 7.20 hectares for the development of a private school, Portion B will be approximately 4.22 hectares for possible school extension at a later stage while Portion C will be approximately 2,4 hectare for the development of a sport field site which is to be incorporated into Ongwediva Extension 17. Sufficient parking will be provided in line with the Ongwediva Town Planning Scheme. Please take notice that the locality map of the erf lies for inspection during normal office hours on the town planning notice board at the Ongwediva Town Council and SPC Office, 45 Feld Street, Windhoek. Further take notice that any person objecting to the proposed development as set out above may lodge such objection together with the grounds thereof, with the Ongwediva Town Council and with the applicant in writing within 14 days of the last publication of this notice in the media or before Wednesday, 10th February 2021. Dated at Windhoek on this 18th day of January 2021.
Applicant:Stubenrauch
Planning Consultants.
spc@spc.com.na
PO Box 41404
Windhoek
Tel.: (061) 251189
Our Ref: ONG/056-A

The Chief Executive Officer
Ongwediva Town Council
Private Bag 5549
Ongwediva

clao200010604

NOTICE OF APPLICATION IN TERMS OF THE CASINOS AND GAMBLING HOUSES ACT, 1994 (ACT 32 OF 1994) SECTION 16 (2) FOR THE TRANSFER OF A GAMBLING HOUSE LICENCE Notice is hereby given of the application for the transfer of a licence of which the details are given below. Any person who wishes to object to the application in terms of section 19 (1) may submit his/her objection in the prescribed manner to the secretary not later than 21 days after the publication of this notice.
Name of applicant:
Kaxwadi Investment CC
Type of license:
Gambling house license
Name of accommodation establishment or retail liquor business: People's Inn No. 2
Name of proposed transferee:
Ndpunikwa R Nhinda
Physical address of premises to which the application applies:
Erf 991, Ondoto Street Okuryangava Windhoek

clao200010608

Notices
• Public •

NANI PRIVATE SCHOOL
Oshigambo, Oshikoto Region
NOTICE / INVITATION TO TENDER: TRANSPORTATION OF SCHOOL LEARNERS
Route1: Ondangwa to Oshigambi, **Route 2:** Onamkulo & Oshaango to Oshigambo Currently 120 learners utilizing the bus service Contact: 081 805 2089/ jmikondja@gmail.com

CLAO200010559

Notices
• Name Change •

NOTICE OF CHANGE OF NAME
I Peya Hitula of Tunacor Fisheries Ltd, hereby give notice that in consequence of want to change the current name of fishing vessel MV "Heinaste" to MV "Tutungeni". I have applied under Merchant Shipping Act, Act 57 of 1951 as amended, and its regulations thereof, in respect of the ship MV "Heinaste", official number 2020 WB 004, gross tonnage 7765, net tons 2330 hereto owned by Tunacor Fisheries Ltd, P.O. Box 70, Ben Amathila Avenue, Walvis Bay, Namibia for permission to change her name to MV "Tutungeni". Any objections to the proposed change of name must be sent to the Executive Director, Ministry of Works and Transport, Windhoek within thirty days from the appearance of this notice.

clao200010460

Obituaries
• Thank You Messages •

We, the Herunga, Kandjoze, Nguvauva and Uazukuani families wish to express our profound appreciation to our family, friends, acquaintances, colleaugues and spiritual brethren for your moral support, sympathies and overwhelming generosity during our time of grief and mourning of our beloved son, brother and father.

May the peace of God be with you.

THANK YOU

CLAO200010600

035 Regskennisgewings Legal Notices

IN THE Labour Court of Namibia. Case No: HC-MD-LAB-AA-2020/00197.
In the matter between:
FRANCIS FODAE LEBBIE - Execution Creditor And JAKOB MARENGO SECONDARY SCHOOL - Execution Debtor.
NOTICE OF SALE IN EXECUTION
Be pleased to take notice that the under-mentioned assets were attached in execution of a judgment granted on 2ND September 2020 against the respondent and will be sold on public auction by The Acting Deputy Sheriff for the district of Windhoek on the 6TH day of February 2021 at 09h30 at the premises of the Deputy Sheriff at 422 Independence Avenue, Windhoek.
1 x steel rack, 4 x steel cabinets, 2 x 4 drawers filing cabinets, 1 x book shelve, 1 x computer, 1 x brother copy machine, 1 x Samsung fax machine, 1 x 4 drawer office desk, 1 x LG computer, 1 x Samsung computer, 500 x school desks, 800 x school chairs, 17 x steel cabinets, 6 x white lockers, 1 x folding table, 1 x KIC fridge, 1 x Russelhobs microwave, 4 x office chairs, 2 x wooden benches, 1 x shite & red wood cupboard, 1 x wooden counter, 4 x round tables, 8 x computers, 1 x domestic cabinet.
Terms: Voetstoots and cash to the highest bidder.
Dated at Windhoek on 12 January 2021.
MINISTRY OF LABOUR & SOCIAL WELFARE
32 Mercedes Street,
Khomasdal,
Windhoek
Tel: 061-206 6111 // 061-206 6282.

DM0202100375653

IN THE High Court of Namibia. Main Division, Windhoek. Case No.: HC-MD-CIV-ACT-CON-2020/03976.
In the matter between:
FIRST NATIONAL BANK OF NAMIBIA LIMITED - Plaintiff and EXCLUSIVE COFFEE SHOP AND BAR CC - First Defendant.
NOTICE OF SALE IN EXECUTION
Pursuant to a Judgement of the Court granted on 9 November 2020, the following movable property will be sold by the Deputy Sheriff for the District of Windhoek on 6 February 2021 at 09h30 at 422 Independence Avenue, Windhoek.
1x Anvil Aire display unit, 1x Carmalli coffee machine, 5x tables, 2x stainless steel tables, 1x 6-plate gas stove, 1x Heineken display unit, 1x chaffing dish food warmer, 1x display unit (food warmer).
CONDITIONS OF SALE: Voetstoots and cash to the highest bidder.
Dated at Windhoek on 12 January 2021.
SIGNED
J C VAN WYK
J C VAN WYK ATTORNEYS
Legal Practitioner for Plaintiff
18 Love Street,
Windhoek
Tel: (061) 225438
(REF:JCVW/a/4647).

DM0202100375644

IN THE Labour Court of Namibia. Case No: HC-MD-LAB-AA-2020/00092.
In the matter between:
JULIUS ANDIMA - Execution Creditor And BUSINESS FINANCIAL SOLUTIONS - Execution Debtor.
NOTICE OF SALEIN EXECUTION
Be pleased to take notice that the under-mentioned assets were attached in execution of a judgment granted on 12 May 2020 against the respondent and will be sold on public auction by The Acting Deputy Sheriff for the district of Windhoek on 5 February 2021 at 09h30 at the premises of the Portion 5 of Plot 37 Nubuamis on The Brakwater Road, Windhoek.
1 x White Hyhundai Tucson Reg No: N116-263W.
Terms: Voetstoots and cash to the highest bidder.
Dated at Windhoek on 12 January 2021.
MINISTRY OF LABOUR & SOCIAL WELFARE
32 Mercedes Street,
Khomasdal,
Windhoek
Tel: 061-206 6111 // 061-206 6282.

DM0202100375658

035 Regskennisgewings Legal Notices

IN THE Labour Court of Namibia. Case No: HC-MD-LAB-AA-2020/00173.
In the matter between:
LINUS MUKENA KABUKU - Execution Creditor And NATIONAL ARTS GALLERY OF NAMIBIA - Execution Debtor.
NOTICE OF SALE IN EXECUTION
Be pleased to take notice that the under-mentioned assets were attached in execution of a judgment granted on 11TH August 2020 against the respondent and will be sold on public auction by The Acting Deputy Sheriff for the district of Windhoek on the 6TH day of February 2021 at 09h30 at the premises of the Deputy Sheriff at 422 Independence Avenue, Windhoek.
2 x tables, 1x reception counter, 4 x bunks, 1x chair, 1 x Kelvinator fridge, 1x desk & 3 chairs, 1 x Angel water cooler, 1 x book shelve, 1 x Dell computer, 1 x cane lounge suite, 2 x chairs, 1x leather couch, 1 x oak filing unit, 1x brown couch, 1 x desk, 3x loose cane chairs, 2 x leather chairs, 2x desks, 1 x Noc computer, 2 x chairs, 1 x Acer computer, 1 x Phillips computer, 1 x desk & 2 chairs.
Terms: Voetstoots and cash to the highest bidder.
Dated at Windhoek on 12 January 2021.
MINISTRY OF LABOUR & SOCIAL WELFARE
32 Mercedes Street,
Khomasdal,
Windhoek
Tel: 061-206 6111 // 061-206 6282.

DM0202100375657

IN THE High Court of Namibia. Main Division, Windhoek. Case No.: HC-MD-CIV-ACT-CON-2020/03569.
In the matter between:
DAVID JOHN BRUNI AND IAN ROBERT MCLAREN OF BRUNI & MCLAREN IN THEIR CAPACITY AS LIQUIDATOR OF THE SMALL AND MEDIUM ENTERPRISES (SME) BANK LIMITED (IN LIQUIDATION) - Plaintiff and TANGO COMMODOTIES AND INVESTMENT CC - First Defendant, DENNIS DISANG NGHIPANGELWA NDAMESHIME - Second Defendant.
NOTICE OF SALE IN EXECUTION
Pursuant to a Judgement of the Court granted on the 9th day of November 2020, the following movable property will be sold by the Deputy Sheriff for the District of Windhoek on the 5TH day of February 2021 at 09H30 at Portion 5 of Plot 37, Nubamis, Brakwater Service Road, Windhoek.
1 x silver Honda CRV (Reg Nr: N 681-003 W).
CONDITIONS OF SALE: Voetstoots and cash to the highest bidder.
Dated at Windhoek on the 18th day of January 2021.
SIGNED
J CVAN WYK
J CVAN WYK ATTORNEYS
Legal Practitioner For Plaintiff
18 Love Street,
Windhoek
Tel: (061) 225438
(REF: JCVW/a/4632).

DM0202100375648

035 Regskennisgewings Legal Notices

IN THE High Court of Namibia. Main Division, Windhoek. Case No.: HC-MD-CIV-ACT-CON-2018/02545.
In the matter between:
DAVID JOHN BRUNI ANDIAN ROBERT MCLAREN DULY APPOINTED AS PROVISIONAL LIQUIDATOR OF THE SMALL AND MEDIUM ENTERPRISES (SME) BANK LIMITED - Plaintiff and KANDESHI HELENA SHIPEPE - Second Defendant.
NOTICE OF SALE IN EXECUTION
Pursuant to a Judgement of the Court granted on the 6th day of September 2018, the following movable property will be sold by the Deputy Sheriff for the District of Windhoek on the 6th day of February 2021, at 09h30, at 422 Independence Avenue, Windhoek.
1 x Dressing Table, 2 x HP Computer Sets, 1 x HP Printer, 2 x Coffee Tables (black), 1 x LG Microwave Oven.
Conditions of sale: Voetstoots and cash to the highest bidder.
Dated at Windhoek on 15 January 2021.
SIGNED
J C VAN WYK
J C VAN WYK ATTORNEYS
Legal Practitioner For Plaintiff
18 Love Street,
Windhoek
(REF: JCVW/a/3984)

DM0202100375647

IN THE Labour Court of Namibia. Case No: HC-MD-LAB-AA-2020/00106.
In the matter between:
ATTANASIUS SHIWANAPO - Execution Creditor and SANIC ALUMINIUM GLASS CC - Execution Debtor.
NOTICE OF SALE IN EXECUTION
Be pleased to take notice that the under-mentioned assets were attached in execution of a judgment granted on 2ND June 2020 against the respondent and will be sold on public auction by The Acting Deputy Sheriff for the district of Windhoek on the 6TH day of February 2021 at 09h30 at the premises of the Deputy Sheriff at 422 Independence Avenue,Windhoek.
1x Desktop computer, 1 x reception counter, 1 x office desk, 1 x Samsung printer, 1 x industrial drill machine, 1 x industrial bending machine.
Terms: Voetstoots and cash to the highest bidder.
Dated at Windhoek on 12 January 2021.
MINISTRY OF LABOUR & SOCIAL WELFARE
32 Mercedes Street,
Khomasdal,
Windhoek
Tel: 061-206 6111 // 061-206 6282.

DM0202100375656

035 Regskennisgewings Legal Notices

ENVIRONMENTAL SCOPING ASSESSMENT. NOTICE TO ALL INTERESTED AND AFFECTED PARTIES. Notice is hereby given to all potentially Interested and/or Affected Parties (I&APs) that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN. No. 30 of 6 February 2012) for the following:
Proponent: Tsandi Village Council.
Environmental Assessment Practitioner: Winplan Town and Regional Planning Consultants.
Project Name: Township Establishment for Extension 12, Tsandi. Project Location: Located in Extension 5, Tsandi (Omusati Region).
Project Description: Establishment of a new township which entails certain listed activities as listed in GN. No.29 of 2012. Registration of I&APs and Submission of Comments: In line with the above-mentioned legislation, all I&APs are hereby invited to register and submit their comments/ concerns / questions (to be done in writing) to Winplan Town and Regional Planning Consultants via the details given below.
Deadline for registration and submission of comments is 12 February 2021.
Contact information: Tel.: (061) 246 761 / email: winplan@winplan.com.na

DM0202100375689

IN THE High Court of Namibia. Main Division, Windhoek. Case No.: HC-MD-CIV-ACT-CON-2018/03525.
In the matter between:
DAVID JOHN BRUNI AND IAN ROBERT MCLAREN OF BRUNI & MCLAREN IN THEIR CAPACITY AS PROVISIONAL LIQUIDATOR OF THE SMALL AND MEDIUM ENTERPRISES (SME) BANK LIMITED (IN PROVISIONAL LIQUIDATION) - Plaintiff and HILENI NDINELAGO TOKUNDU - Second Defendant.
NOTICE OF SALE IN EXECUTION
Pursuant to a Judgement of the Court granted on the 2nd day of April 2020, the following movable property will be sold by the Deputy Sheriff for the District of Windhoek on the 5TH day of February 2021 at 09H30 at Portion 5 of Plot 37, Nubamis, Brakwater Service Road, Windhoek.
1 x Volkswagen Polo Vivo (white) with registration N 117-172 W.
CONDITIONS OF SALE: Voetstoots and cash to the highest bidder.
Dated at Windhoek on the 18th day of January 2021.
SIGNED
J CVAN WYK
J CVAN WYK ATTORNEYS
Legal Practitioner For Plaintiff
18 Love Street,
Windhoek
Tel: (061) 225438
(REF:JCVW/a/4043).

DM0202100375645

Housing & Property
• For Sale •

Cosie's Properties
Soweto: 3 bedroom house, 3 outside flat N$910,000
Otjomuise: Newly built 3 bedroom house. N$1.2 million
Wanaheda: 5 bedroom house N$1,160,000
Hakahana Clinic: 3 bedroom house with outside flat, garage N$880,000
Tobias Hainyeko - Okuryangava: 600 sqm, 2 bedroom house N$880,000. Call: 0814524828 / 0817230144 / 0814456159

CLAC200010771

Sale - 4 Bedroom House
- **Okuryangava** - Erf (620 m²)
- Living room x 1
- TV Room x1
- 3 Bedrooms
- 2 Cars port
- Double garages
- N$1,6 Million negotiable

* **Rocky Crest :** 3 bedroms house 2 bathroms single garage 1 Carport Electrical fence.
0811241430 or 0817370439

CLAC200010844

***KHOMASDAL -GLADIATOR COURT:** Selling below valuation. 2 Bedroom duplexunit1, full bathroom, Lounge, Kitchen &Small courtyard.N$ 880 000.00 ***FELZAFETT GARDEN - close to Maerua mall:** Modern 2 bedroom apartment 2 bathrooms, Kitchen, Lounge, Balcony & braai, Carport & Storeroom. N$1 550 000.00 CC
Contact: 0812298883

CLAC200010858

1. 2 bedroom flat available reirasch court, Rocky Crest
- rent N$ 6000 & deposit N$ 2000.
2. An institutional building, situated in Onelotweni Otjiwarongo for sale N$ 3,852,000.00.
3. 2 plots available in Nkurenkuru - one in extension 5, 2502 square meters for N$ 250,000.00 and 1609 square meters for N$ 300,000.00.
Contact 0812688677

CLAC200010868

Aina Sheya Properties.
***Wanaheda- Gaborone court:** 2 bedroom flat, bathroom, lounge, kitchen, N$ 597 000 Excl costs.
***Katutura- Grysblock:** 3 bedroom house, 2 bathrooms, lounge, kitchen, bachelor flat, on 258 sqm erf, N$ 1 050 000 Excl costs.
***Katutura- Dolam:** Neat 3 bedroom house, 2 bathrooms, lounge, kitchen. N$ 1,1 Million Excl costs.
***Rocky Crest:** 3 bedroom house, 2 bathrooms, lounge, kitchen, outside room, on a 475 sqm erf. N$ 1.1 Million Excl costs.
***Windhoek West:** office zoned, 3 bedroom house, bathroom, kitchen, lounge, garage, outside room, on a 936 sqm erf. N$ 2.5 Million Excl costs. Aina 0812830269

CLAC200010870

Motoring
• Vehicles for Sale •

Price reduced
MERCEDES BENZ CDI. COUPE 2011
177000 KM
N$150 000.
CONTACT: 0813813817

Ford Ranger 2013 XLS
2.2D, 4x4, Double Cab, White, With Canopy, 249950KM, Full Service Record
N$150,000.00 Neg
VEHICLE AT SWAKOPMUND
Contact: 0811240340

IVECO heavy truck for sale. 430 horse power, import, extras, engine, gearbox and lots of parts N$120,000 negotiable
AUDI A4, 3.2, V6 QUATTRO SPORTS, black, sunroof, brown, leather seats. Price N$85,000, extras engine parts.
KOMBI Microbus, 2,6i good conditions, maroon, N$65,000
Call: 0813002681

CLAC200010856

Notices
• Legal •

CASE NO. HC-MD-CIV-ACT-CON-2017/00509 IN THE HIGH COURT OF NAMIBIA In the matter between: NEDBANK NAMIBIA LIMITED Plaintiff and BOWKER INVESTMENTS CC 1st Defendant TUYE BUCO GEORGE 2nd Defendant NOTICE OF SET DOWN KINDLY set this matter down for hearing of the Rule 108 Application against Defendants on FRIDAY, 12 FEBRUARY 2021 at 10H00 or as soon thereafter as Counsel may be heard. PRAYERS: 1. An order declaring the following property executable: CERTAIN: Erf No. 1788 (A Portion of Portion 1 of Portion B of Erf No 114), Klein Windhoek SITUATE: in the Municipality of Windhoek Registration Division "K" Khomas Region MEASURING: 1110 (One Thousand One Hundred and Ten) Square Metres; HELD BY: Deed of Transfer No. T4802/2001 1. Costs of the application as agreed between the parties. DATED at WINDHOEK this 24th day of JANUARY 2021. DR WEDER KAUTA & HOVEKA INC Plaintiff's Legal Practitioners WKH House Jan Jonker Road WINDHOEK (MAT42759) TO:THE REGISTRAR OF THE HIGH COURT LUDERITZ STREET
WINDHOEK

CLAO200010832

CASE NO: HC-MD-CIV-ACT-CON-2020/01368 IN THE HIGH COURT OF NAMIBIA MAIN DIVISION - WINDHOEK In the matter between: BANK WINDHOEK LIMITED Plaintiff and A R GEISEB CIVIL ENGINEERING CC First Defendant ADRIAAN RUDOLF GEISEB Second Defendant MARTHA MARIANA GEISES Third Defendant WESTFALEN RANCH NUMBER TWO FOUR FIVE CC Fourth 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, Outjo, at Erf 319 (a Portion of consolidated Erf No 41), Outjo, on 10 FEBRUARY 2021, at 10H00, of the undermentioned property: CERTAIN: Erf 319 (a Portion of Consolidated Erf No 41), Outjo SITUATE : In the municipality of Outjo (Registration division "A") MEASURING: 1400 Square metres IMPROVEMENTS: Five bedroom dwelling with lounge, dining room, kitchen, bathroom, shower/wc/basin, study, dressing room, entertainment area, three garages, flat/cottage and outside w/c TERMS 10% of the purchase price and the auctioneers' 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 lie for inspection at the office of the Deputy Sheriff, Outjo and at the offices of the execution creditor's attorneys. DATED at WINDHOEK this 24TH day of NOVEMBER 2020. DR WEDER KAUTA & HOVEKA INC Legal Practitioner for Plaintiff WHK House
Jan Jonker Road WINDHOEK
REF: MAT49282/CP

CLAO200010131

CASE NO: HC-MD-CIV-ACT-CON-2020/01368 IN THE HIGH COURT OF NAMIBIA MAIN DIVISION - WINDHOEK In the matter between: BANK WINDHOEK LIMITED Plaintiff and A R GEISEB CIVIL ENGINEERING CC First Defendant ADRIAAN RUDOLF GEISEB Second Defendant MARTHA MARIANA GEISES Third Defendant WESTFALEN RANCH NUMBER TWO FOUR FIVE CC Fourth 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, Outjo, at Erf 338 (a Portion of consolidated Erf No 41), Outjo, on 10 FEBRUARY 2021, at 11H00, of the undermentioned property: CERTAIN: Erf 338 (a Portion of Consolidated Erf No 41), Outjo SITUATE: In the municipality of Outjo (Registration division "A") MEASURING: 1252 Square metres IMPROVEMENTS: Four bedroom dwelling with lounge, dining room, kitchen, two showers, two garages and flat/cottage TERMS 10% of the purchase price and the auctioneers' 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 lie for inspection at the office of the Deputy Sheriff, Outjo and at the offices of the execution creditor's attorneys. DATED at WINDHOEK this 24th day of NOVEMBER 2020. DR WEDER KAUTA & HOVEKA INC Legal Practitioner for Plaintiff WHK House Jan Jonker Road WINDHOEK REF: MAT49287/CP

CLAO200010132

Notices
• Legal •

CASE NO.: HC-MD-CIV-ACT-CON-2019/01382 IN THE HIGH COURT OF NAMIBIA MAIN DIVISON, WINDHOEK In the matter between: FIRST NATIONAL BANK OF NAMIBIA LIMITED PLAINTIFF and INGEMAR GUNTHER CHRIST FIRST DEFENDANT HEATHER ANN CHRIST SECOND DEFENDANT NOTICE OF SALE IN EXECUTION In execution of a Judgement granted by the above Honourable Court, the following property will be sold by public auction by the Deputy Sheriff for the district of Windhoek on 8 February 2021, 09H00 at Erf No 608, a portion of Erf No 649, Ausblick, Windhoek, Republic of Namibia. CERTAIN: Erf No 608, a portion of Erf No 649 AUASBLICK SITUATE:In the Municipality of WINDHOEK Registration Division "K" KHOMAS Region MEASURING: 736 (seven three six) SQUARE METRES HELD: BY DEED OF TRANSFER NO T 6219/2010 IMPROVEMENTS: Entrance Hall, Lounge, Family Room, Dining Room, Kitchen, 4 Bedrooms, 3 Bathrooms, 1 Dressing Room, 2 Garages CONDITIONS OF SALE:
1. The Sale is subject to provisions of the High Court Act no. 16 of 1990, as amended, and the property will be sold "voetstoots" according to the existing title deed. 2.The complete Conditions of Sale will be read out at the time of the sale, and may be inspected beforehand at the offices of the Plaintiff and Plaintiff's attorney at the under-mentioned address, as also at the offices of the Deputy Sheriff, Windhoek. Dated at WINDHOEK on the 4th day of DECEMBER 2020. SIGNED J C VAN WYK J C VAN WYK ATTORNEYS Legal Practitioner for Plaintiff TEL: 225438 / 225184
18 LOVE STREET, O. WINDHOEK
REF: JCvW/4218

CLAO200010420

IN THE HIGH COURT OF NAMIBIA CASE No. HC-MD-CIV-ACT-CON-2019/05113 In the matter between: -STANDARD BANK NAMIBIA LIMITED PLAINTIFF and JOEL KAMATUNGUAVI DEFENDANT NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY Pursuant to Judgment of the above Honourable Court granted on 13 AUGUST 2020, the following immovable property will be sold without reserve and voetstoots by the Deputy Sheriff of the District of WINDHOEK on the 09TH OF FEBRUARY 2021 at 10H30 in the forenoon at ERF 583 (A PORTION OF ERF 7) DORADO PARK, WINDHOEK, REPUBLIC OF NAMIBIA CERTAIN: ERF 583 (A PORTION OF ERF 7) DORADO PARK SITUATE: In the Municipality of WINDHOEK REGISTRATION DIVISION "K" KHOMAS REGION MEASURING: 418 (FOUR HUNDRED AND EIGHTEEN) square metres CONSISTING OF:Entrance, Kitchen, Dining Room, Lounge, 3 Bedrooms, 1 Bathroom (Shower/Water Closet/ Wash Basin), 2 Bathrooms (Bath/ Water Closet/ Wash Basin), 1 Garage, 1 Carport The "Conditions of Sale-in-Execution" will lie for inspection at the office of the Deputy Sheriff at WINDHOEK and at the Head Office of Plaintiff at WINDHOEK and Plaintiff's Attorneys, Fisher, Quarmby & Pfeifer, at the under mentioned address. Dated at WINDHOEK this 26th day of OCTOBER 2020. FISHER, QUARMBY & PFEIFER LEGAL PRACTITIONER FOR PLAINTIFF Cnr Robert Mugabe Avenue & Thorer Street
Entrance in Burg Street
WINDHOEK FPC/kl/243249

CLAO200010227

ENVIRONMENTAL SCOPING ASSESSMENT NOTICE TO ALL INTERESTED AND AFFECTED PARTIES Notice is hereby given to all potentially Interested and/ or Affected Parties (I&APs) that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations
(GN. No. 30 of 6 February 2012) for the following:
Proponent:
Tsandi Village
Council Environmental Assessment
Practitioner: Winplan Town and Regional Planning Consultants
Project Name:
Township Establishment
for Extension 12, Tsandi
Project Location: Located
in Extension 5, Tsandi
(Omusati Region)
Project Description: Establishment of a new township which entails certain listed activities as listed in GN. No. 29 of 2012. **Registration of I&APs and Submission of Comments:** In line with the above-mentioned legislation, all I&APs are hereby invited to register and submit their comments / concerns / questions (to be done in writing) to Winplan Town and Regional Planning Consultants via the details given below. Deadline for registration and submission of comments is 12 February 2021. Contact information: Tel.: (061) 246 761 / email: winplan@winplan.com.na

CLAO200010611

FORM 17
Rule 65(4)
APPLICATION: NOTICE OF MOTION (To Registrar and Respondent) IN THE HIGH COURT OF NAMIBIA (Main/ Northern Local Division) Case No: HC-MD-CIV-ACT-CON-2017/01574 In the matter between: FIRST NATIONAL BANK OF NAMIBIA LTD Applicant And LORNE NDAPEWA HAIPINGE Respondent TAKE NOTICE that FIRST NATIONAL BANK OF NAMIBIA LTD (hereinafter called the applicant) intends to make application to this court for an order 1. An order declaring the following immovable property specially executable: Unit consisting of a. Section No. 2 as shown and more fully described on Sectional Plan No. 12/2008 in the building or buildings known as BARUG TERRACE situate at KATUTURA (EXTENSION 14) IN THE MUNICIPALITY OF WINDHOEK, KHOMAS REGION, REGISTRATION DIVISION "K" of which the floor area, according to the sectional plan is 70 (SEVEN ZERO) square metres in extent: and b. An undivided share in the common property in the land and building or buildings as shown and more fully described on the said sectional plan, apportioned to the said section in accordance with the participation quota of the said section; held under Certificate of Registered Sectional Title No. 12/2008(2)(UNIT)
dated 13 MARCH 2008 subject to the conditions therein contained 2. Costs of this application as between attorney and own client scale as agree. 3. Further and/ or alternative relief, and that the accompanying affidavit of NICOLA FRASER will be used in support thereof. TAKE NOTICE FURTHER that the applicant has appointed DR WEDER, KAUTA & HOVEKA INC. LEGAL PRACTITIONERS, 3RD FLOOR WKH HOUSE, AUSSPANNPLATZ, JAN JONKER ROAD, WINDHOEK at which he or she will accept notice and service of all process in these proceedings. TAKE NOTICE FURTHER that if you intend to oppose this application you are required to- (a) notify applicant's legal practitioner in writing within 5 (five) days from date of publication of this Notice of Application to deliver a Notice of Intention to Oppose the Application in terms of Rule 108 (1) (b); (b) and 14 (fourteen) days of the service of your Notice of Intention to Oppose, to file your Opposing Affidavits, if any; and further that you are required to appoint in such notification an address within a flexible radius from the court, referred to in rule 65(5) at which you will accept notice and service of all documents in these proceedings.
If no notice of intention to oppose is given, the application will be moved on the 19TH of FEBRUARY 2021 at 10H00. DATED AT WINDHOEK THIS 21ST DAY OF JANUARY 2021. Dr Weder Kauta Hoveka Legal Practitioners for Plaintiff WKH House, Jan Jonker Road WINDHOEK Per: C Potgieter Ref: MAT16299 TO:THE REGISTRAR HIGH COURT WINDHOEK - MAIN DIVISION AND TO: LP HAIPINGE RESPONDENT ERF 10569, BARUG STREET LUXURY HILL KATUTURA
WINDHOEK

CLAO200010803

Notices
• Legal •

CASE NO: 99/2020
IN THE MAGISTRATE'S COURT FOR THE DISTRICT OF WINDHOEK HELD AT WINDHOEK In the matter between: DR PJC (CHRISTO) BUYS PLAINTIFF and HERMANN NAKWATUMBAH DEFENDANT NOTICE OF SALE IN EXECUTION Pursuant to a Judgement of the Court granted on the 17th day of December 2020, the following movable property will be sold by the Messenger of Court for the District of Windhoek on the 6th day of FEBRUARY 2021 at 09H30 at 422 Independence Avenue, Windhoek. 1 x Freezer 1 x Coffee Table 1 x Lounge Suite 1 x Table 2 x Chairs 1 x Refrigerator (small) CONDITIONS OF SALE: Voetstoots and cash to the highest bidder. Dated at WINDHOEK on the 22nd day of JANUARY 2021. SIGNED J C VAN WYK JC VAN WYK ATTORNEYS LEGAL PRACTITIONER FOR PLAINTIFF 18 LOVE STREET P.O. BOX 3273, WINDHOEK TEL: (061) 225438 (REF: JCVW/a/31535)

CLAO200010801

NOTICE
Take note that Stubenrauch Planning Consultants cc in terms of the Urban and Regional Planning Act (Act No. 5 of 2018) intends on applying to the Urban and Regional Planning Board on behalf of the Ongwediva Town Council, owner of Erf 7410 Ongwediva Extension 17, for the following:
•REZONING OF ERVEN 7221, 7222, 7223, 7226 TO 7232 AND PORTION A/7224 FROM "BUSINESS" TO "SPECIAL";
•REZONING OF ERF 7228 FROM "LOCAL AUTHORITY" TO "SPECIAL"; REZONING OF ERVEN 7233 TO 7254 FROM "RESIDENTIAL" TO "SPECIAL"; It is the intention to subdivide Erf 7224 into A & Remainder". Portion A/7224 is to be rezoned for consolidation with erven 7221, 7222, and 7223 to form "Consolidated Erf Z". It is also the intention to close the internal "Street" for consolidation with to be rezoned erven 7225 to 7254 to form Consolidated Erf X for the Ongwediva Truckport development. The area to be reserved for the Truckport will comprise of the Consolidated Erf X which is to comprise of approximately 34495m² to accommodate the Truckport and the Consolidated Erf Z which is to comprise of approximately 4495m² for the residential component of the Truckport. The subject erven are located in Ongwediva Extension 17. Sufficient parking will be provided in line with the Ongwediva Town Planning Scheme. Please take notice that the locality map of the erf lies for inspection during normal office hours on the town planning notice board at the Ongwediva Town Council and SPC Office, 45 Feld Street, Windhoek. Further take notice that any person objecting to the proposed development as set out above may lodge such objection together with the grounds thereof, with the Ongwediva Town Council and with the applicant in writing within 14 days of the last publication of this notice in the media or before Tuesday, 16th February 2021. Dated at Windhoek on this 18th day of January 2021.
Applicant: Stubenrauch
Planning Consultants
spc@spc.com.na
PO Box 41404
Windhoek
Tel.: (061) 251189

The Chief Executive Officer
Ongwediva Town Council
Private Bag 5549 Ongwediva
Our Ref: ONG/054

clac200010607

NOTICE
Take note that Stubenrauch Planning Consultants cc in terms of the Urban and Regional Planning Act (Act No. 5 of 2018) intends on applying to the Urban and Regional Planning Board on behalf of the Ongwediva Town Council, owner of Erf 7410 Ongwediva Extension 17, for the following: **REZONING OF ERF A/7410 ONGWEDIVA EXTENSION 17 FROM "UNDETERMINED" TO "PRIVATE OPEN SPACE";** It is the intention of the client to subdivide Erf 7410 Ongwediva Extension 17 into Erf A/7410 and Remainder. Erf A/7410 is to be rezoned for consolidation with 'to be created and incorporated' Portion C of the Remainder of Farm Ongwediva Town and Townlands No 881) to form "Consolidated Erf X" Ongwediva Extension 17. Erf 7410 falls within Ongwediva Extension 17 and is located to the south of the main road leading to Oshakati. Erf A/7410 will be approximately 8.1756 hectares and will be used for the development of the Ongwediva Sport Stadium. Sufficient parking will be provided in line with the Ongwediva Town Planning Scheme. Please take note that the locality map of the erf lies for inspection during normal office hours on the town planning notice board at the Ongwediva Town Council and SPC Office, 45 Feld Street, Windhoek. Further take notice that any person objecting to the proposed development as set out above may lodge such objection together with the grounds thereof, with the Ongwediva Town Council and with the applicant in writing within 14 days of the last publication of this notice in the media or before Tuesday, 16th February 2021. Dated at Windhoek on this 18th day of January 2021.
Applicant: Stubenrauch Planning Consultants
spc@spc.com.na
PO Box 41404
Windhoek
Tel.: (061) 251189
Our Ref: ONG/056-B
The Chief Executive Officer Ongwediva Town Council Private Bag 5549 Ongwediva

clac200010606

NOTICE
Take note that Stubenrauch Planning Consultants cc in terms of the Urban and Regional Planning Act (Act No. 5 of 2018) intends on applying to the Urban and Regional Planning Board on behalf of the Ongwediva Town Council, owner of Ongwediva Town and Townlands No. 881, for the following:
•REZONING OF PORTION A AND B OF THE FARM ONGWEDIVA TOWN AND TOWNLANDS NO. 881 FROM "UNDETERMINED" TO "INSTITUTIONAL AND PORTION C OF THE FARM ONGWEDIVA TOWN AND TOWNLANDS NO. 881 FROM "UNDETERMINED" TO "PRIVATE OPEN SPACE" RESPECTIVELY;
It is the intention of the client to subdivide the Remainder of Farm Ongwediva Town and Townlands No 881 into Portions A, B, C and Remainder. Portions C is being rezoned for consolidation with "to be created Erf A/7410" (a former Portion of Erf 7410 Ongwediva Extension 17) to form Consolidated Erf X (Private Open Space) for Sport Field purposes. The boundaries of Ongwediva Extension 17 will also be altered to include Portion C. The three sites to be created (Portions A,B and C) are located on the Remainder of the Farm Ongwediva Town and Townlands No 881, to the south of Ongwediva Extension 17 and east of the District Roads D4167. According to the Ongwediva Town Planning Scheme the Remainder of the Farm Ongwediva Town and Townlands No 9881 is zoned as "Undetermined".
Portion A will be approximately 7,20 hectares for the development of a private school. Portion B will be approximately 4.22 hectares for possible school extension at a later stage while Portion C will be approximately 2,4 hectare for the development of a sport field site which is to be incorporated into Ongwediva Extension 17. Sufficient parking will be provided in line with the Ongwediva Town Planning Scheme. Please take notice that the locality map of the erf lies for inspection during normal office hours on the town planning notice board at the Ongwediva Town Council and SPC Office, 45 Feld Street, Windhoek. Further take notice that any person objecting to the proposed development as set out above may lodge such objection together with the grounds thereof, with the Ongwediva Town Council and with the applicant in writing within 14 days of the last publication of this notice in the media or before Tuesday, 16th February 2021. Dated at Windhoek on this 18th day of January 2021.
Applicant:Stubenrauch
Planning Consultants
spc@spc.com.na
PO Box 41404
Windhoek
Tel.: (061) 251189
Our Ref: ONG/056-A

The Chief Executive Officer
Ongwediva Town Council
Private Bag 5549
Ongwediva

clac200010604

Obituaries
• Death & Funeral Notice •

Tekla Garosas (||Hoabes)
* 19/09/1938
+10/01/2020

‡ Tim vere?

I have done my best in the race, I have run the full distance and I have kept faith.

The Garosas and ||Hoabes families, herewith invite family members, friends and associates to the Tombstone Unveiling ceremony of the late Tekla Garosas (||Hoabes) that will take place on Saturday, 30/01/2021

The proceedings are as Follows:

Small gathering will be held on Friday, 29/01/2021
Erf 4024 Max Eichab Katutura
Time 19h00 - 20h00

Unveiling:Saturday, 30/01/2021
at Pioneers Park Cemetery
Time: 09h00

Contact:
[illegible]

Obituaries
• Condolences •

WE BID FAREWELL TO
OUR FORMER MEMBER
OF ROTARY CLUB WINDHOEK

Dieter Voigts

HE LIVED THE ROTARY
PRINCIPLES DURING HIS
EXEMPLARY SERVICE AS A
ROTARIAN

SINCERE CONDOLENCES TO
HELGA AND THE FAMILY

PRESIDENT AND MEMBERS OF
ROTARY CLUB WINDHOEK

Rotary

035 Regskennisgewings Legal Notices

REZONING NOTICE: DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS on behalf of the owner Portion 7 of Farm Bellerode No. 67 Kapps Farm No. 65 intends to apply to the Windhoek Municipal Council for the following:
Consent Use on Portion 7 of Farm Bellerode No. 67 Kapps Farm No. 65 for an Ancillary use in the form of a Warehouse Storage Facility.
Portion7 of Farm Bellerode No. 67 is located in the Kapps Farm Area. The property is currently zoned 'Rural Residence' with a density of 1:5ha and measures36,4893ha in extent. The proposed Consent Use for Ancillary use would allow the owner to use temporal structures for Warehousing and Storage Facilty on a 5ha Portion size. On-site parking as required in terms of the Windhoek Zoning Scheme will be provided for respectively. Further, take note that the locality plan of the Portion can be inspected at the Windhoek Municipal Council, Customer Care Centre, Town Planning Notice Board,80 Independence Avenue, Windhoek.
Further take note that any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof in Writing at the Windhoek Urban Planning Offices Room 518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice (final date for objections is February 23, 2020).
Cell: +264855512173
Email: ndimuhoria@dunamis-plan.com

DM0202100276099

IN THE High Court Of Namibia, Case No. HC-MD-CIV-ACT-CON-2019/05113.
In the matter between: STANDARD BANK NAMIBIA LIMITED - Plaintiff and JOEL KAMAITUNGUAVI - Defendant.
NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY
Pursuant to Judgment of the above Honourable Court granted on 13 August 2020, the following immovable property will be sold without reserve and voetstoots by the Deputy Sheriff of the District of Windhoek on the 09th of February 2021at 10h30 in the forenoon at Erf 583 (A Portion Of Erf 7) Dorado Park, Windhoek, Republic Of Namibia:
Certain: Erf 583 (A Portion Of Erf 7) Doradopark,
Situated: In The Municipality Of Windhoek Registration Division "K" Khomas Region.
Measuring: 418 (Four Hundred and Eighteen) Square Metres.
Consisting of: Entrance, Kitchen, Dining Room, Lounge, 3 Bedrooms, 1 Bathroom (Shower/Water Closet/Wash Basin), 2 Bathrooms (Bath/WaterCloset/ Wash Basin), 1 Garage, 1 Carport. The "Conditions of Sale-in-Execution" will lie for inspection at the office of the Deputy Sheriff at Windhoek and at the Head Office of Plaintiff at Windhoek and Plaintiff's Attorneys, Fisher, Quarmby & Pfeifer, at the under mentioned address.
Dated at Windhoek this 26th day of October 2020.
FISHER, QUARMBY & PFEIFER
Legal Practitioner for Plaintiff
Cnr Robert Mugabe Avenue & Thorer StreetEntrance in Burg Street
Windhoek
FPC/ldt/243249

DM0202100276100

035 Regskennisgewings Legal Notices

REZONING NOTICE: DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS on behalf of the owner of Erf 1867 Handel Street No. 2 Windhoek intends to apply to the Windhoek Municipal Council for the following:
Consent to operate a Medical Centre on the office bulk of Erf 1867 Handel Street No. 2 Windhoek with a bulk of 0.4,-Consent Use for a Business Building on the office bulk of 0.4 of Erf 1867 Handel Street No. 2 Windhoek for a Dispensary. Erf 1867is located in Handel Street. The property is currently zoned 'office' with a bulk of 0.4. Erf 1867 Windhoek measures 1109m². The proposed consent uses for a Medical Centre and Business Building as a Dispensary will allow the owner to utilize the Erf for integrated health activities. Enough on-site parking as required in terms of the Windhoek Zoning Scheme will be provided.
Further, take note that the locality plan of the Erf can be inspected at the Windhoek Town Council Customer Care Centre Town Planning Notice Board, 80 Independence Avenue, Windhoek.
Further take note that any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof in Writing at the Windhoek Urban Planning Offices Room 518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice (final date for objections is February 23, 2021).
Cell: +264855512173
Email: ndimuhoria@dunamis-plan.com

DM0202100276102

IN THE Magistrate's Court For The District Of Grootfontein, Held at Grootfontein, Case No: 33/2020.
In the matter between:
REDIMERE ACADEMY CC - Plaintiff and LUISE MUULE - Defendant.
NOTICE OF SALE IN EXECUTION
Pursuant to a Judgement granted by the above Honrouble Court, the following goods will be sold in execution by public auction on Friday, 05 February 2021 at 12h00 at In front Of Grootfontein Magistrate's Court, Grootfontein, Republic Of Namibia, namely:
1x TV, 1x freezer, 1x lounge suite.
Terms: Cash to the highest bidder.Dated at Tsumeb 12th day of January 2021.
MARONEL DU PLESSIS LEGAL PRACTITIONER
Erf 515, Corner of Sam Nujoma and Ndilimani Cultural Troupe Streets,
TsumebTel 067-227694
Fax 067-227697
(RED1/0019)

DM0202100276097

IN THE Magistrate's Court for The District of Windhoek. Held at Windhoek. Case No. 2709/2020.
In the matter between:
TANYA SCHEMMER - Execution Creditor and LEONARD MOKANYA - Execution Debtor.
NOTICE OF SALE IN EXECUTION
Kindly take notice that the undermentioned assets, inexecution of a Judgment granted on 20 October 2020 against the Defendant, will be sold in execution by the Messenger of the Court for the district of Windhoek, on Friday, 5 February 2021 at 09:30 at Portion 5 Of Plot 37,Neubanis (Brakwater Service Road), District Of Windhoek. Goods:
1 x Audi A5 Motor-Vehicle with Registration Number N74723 W.
Terms: Voetstoots and cash to the highest bidder.
Dated at Windhoek on 19th day of January 2021.
ETZOLD - DUVENHAGE
PER: ULRICH ETZOLD
Legal Practitioner for Plaintiff
No. 33 Feld Street
Windhoek
JE/SCH158/0002

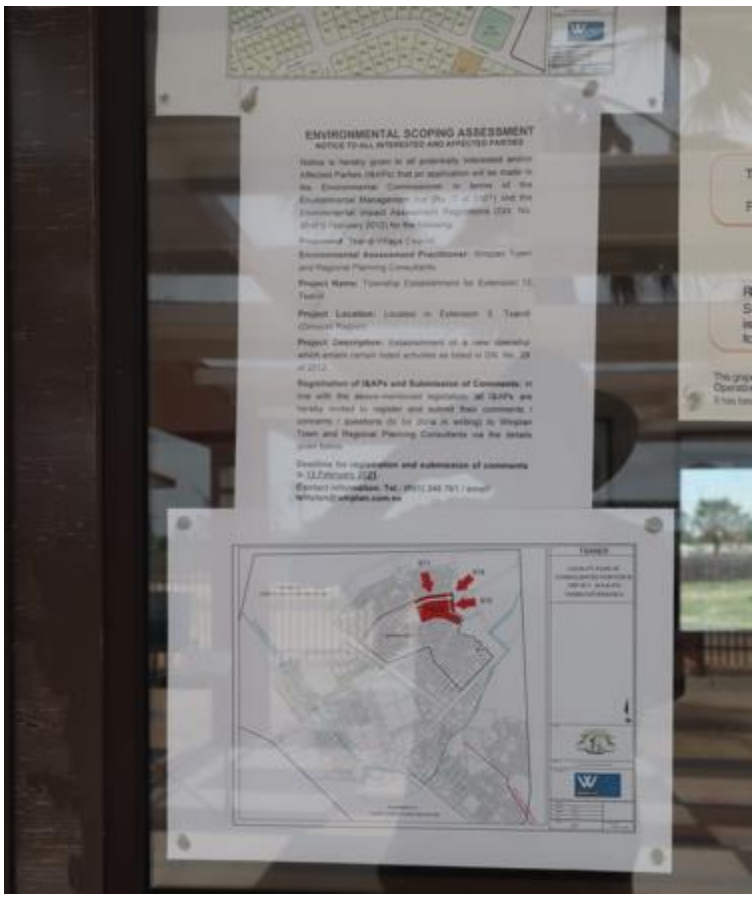
DM0202100276114

035 Regskennisgewings Legal Notices

ENVIRONMENTAL SCOPING ASSESSMENT. NOTICE TO ALL INTERESTED AND AFFECTED PARTIES. Notice is hereby given to all potentially interested and/or Affected Parties (I&APs) that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN. No. 30 of 6 February 2012) for the following:
Proponent: Tsandi Village Council.
Environmental Assessment Practitioner: Winplan Town and Regional Planning Consultants.
Project Name: Township Establishment for Extension 12, Tsandi. Project Location: Located in Extension 5, Tsandi (Omusati Region).
Project Description: Establishment of a new township which entails certain listed activities as listed in GN. No.29 of 2012.
Registration of I&APs and Submission of Comments: In line with the above-mentioned legislation, all I&APs are hereby invited to register and submit their comments/ concerns / questions (to be done in writing) to Winplan Town and Regional Planning Consultants via the details given below.
Deadline for registration and submission of comments is 12 February 2021.
Contact information: Tel.: (061) 246 761 / email: winplan@winplan.com.na

DM0202100275689

NOTICES



LETTER OF APPOINTMENT

TSANDI VILLAGE COUNCIL

Tel: 065 258030/42
Fax: 065 258057

OFFICE OF THE CHIEF EXECUTIVE OFFICER
E-mail: khaitembu@tsandivc.com.na

P.O.Box 373
Tsandi
Omusati Region

Enquiries: RN Nuule, Cell: 0813096693

Our Ref: ----------

Your Ref: ----------

24 June 2020

Winplan Town & Regional Planning Consultants
P.O Box 90761
Klein Windhoek
Namibia

Attention: Mr. LJ Esterhuizen

Dear Sir

SUBJECT: APPOINTMENT FOR PLANNING & TOWNSHIP ESTABLISHMENT OF EXTENSION 12

1. Appointment

In terms of Section 55 (4) of the Public Procurement Act, 2015 (Act No. 15 of 2015) you are hereby appointment for the Planning and township establishment for Tsandi Extension 12, Tsandi

2. Scope of Project

This project consists of consolidating the erven namely: Erf 971, 972, 973, 974 and 975 into erf X, a portion of extension 5, to close the streets and subdivide erf X into 140 erven and 3 public open spaces with an area of 300m^2 for the township establishment, needs and desirability application, Environmental Impact Assessment (EIA), the Firm will be responsible to appoint the environmental firm to conduct an EIA and manage the project until the environmental certificate is issued by MET, base mapping and layout designs, presentation of the layout plans to the council and Community, obtain statutory approval from NAMPAB and Township Board.

3. Contract

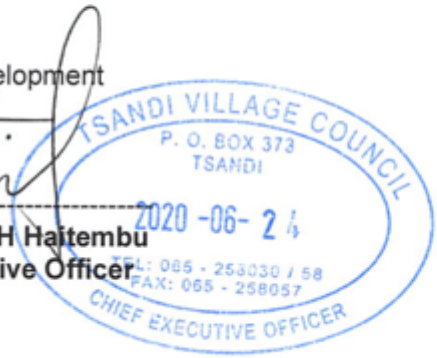
Your written acceptance of the appointment shall be submitted within 7 days of the date of this letter and should form part of the contract.

All official correspondence must be addressed to the Chief Executive Officer – Tsandi Village Council.

luH

We look forward to work with you.

Yours in Development



Mr. Kephas IH Haitembu
Chief Executive Officer

APPENDIX F

ENVIRONMENTAL ASSESSMENT PRACTITIONER CURRICULUM VITAE

FRANCOIS VAN RENSBURG

NAME OF CONSULTANT:	Francois van Rensburg
PROFESSION:	Town and Regional Planner in Training / Development Planner / Environmental Practitioner
DATE OF BIRTH:	21 June 1980
NATIONALITY:	Namibian
MEMBERSHIP IN PROFESSIONAL BODIES:	Member of the Namibia Institute of Town and Regional Planners Registered at the Namibian Council for Town and Regional Planners

EDUCATION:

Institution:	**Qualification:**	**Year Obtained:**
University of Stellenbosch, South Africa	B.A. (Human Movement Sciences – Geography))	2003
University of Stellenbosch, South Africa	MPhil (Master of Philosophy: - Sustainable Development Planning and Management)	2006
Namibia University of Science and Technology (NUST)	Bachelor of Town & Regional Planning Honours	2017

WORK UNDERTAKEN THAT BEST ILLUSTRATES CAPABILITY TO HANDLE THE TASKS ASSIGNED:

Year:	**2016**
Location:	Rehoboth
Client:	Rehoboth Town Council
Main Project Features:	Assisting with Scoping Assessment for Township Establishment of 25 new Extensions in Rehoboth
Status	Clearance Certificate Obtained
Year:	**2018**
Location:	Okahao
Client:	Okahao Town Council
Main Project Features:	Assisting with Scoping Assessment for Township Establishment of 3 new Extensions in Okahao
Status	Clearance Certificate Obtained
Year:	**2019**
Location:	Ondekaremba
Client:	Zannier Hotels
Main Project Features:	Assisting with Scoping Assessment for a new lodge development

Status	Clearance Certificate Obtained
Year:	**2019**
Location:	Farm Sonop (Hardap Region)
Client:	Zannier Hotels
Main Project Features:	Assisting with Scoping Assessment for a new lodge development
Status	Awaiting Approval
Year:	**2020**
Location:	Leonardville (Omaheke Region)
Client:	Leonardville Villlage Council
Main Project Features:	Scoping Assessment for the Proposed Establishment of Two Townships in Leonardville
Status	Clearance Certificate Obtained
Year:	**2020**
Location:	Karibib (Erongo Region)
Client:	Namibia Marble and Granite
Main Project Features:	Scoping Assessment for a new Marble Processing Plant
Status	Awaiting Approval

EMPLOYMENT RECORD:

From:	**2015 to date**
Employer:	Winplan
Position Held:	Town & Regional Planner in Training / Environmental Practitioner
From:	**2007 to 2008**
Employer:	Winplan
Position Held:	Town & Regional Planning Officer / Development Planner
From:	**2005 - 2007**
Employer:	Urban Dynamics Africa
Position Held:	Town and Regional Planning Officer / Development Planner

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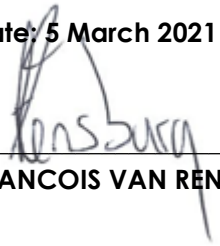
LANGUAGES:

LANGUAGES	SPEAKING	READING	WRITING
English	Excellent	Excellent	Excellent
Afrikaans	Excellent	Excellent	Excellent

CERTIFICATION

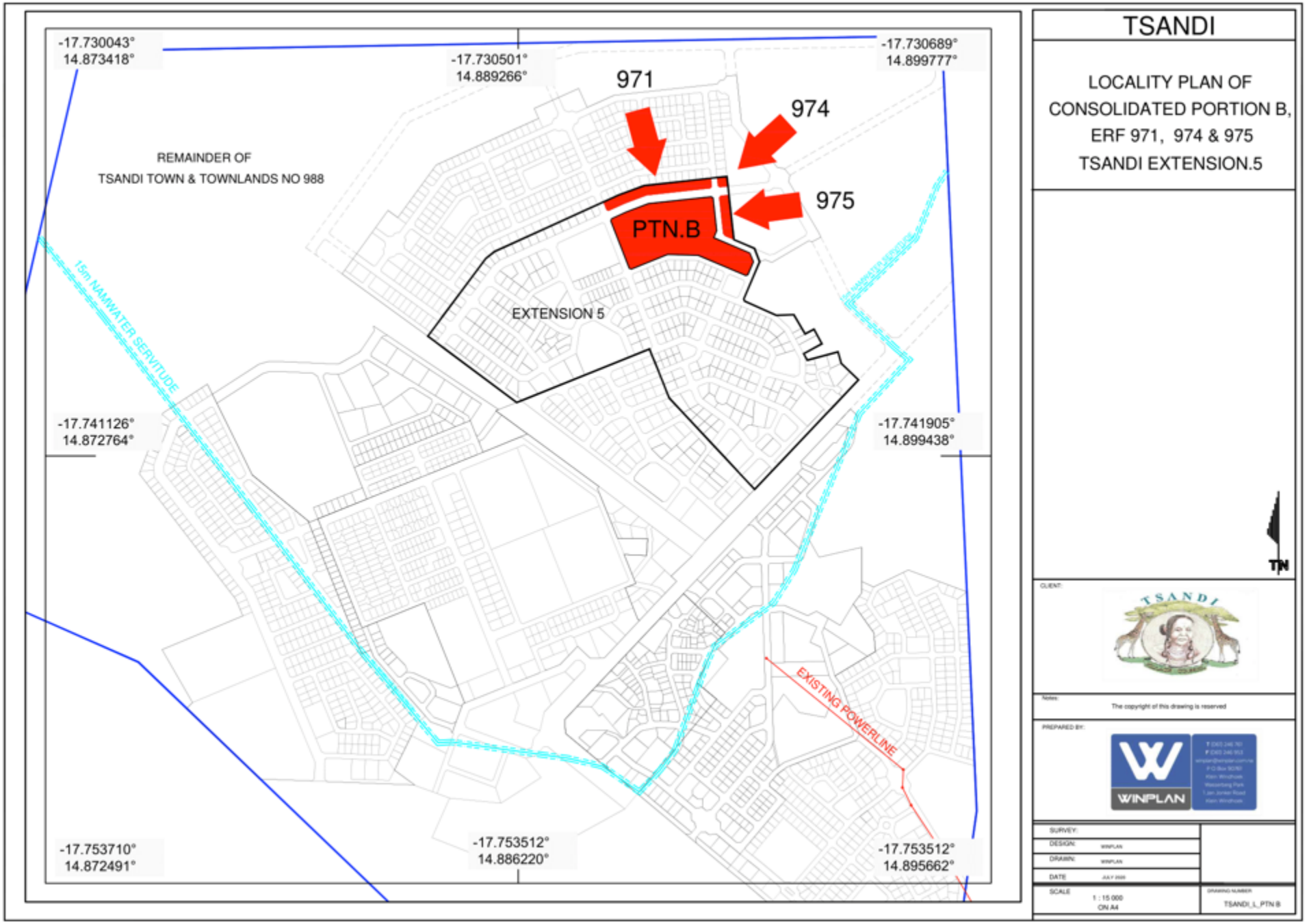
I, the undersigned, certify that to the best of my knowledge and belief, these data correctly describe me, my qualifications and experience.

Date: 5 March 2021



FRANCOIS VAN RENSBURG

LOCALITY MAP OF THE PROPOSED AREA



TSANDI

LOCALITY PLAN OF
CONSOLIDATED PORTION B,
ERF 971, 974 & 975
TSANDI EXTENSION.5

TN

CLIENT:

TSANDI

Notes:

PREPARED BY:

WINPLAN

SURVEY:	
DESIGN: WINPLAN	
DRAWN: WINPLAN	
DATE: JULY 2020	
SCALE: 1 : 15 000 ON A4	DRAWING NUMBER: TSANDI_L_PTN B

PRELIMINARY TOWNSHIP LAYOUT

TSANDI

SUBDIVISION OF CONSOLIDATED PORTION B, ERVEN 971, 974 & 975 TSANDI EXTENSION.5

CONSOLIDATED PORTION B

ZONING	No OF ERVEN	%	TOTAL m²
RES	109	65%	38679
POS	3	16%	8968
STREET PTN	2	3%	1640
RES/STREET		16%	9325
TOTAL	114	100%	59612

ERF 971

ZONING	No OF ERVEN	%	TOTAL m²
RES	22	100%	9848
TOTAL	22	100%	9848

ERF 974

ZONING	No OF ERVEN	%	TOTAL m²
RES	2	100%	887
TOTAL	2	100%	887

ERF 975

ZONING	No OF ERVEN	%	TOTAL m²
RES	7	100%	3775
TOTAL	7	100%	3775

CLIENT:

TSANDI

Notes:

PREPARED BY:

WINPLAN

SURVEY:	
DESIGN:	WINPLAN
DRAWN:	WINPLAN
DATE:	JULY 2020
SCALE	1 : 2500 ON A4
DRAWING NUMBER	TSANDI_SUB_PTN B