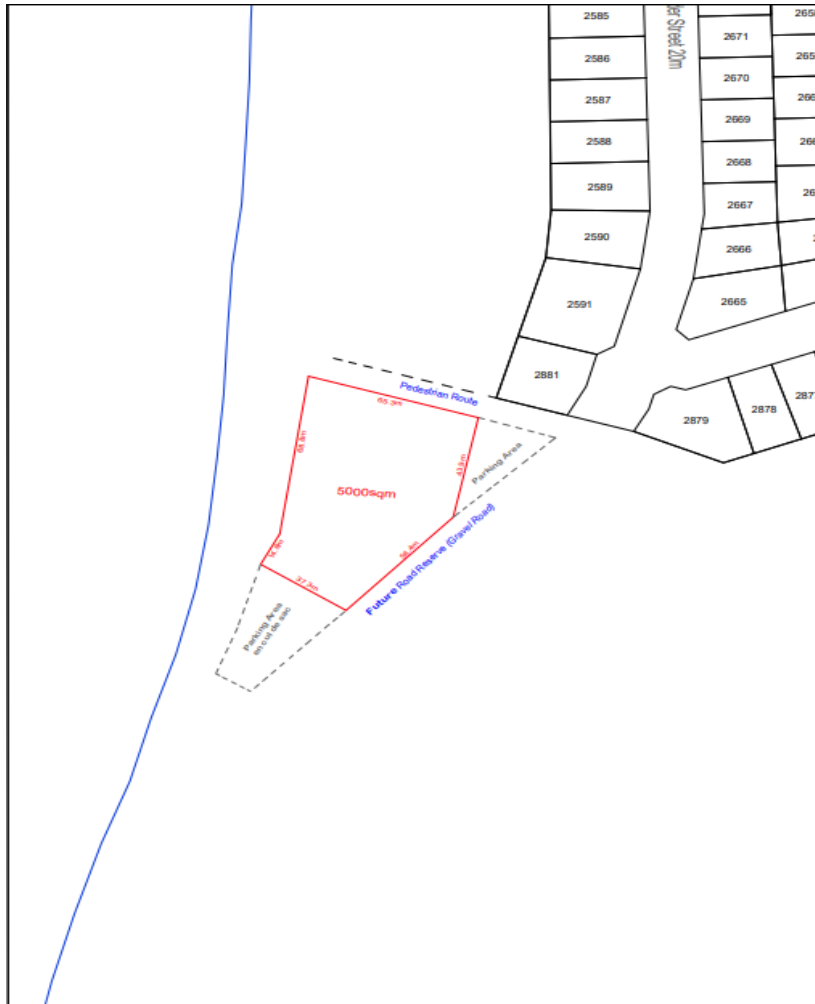


EIA SCOPING REPORT FOR THE PROPOSED RESIDENTIAL PROPERTY DEVELOPMENT ON PORTION 127 HENTIES BAY TOWNLAND NO. 133 HENTIES BAY TOWNLANDS (MEASURING 5000SQM)



Assessed by:



Proponent:

SX Investments One (Pty) Limited
Farm Kaross #237 Nr Kamanjab,
Namibia

20 April 2021

PURPOSE OF THIS DOCUMENT

The Client proposes to establish and develop a portion of the Henties bay Townland. Portion 127 situated South west of Henties Bay. The project is aimed at development a high-class residential property (with outbuildings) in Henties Bay on a 5000m² of land on Portion 127 of Henties Bay Townlands. The proposed development will involve the construction of residential buildings, parking area and access road expansion.

An Environmental Impact Assessment (EIA) is being done by Nyepez Consultancy Environmental Consultants, an independent company, to evaluate the potential environmental and social impacts of the proposed project development. The EIA is being done in terms of the Environmental Management Act (EMA) of 2007 and EIA Regulations of 6 February 2012 (I&APs are welcome to request a copy of the full EIA regulations from the public participation office).

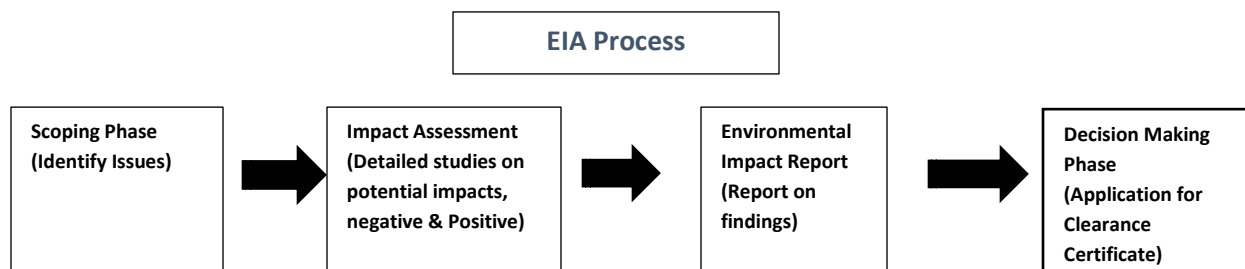
The first phase of an EIA is the Environmental scoping Phase (see figure 1 below). This is the phase during which public issues and concerns must be identified so that relevant issues can be evaluated by the Environmental Practitioner and his professional team of expertise in the next phase (Impact Assessment Phase) of the EIA.

The EMA and EIA regulations make provision for authority consideration based on the Scoping Phase of the EIA. Therefore, this final scoping report and its accompanying issues and response reports serves the following purpose;

1. An introduction of an EIA that is being carried out for the proposed Residential property development Project
- 2.A description of the regulatory framework for the EIA
- 3.A description of the proposed project activity
- 4.The project alternatives that were considered
- 5.A description of the way in which the interested and affected parties (I&APs) or stakeholders have been involved
- 6.A register on all issues and concerns identified to date and how they have been considered in the EIA process

Stakeholders could comment on the Draft Scoping Report in the following ways;

- 1.Completing an I&APs register accompanied with the Background information Document (BID)
- 2.Additional written submissions
- 3.Attending public meeting in Henties Bay on April 2021
- 4.Send comments through email or telephone



DOCUMENT INFORMATION

Title	Scoping Report for The Proposed Residential Property Development on Portion 127 Henties Bay Townland No. 133 Henties Bay Townlands (Measuring 5000sqm)
Environmental Practitioner	Nyepez Consultancy cc
Reviewer	Mr. Kluivert Mwanangombe
Client	SX Investments One (Pty) Limited Farm Kaross #237 Nr Kamanjab, Namibia
Status	Final Report
Issue Date	April 20, 2021

PUBLIC PLACES WHERE THE DRAFT SCOPING REPORT WAS AVAILABLE FOR PUBLIC SCRUTINY

The draft report was distributed to everyone that requested to be kept informed about this proposed project in response to invitations in March 2021. Copies of this report are available for comment as follows:

- Office of the Town Planner Henties Bay Municipality and at the proposed Project site & at Seal Factory Building
- Henties bay Boerman broke shopping mall
- Consultants' or email: gsinyepe@gmail.com

ENQUIRIES

PUBLIC PARTICIPATION OFFICE

NYEPEZ ENVIRONMENTAL CONSULTANTS

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1. INTRODUCTION

The Project proponent (SX Investments One (Pty) Limited) intends to establish a residential development on a unserviced portion of land, Portion 127 situated on the Henties bay townland, townland no. 133 southwest of henties bay. This development will comprise a high-class best of the art residential property, with outbuildings. He proposed development will start construction once the rezoning of the portion if finalized from “Undetermined” to General residential 2, a zoning which caters and accommodates the development of dwelling units and residential accommodation. The proposed residential property development will be about 40m x30 m at the ground level and then reduce in size as it rises. The building will be constructed and designed as follows:

I envisage at the ground floor a foot print of about 40mx30m (4m high)

- First Floor will be Bedrooms (4m High)
- Second Floor – Living space / Kitchen (8m High)
- Master Suite – (4m high)
- Solar on the Roof

The proposed location of the development is portion 127 of Henties Bay Townlands No. 133 situated adjacent Henties bay Extension 11 South west of Henties bay townland. The total area size will cover approximately 5000m² excluding the access road.

Figure 1: Proposed Project Site Area

LOCALITY MAP: PORTION 127 HENTIESBAAI TOWNLAND

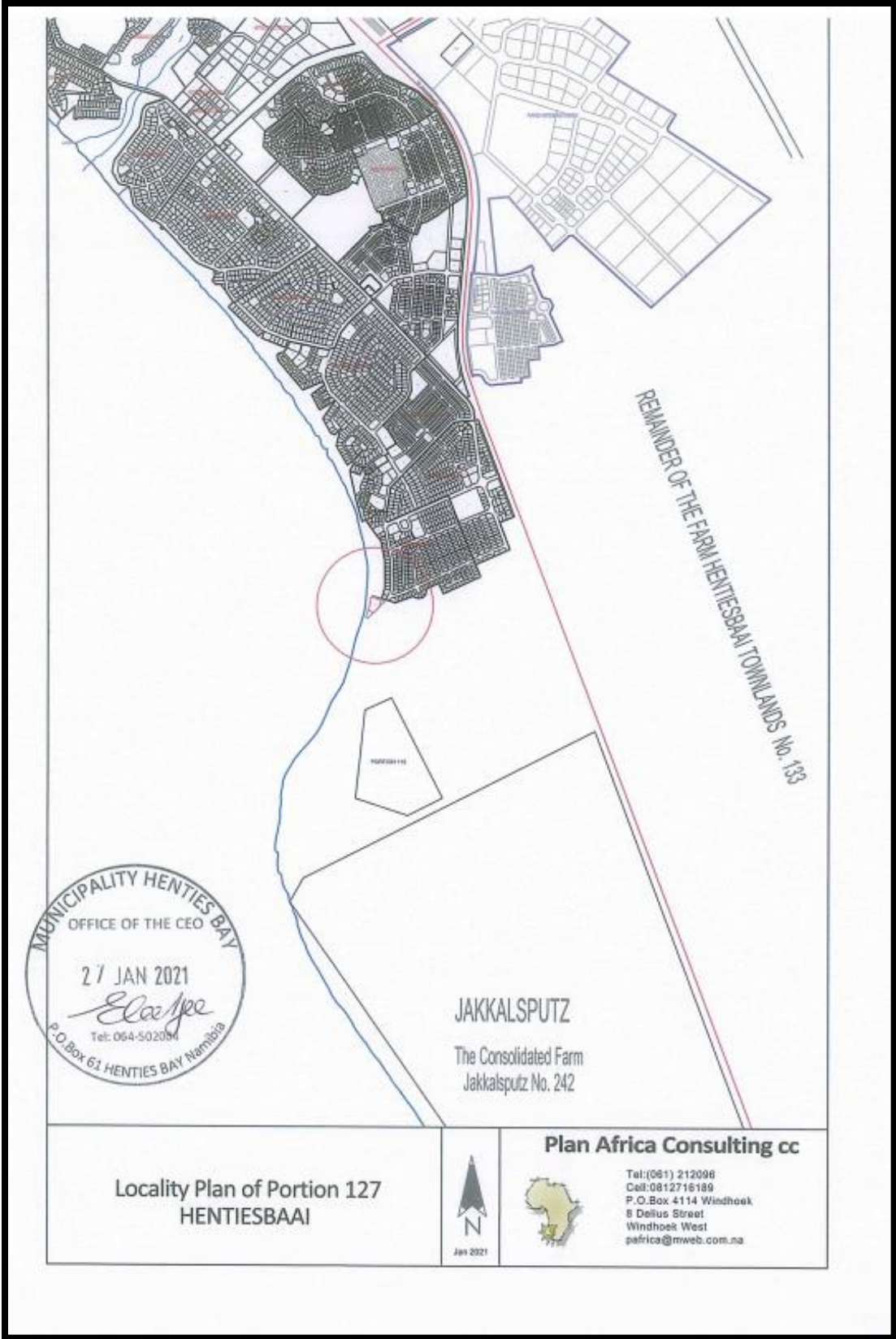


The proposed site is an area that is currently developed with temporal removal structures, with no vegetation or plant species on it. However, situated adjacent or close to the site is Henties bay Extension 11 an approved and proclaimed high class township. There are already existing services on the site, the services include water, electricity and liquid waste sewerage connections. However, with the intended new development and intended development of new permanent structures onsite, the existing or absolute services will be upgraded and extended to suit the new development and capacity to support the demand. As a result, some part of the proposed site is already disturbed with construction activities.

The proponent acquired approval from both Henties Bay Municipality and the Minster by following legal land acquisition procedures, with the purpose of purchasing and establishing this development on the site. The 5000m² of land will be developed for General residential and/or single residential property. The implementation of the project development will be done in phases.

- Phase 1 is the leveling of the land or site demolishing of temporal structures that exist on the land;
- phase 2 will comprise of the establishment of ablution facilities and;
- Phase 3 will comprise of designing and submitting of building plan drawings to the Henties Bay Municipality for approval;
- Phase 4 will comprise of the construction of permanent housing property structures, outbuilding s and parking area.

Figure 2: Locality area and size of the project area



MUNICIPALITY HENTIES BAY
 OFFICE OF THE CEO
 27 JAN 2021
Elae Jee
 Tel: 064-502094
 P.O. Box 61 HENTIES BAY Namibia

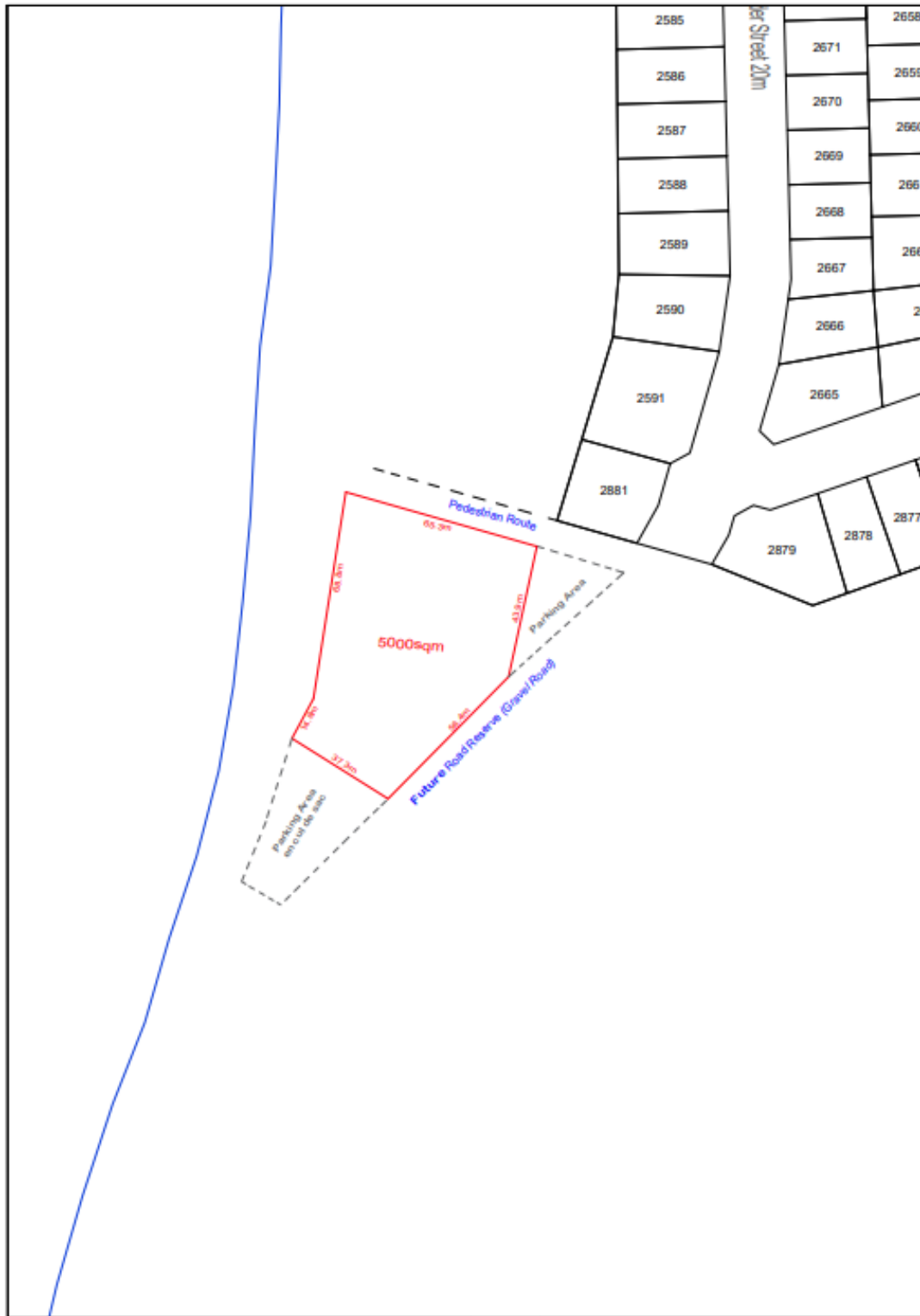
JAKKALSPUTZ
 The Consolidated Farm
 Jakkalsputz No. 242

Locality Plan of Portion 127
 HENTIESBAAI



Plan Africa Consulting cc

Tel: (061) 212098
 Cell: 0812716189
 P.O. Box 4114 Windhoek
 8 Delius Street
 Windhoek West
 pafrica@rweb.com.na



PTN SIZE
PTN 127 = 5000m²

Subdivision of The Remainder of The Farm HENTIESBAAI No.133 Into Portion 127 and Remainder.



Plan Africa Consulting cc

Tel: (061) 212088
 Cell: 0812716189
 P.O.Box 4114 Windhoek
 8 DeJuss Street
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Figure 3: The existing temporal restaurant bar structure on the project site, the site is to be rezoned to residential zoning.

The land is currently zoned Undetermined as it falls within the Henties Bay Townlands. The project site is situated few meters (900meter) from the Henties Bay Extension 11, a well-developed high-class township. Other development within the project surrounding area is the General residential on erf 2879 and some high-class housing properties on erf sizes between +-1200 to 1500m².

1.1 WHO IS CONDUCTING THE ENVIRONMENTAL IMPACT ASSESSMENT?

In line with the Environmental Management Act of 2007 and EIA Regulations of 6 February 2012, the Proponent has appointed an independent consultant, Nyeppez Consultancy, to undertake the Environmental Impact Assessment for this project.

Nyeppez Consultancy is experienced in environmental management and assessment, familiar with the EIA requirements for construction of school development and rehabilitations of projects and has experience working in the project area. Nyeppez Consultancy is well known for its integrity, independence and skill in assisting stakeholders to participate in the EIA process. The consultants have signed declarations of independence in terms of the EIA regulations, best practices, which confirms that they have no vested interest in the proposed project.

1.2 MOTIVATION FOR THE PROPOSED PROJECT

The rationale of this proposed project is to help enhance the property development, improve the beautiful property landscape scenery of henties and for private accommodation. Henties Bay only has no large single residential properties (called Villaz) built on 5000m² on the beach front, the type of development which are world class apart from the normal middle-sized residential properties. Hence having this massive type of housing property development will attract more international property investors, tourist and will change the image or face of Henties bay, which is an imperative development required to ensure the socio-economic growth and sustainable development in the town and the entire Erongo region. This proposed development will address the housing shortage, in Henties Bay, will uplift local community livelihood thereby creating employment opportunities in the town. In addition, other spin offs will be regional economic boost through quality of life and wealth accumulation.

1.3 LEGAL REQUIREMENTS

The Department of Environmental Affairs (DEA) in the Ministry of Environmental and Tourism (MET) regulates all Environmental Assessment activities as outlined in the Environmental Management Act of 2007 (EMA) and Environmental Management Regulations of 6 February 2012. The Environmental Management Act (EMA) sets out the objectives of EIAs in Namibia and makes provisions, among other things, for the listing of activities that may not commence without an environmental authorization.

Key policies currently in force include:

- Namibia's Environmental Assessment (EIA) Policy for Sustainable Development and Environmental Conservation (1995).
- The Minerals Policy of Namibia (2002).

The proponent (SX Investments One (Pty) Limited) appointed Nyepex Environmental Consultants to undertake the Environmental Scoping Assessment (ESA) in order to obtain an Environmental Clearance Certificate (ECC) for the above proposed project in Henties Bay. The competent authority is the Ministry of Environment and Tourism: Department of Environmental Affairs (MET: DEA).

1.3.1 APPLICABLE LAWS AND POLICIES

In the context of listed activities for infrastructural development in Namibia, there are several laws and policies currently applicable. Each of these is discussed in detail below.

1.3.2 ENVIRONMENTAL MANAGEMENT ACT

To enforce the policy on EIAs, the Environmental Management Act (EMA) (7 of 2007) has been compiled but is yet to practically come into force because the required regulations are still in draft form. The EMA is expected to improve the management of impact assessments in Namibia through the establishment of an environmental commissioner, who will approve environmental plans and through requiring government agencies to work as a cohesive decision-making agent to ensure long term sustainable resource use.

1.3.3 THE WATER ACT

The Water Act (54 of 1956) regulates the abstraction of groundwater for mining purposes. This Act is also an example of the older legislation which does not meet the needs of Namibia's modern development patterns. In recognition of this, the Water Resources Management Act (24 of 2004) has been drafted and published. It is still to come into force. This Act is more relevant to addressing Namibia's geo hydrological and climatic contexts.

1.3.4 THE NAMIBIA WATER CORPORATION

The Namibia Water Corporation Act (12 of 1997) charges the corporation to supply bulk water, based on need and availability. The corporation is also charged with the duty of conserving water resources in the long-term.

1.3.5 THE FOREST ACT

The Forest Act (12 of 2001) allows for the declaration of protected areas in terms of soils, water resources, plants and other elements of biodiversity. This includes the proclamation of protected species of plants and the conditions under which these plants can be disturbed, conserved, or cultivated.

1.3.6 PARKS AND WILDLIFE MANAGEMENT BILL

The Parks and Wildlife Management Bill (2009) aims to provide a legal framework for the sustainable use and maintenance of Namibia's ecosystems, biological diversity and ecological processes; and repeals the Nature Conservation Ordinance (4 of 1975). This Bill allows the Namibian Ministries of Environment and Tourism, and Minerals and Energy, to allow mining to take place within parks subject to the relevant assessments and authorizations.

1.3.7 NATURE CONSERVATION ORDINANCE

The Nature Conservation Ordinance (4 of 1975) provides for the declaration of protected areas and protected species.

1.3.8 NATIONAL HERITAGE

The National Heritage Act (27 of 2004) provides protection and conservation of places and objectives of significance, as all archaeological and paleontological objects belong to the state.

1.3.9 THE UNITED NATIONS CONVENTION ON BIOLOGICAL DIVERSITY

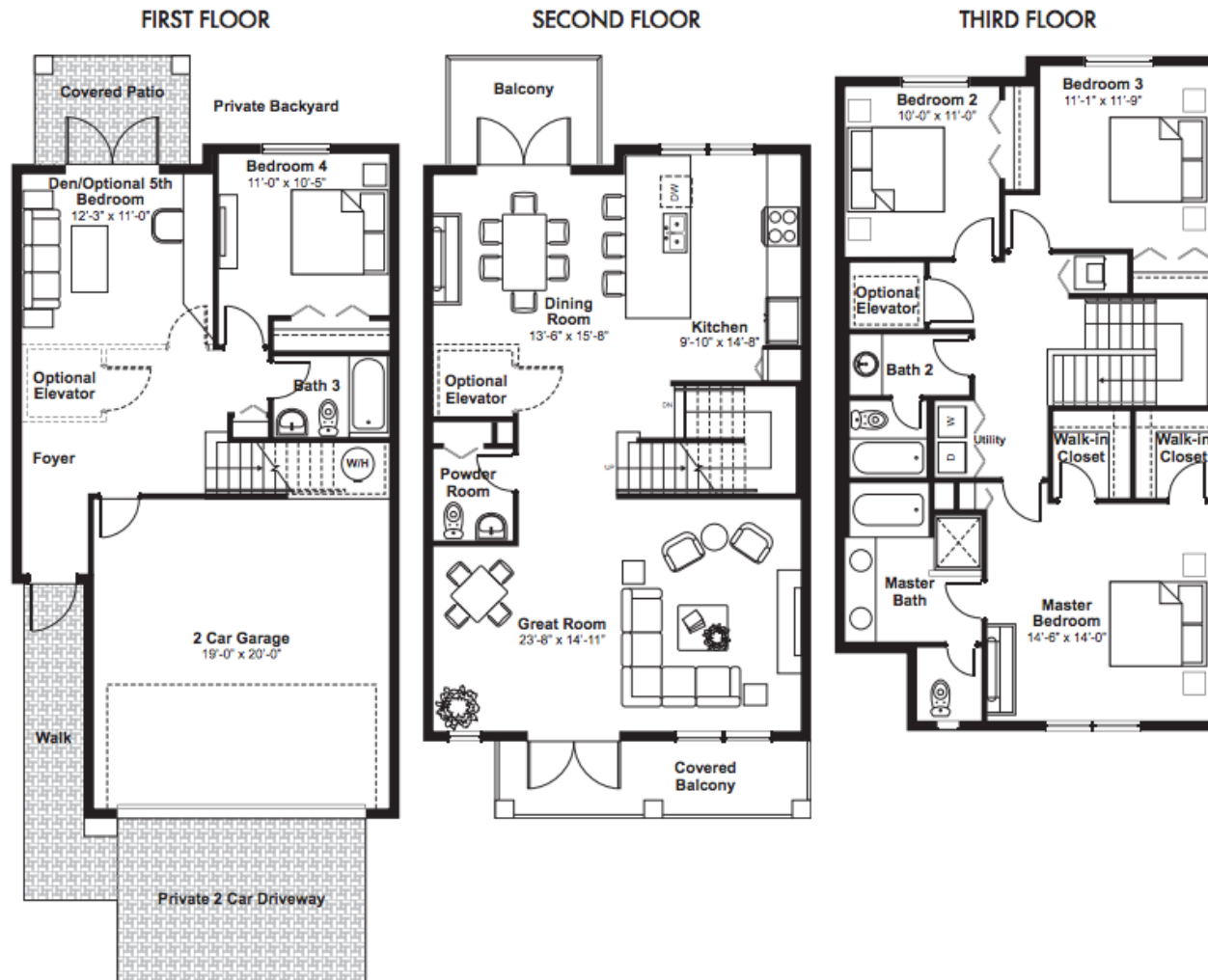
This over-arching international convention is relevant to biodiversity conservation and management.

2. BACKGROUND TO THE PROPOSED PROJECT

2.1 HISTORY OF THE CLIENT WHY THIS PROJECT

SX Investments One (Pty) Limited intends to build, construct and establish a world class infrastructural property development on portion 127 of remainder of Henties bay townland. 133. The intended use of the site and proposed development is for private use as the proponent is on an advanced stage of purchasing the property from the Henties bay Municipality. SX Investments One (Pty) Limited acquired 5000² of Land from Henties Bay Municipality with intention to establish this type of development. The proponent have already applied for rezoning of the land from “undetermined” to rezone it to “General & Residential” with a proposed density of 1:900m² per/ unit. The proposed location of the development is a portion 127 of remainder of Henties Bay Townlands No. 133 Situated South west adjacent to Henties bay extension 11 in Sun bay. The site has an existing access salt gravel road as depicted in the picture below. This exiting road give permissible access to the project area.

Figure 4: An illustrative draft building plan to be submitted to Council for approval

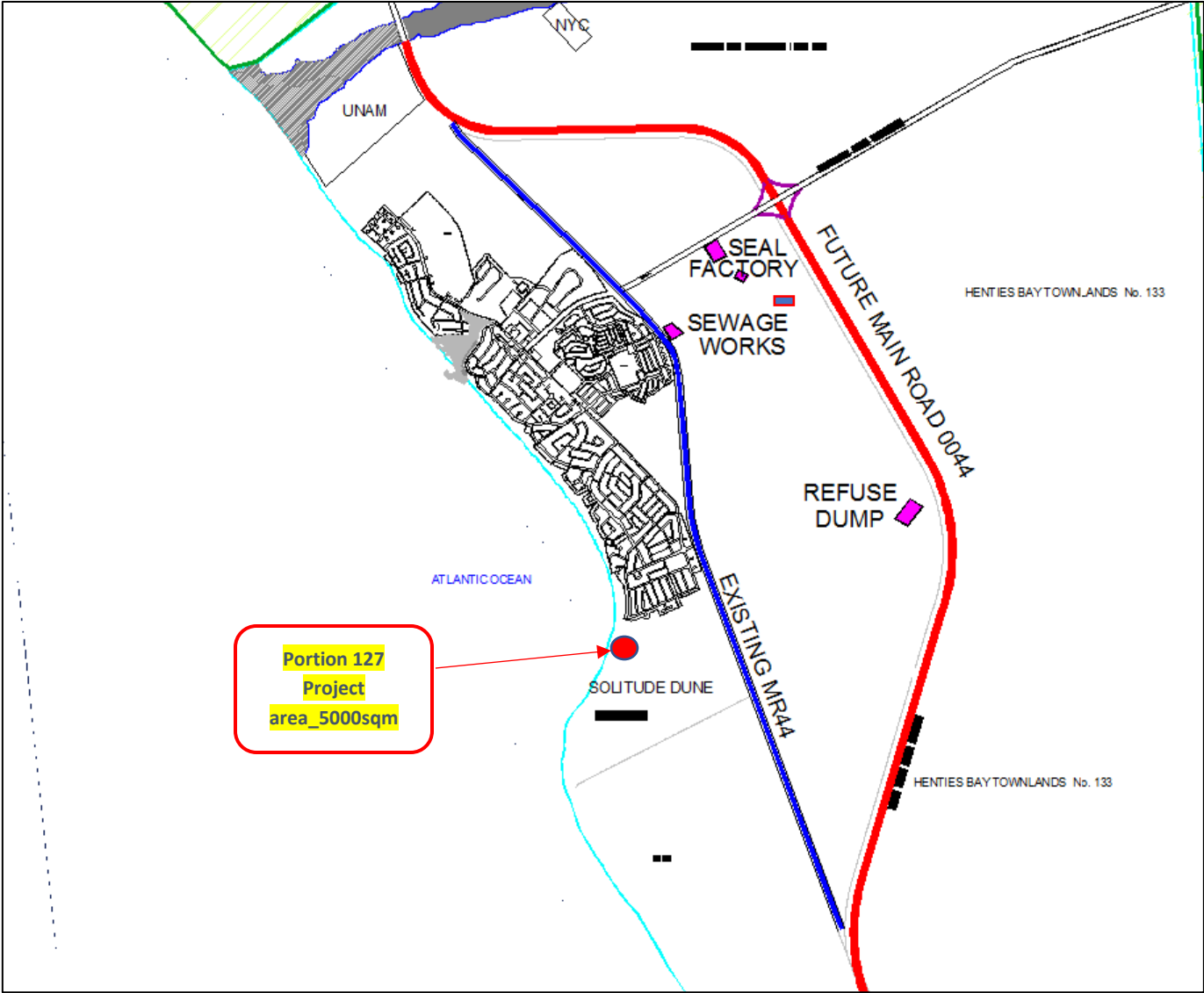


Three Story Townhome

1st Floor A/C.....	563 SF
2nd Floor A/C.....	849 SF
3rd Floor A/C.....	958 SF
TOTAL A/C	2,370 SF
GROSS TOTAL.....	3,074 SF

All dimensions, materials, design features, finishes and product selections are subject to change by Developer, pursuant to Purchase and Sale Agreement.





The land is currently zoned Undetermined as it falls within the Henties Bay Townlands. According to the Henties Bay Town Planning Scheme other land uses in close proximity to the project site area are predominantly zoned Residential and General business, hence the proposed land use is deemed compatible to land use zoned under the Scheme.

3. CONSIDERATIONS AND ALTERNATIVES

The proponent proposes a renewal and redevelopment of the disturbed site. The intended property development and its associated infrastructure service development will require a detailed assessment to ascertain if they will be any adhered impacts on the existing infrastructure (Land Use, Utilities) and towards the natural environment. The client does not intend to move to another different location, nor does he want to disturb any virgin land.

3.1 TECHNOLOGY ALTERNATIVES

Nyepes Environmental Consultants are aware of different noise levels associated with building and constructions activities. This will be considered during the engineering design in order to minimize the effects of noise to adjoining landowners and residents. Similar application of technology measures will prevail for the following:

- Water discharge from constructional activities
- Construction techniques to limit dust and other air pollution issues
- Limit construction footprint to a minimal level
- Adopt best waste management practices

3.2 PLANNED PROJECT SCHEDULING

If the financial, technical and environmental/social feasibility of the project is established, the proposed key dates for the project will be as the following:

Date	Milestone
March 2021	Initiate the EIA study
April 2021	Complete detailed design
April 2021	Submit EIA report to DEA for approval
May 2021	Record decision
June 2021	Commencement of construction (Client to confirm date)

3.3 DESCRIPTION OF THE PROJECT

The Proposed site, portion 127 (Henties Bay Townland No.133) was previously temporarily surveyed with beacons under the operation of a leasehold. The project site comprises of connected services to the site, such as electricity, water and sewerage system. The site and land are situated in the remainder of Henties Bay townland no. 133 under the jurisdiction of the Henties Bay Local Authority in the Erongo Region.

Figure 5: Existing bulk services situated close to the site



Figure 6: Survey beacon on the project site



The proposed development will comprise a high-class best of the art residential property, with outbuildings. He proposed development will start construction once the rezoning of the portion if finalized from “Undetermined” to General residential 2, a zoning which caters and accommodates the development of dwelling units and residential accommodation. The proposed residential property development will be about 40m x30 m at the ground level and then reduce in size as it rises. The building will be constructed and designed as follows:

I envisage at the ground floor a foot print of about 40mx30m (4m high)

- First Floor will be Bedrooms (4m High)
- Second Floor – Living space / Kitchen (8m High)
- Master Suite – (4m high)
- Solar on the Roof

Furthermore, it is planned one temporal building will be erected for staff during site preparation as well as ablution facility, store room and packing room. On the rest of the land the envisaged property will be constructed as. The total jobs created for the property development will be seven (7) permanent people, but during the preparation and construction phase, a further 10 people will be employed. The sea front property developments are regarded as luxury, exotic and breathtaking, often provide significant local residents with fresh breeze of the sea and chilled beautiful weather and controlled natural climate during summer season. Thus, the envisaged property development of this magnitude is vital and important in the development of Henties bay which is also regarded as a best tourist destination in Erongo region and Namibia.

3.4 PLANNED PROJECT ACTIVITIES AND RECOMMENDED MITIGATION MEASURES

The project activities include those during the pre-construction (planning & setting up site camps before construction), construction and operational phases of the proposed residential property development facility. Each activity has potential impacts on the environment hence the following mitigation measure must be respected all three phases.

3.4.1 PRE-CONSTRUCTION PHASE

- **Surveying:** all sections of the proposed route have been surveyed in detail.
- **Fence:** the surveyed section will be temporarily fenced in order to constrain construction activities.
- **Plant relocation:** a search and rescue for any plant species of high conservation status. Environmental site officer must be appointed to oversee storage and relocations of these plants.
- **Clearing and grubbing:** the removal of all vegetation and topsoil in preparation of stable foundation for new construction works as well as along the proposed area and in areas set aside for construction camps.
- **Access road construction:** this will involve making access road for construction vehicle to make use. In this case it will not be necessary as there is already an existing road. However, since there will be an increase in number of vehicles to site dust may be an issue – gravel road needs to be watered daily.

3.4.2 TRANSPORTATION OF MATERIALS TO SITE

Road transport: Material sources outside the study area will be transported to site using the main road (Henties-Swakopmund Road & Usakos Road) by means of delivering these materials to site.

3.4.3 ESTABLISHMENT OF CONSTRUCTION SITE CAMPS

Construction of temporary camps: these will be established by each contractor, and involve clearing of small vegetation, fencing of camps and construction of storage rooms and vehicle parking areas. The camps will be electrified, and ablution and potable water provided. An Environmental Management Plan (EMP) will be drafted as part of the EIA to describe parameters such as the following:

- A plan from the contractor is required, detailing the layout of site facilities, such as chemical toilets, areas for stockpile of materials, storage for materials and provision of containers.
- All waste generated will be storage in skip containers during construction phase and only a private registered waste collector or the municipality will be allowed to transport waste from site to dumpsite. Any other waste will be stored in wheel bins as per provision by the municipality of Henties bay.
- All hazard waste such as chemicals and other solutions, will be transported to a registered dumpsite in Walvis Bay upon consultations with the relevant authority.
- Fuel, gas will be stored in a secure area in a steal tank supplied and maintained by fuel suppliers in accordance with the law.
- Suitable washing and facilities and sanitary arrangements at site offices, workshops and construction sites will be provided. Sanitation facilities for the camps will comprise either prefabricated septic tanks.
- Water for human consumption will be available at the site office.

3.5 CONSTRUCTION PHASE

3.5.1 EARTHWORKS

Clearing of vegetation: small vegetation along the proposed area will be cleared and grubbed. However as explained in the previous chapter, there site is already disturbed with no plant species (see figure 3) and there are existing temporal structures onsite. Thus, there will be no vegetation to be cleared but rather an eco-friendly residential property with the planting of trees on-site will be adopted

and implemented. This will ensure the replacement of all lost plant species and to promote and contribute to sustainable environmental management.

3.5.2 BORROW PIT ESTABLISHMENT

Existing borrow pits designated by the local authority will be used. No new borrow pits will be established. If they will be a need to establish new borrow pits, will be done in accordance with the local authority upon consultations

3.5.3 ROAD CONSTRUCTION

No new access road or tracks to be establish, all contractors are to use the already existing access road across the site. Any road construction or upgrade to the access gravel road such as earthworks, construction of pavement layers or drainage structures will be done in accordance with Roads Authority standards and requirements for roads and bridge works.

Figure 7: Existing access salt gravel road



3.5.4 SITEREMOVALS AND REHABILITATION

Site Removal consists of the removal of all building material, temporary structures and any other waste generated during construction. All such materials must be removed from site and disposed of appropriately in accordance with the municipal procedures in place. Infrastructure such as storage structures or containers,

workshops maybe left behind to be used by the project, if requested and agreed upon.

3.6 OPERATIONAL PHASE

Considering that the proposed developmental activity is situated within the townlands of Henties Bay local authorities, provisions for utilities such as water supply, electricity and sanitation connections will be connected to the already existing grid with is within a short distance of 300 meters.

Nyeppez Consultancy promotes the idea of zero waste to dumpsite by encouraging its clients through waste recycling initiatives. It is with this background we advise the client to develop a waste management policy to guide the patrons of this residential property on how to deal with waste. We encourage initiatives such as waste segregation, reduce, reuse and recycle.

4.THE ENVIRONMENT ASSESSMENT PROCESS

This chapter outlines the broad technical and public participation processes that has been followed throughout this environmental assessment process.

4.1 TECHNICAL PROCESS FOLLOWED DURING THE SCOPING PHASE OF THE EIA PROCESS

The EIA is part of the scoping study of the proposed project. The findings of the EIA will also assist engineering design team in taking into consideration potential environmental impacts. During the scoping stage the technical assessment will focus much on identifying issues of concern. These issues will be taken into considerations during impact assessment process. The following has been conducted:

1. Desktop review of the proposed project and available information from the client.
2. Meeting with the client and project team to discuss project specifications.
3. A biophysical assessment of the study area.
4. Public consultation meeting held at the site on 07 April 2021.
5. Background Information Document available for the public.
6. Draft of Scoping report available for the public.

5. EIA EVALUATION METHOD

Before the project commences, an authorization is required from the Department of Environmental Affairs (DEA), Ministry of Environment and Tourism, in line with the Environmental Management Act of 2007 and the EIA Regulations No 30, 6 February 2012. Therefore, the proposed development is a listed activity and an EIA must be undertaken. The application for the Environmental Clearance Certificate (ECC) will be submitted to DEA. The following subheading describes what will be covered in the Scoping and Environmental Assessment.

The assessment criteria ensure that a comprehensive assessment of potential is undertaken in order to determine the overall impacts significance. The following criteria should be taken into consideration:

- The nature of impact i.e. positive, negative, direct, indirect;
- The extent and location of the impact;
- The duration of the impact i.e. short term, long term, intermittent or continuous;
- The magnitude/intensity of the impact occurring;
- The extent to which the impact can be reversed;
- The degree to which an impact may cause irreplaceable loss of a resource;
- The cumulative impacts;
- The mitigatory of potential impacts; and
- The significance of the impact on local, regional or global level.

Mitigation measures should subsequently be identified and recommended for all impacts to reduce the overall impact significantly to an acceptable level, where applicable. Mitigation measures should aim to address the following:

- More environmentally sound designs, concepts, layouts, technologies, etc., are investigated and implemented, if feasible;
- Environmental benefits of proposed activity are enhanced;
- Negative impacts are avoided, minimized or enhanced; and

- Residual negative impacts are within acceptable levels.

Table 1: Description of criteria used to evaluate potential impacts.

Significance Rating	LIST OF CRITERIA USED IN ASSIGNING A SPECIFIC RATING		
	INTENSITY	EXTENT	DURATION
High Significance	High	Regional	Medium Term
	High	National	Short Term
	High	Local	Long Term
	Medium	National	Medium Term
	Medium	Regional	Long Term
Medium Significance	High	Local	Medium Term
	High	Regional	Short Term
	Medium	National	Short Term
	Medium	Regional	Medium Term
	Medium	Local	Long Term
	Low	National	Medium Term
	Low	Regional	Long Term
Low Significance	Medium	Local	Medium Term
	Medium – High	Local	Short Term
	Medium	Regional	Short Term
	Low	National	Short Term
	Low	Regional	Medium Term
	Low	Local	Long Term
Very low Significance	Low	Local	Medium Term
	Low	Regional	Short Term
	Very low	Local	Short Term
Neutral/No impact	Zero intensity with any combination of extent and duration		

5.1 Potential Impacts during constructional stage

- Noise Pollution
- Dust
- Waste generation
- Ecological disturbance

Table 2: Potential impacts during constructional stage

Aspect	Type of Impact	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Noise	Negative	1	1	2	1	M	L
Dust	Negative	1	1	2	1	L	L
Waste	Negative	1	1	0	1	M	L
Ecology	Negative	1	1	2	1	L	L
Cumulative Impacts	Negative	1	3	4	3	L	L

Summary of all potential impacts expected during Project expansion activities: In general, all impacts assessed are expected to be low to medium and mostly short term and only applicable to the targeted study area and not affecting the surrounding. However, mitigation measure outlining options on how to reduce or lessen these potential impacts will be discussed in the Environmental Management Plan (EMP) attached.

6. PUBLIC PARTICIPATION

The principle of the Environmental Management Act of 2007 and along with the EIA Regulations of 6 February 2012, is to provide for sufficient and transparent process to share information regarding a proposed project and to allow the Interested and Affected Parties to comment and ensure that all concerns are identified and included throughout the decision-making process.

6.1 OBJECTIVES FROM THE PUBLICPARTICIPATION PROCESS

The public participation process is designed to offer enough, accessible and fair platform to share or to include the affected and interested parties to information about the project. The process must allow that issues of concerns are benefits both parties and addressed fairly throughout the process. It also should verify that these

issues have been captured. All issues should be verified by the technical investigations. Comments and issues raised must be included in the EIA report.

6.2 ANNOUNCING OF THE OPPORTUNITY TO PARTICIPATE

The opportunity for stakeholders to participate in the EIA was announced as follows:

- A3 posters were placed on noticeboard at the following places; Henties Bay Municipality, Spar Super Market Shop, Woermann brock shopping center.
- Background information document (BID) was distributed to stakeholders.
- Newspaper advertisements were place in New Era & Confidante Newspaper 11 March & 25 March 2021 respectively.

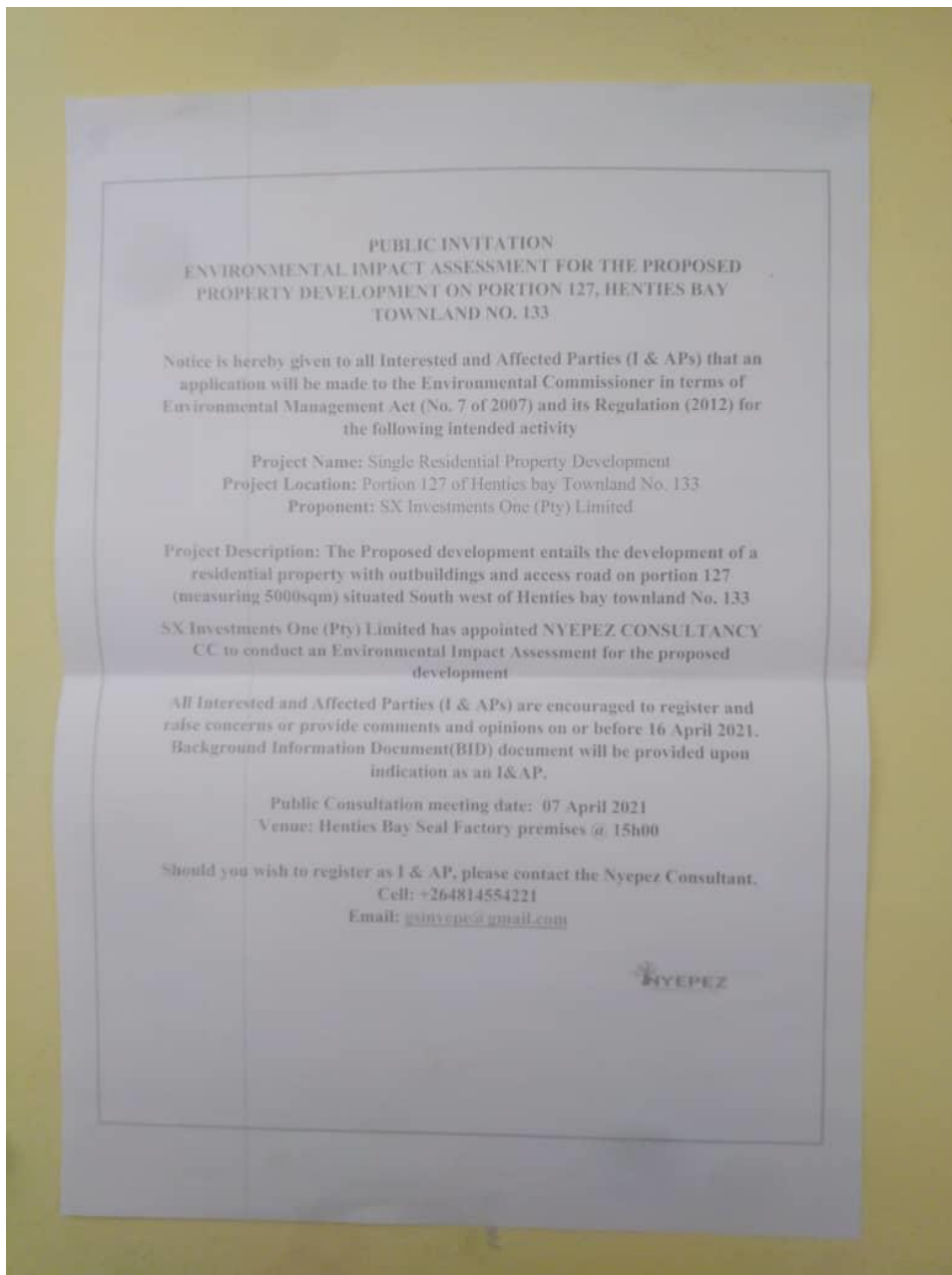




Figure 8: Public local notices

6.3 STAKEHOLDER BRIEFING AND COMMUNITY CONSULTATION

A meeting was held on the 07 April 2021 and seven (7) people attended the meeting. No comments or issues were raised at this meeting. However, two (2) members of the general public registered as interested parties (namely Mr Frank Löhnert and Mr Piet Pretorius). Few issues were raised by Mr. Frank Löhnert as attached in appendix and the mitigation solution to the issues raised. See summary of raised issues and solution mitigation measures.



Figure 9: Attendees to the public consultative meeting_07.12.2021

6.4 RAISED ISSUES FOR INVESTIGATION BY EIA SPECIALISTS

Stakeholders had the opportunity to raise issues either in writing, by telephone or email, during the meeting held 07 April 2021.

6.5 REVIEW OF THE DRAFT SCOPING REPORT AND ISSUES AND RESPONSE REPORT

Stakeholders were given two months period to comment for their concerns to be captured in this final Scoping Report. Stakeholders had an opportunity to verify information in the first draft and raise further issues and comments on any aspects of their concerns. few comments or objection by Mr. Frank Löhnert were raised after the lapsed period for comments.

Announcement for report availability

The availability of the draft report was announced by way of:

- All initial contact and at public consultative meeting with stakeholders.

- All initial calls for register as Interested and affected parties in newspaper advertisements.

Distribution of draft report

The report was distributed for comment as follows:

- Left at the project site.
- A copy was issued to the Town Planning Office, Henties Bay Municipality.

6.6 FINAL SCOPING REPORT AND ISSUES AND RESPONSES REPORT

The final Scoping Report was prepared at the end of the comment period end of April 2021. No comments from stakeholders were registered.

6.7 ONGOING PROGRESS REPORT

As the process progresses, all stakeholders who attended the meeting were added to the distribution list and receive personalized letters. These will report on progress to date, thank those who attended the public consultation meeting and outline the next step in the process.

7. DESCRIPTION OF RECEIVING ENVIRONMENT

7.1 CLIMATE

Henties Bay has a desert climate. There is virtually no rainfall all year long. The average annual temperature is 17.4 °C. About 0 to 40 mm of rainfall annually (*Mandelson et al, 2009*).

7.2 GEOLOGY

The Erongo Region consists of old crystalline rocks that form the basement of the Permo-Triassic Karoo Sequence and the young deposits of the Namib Desert. About 130 million years ago, several large and scattered magmatic complexes, now deeply eroded, were emplaced in central Namibia in a broad zone extending from coastal area of the Erongo Region in a northeasterly direction.

7.3 SOIL

According to the Ministry of Agriculture, Water and Rural Development (MAWRD), Henties Bay soil is extensive physical weathering, as well as erosion because of arid desert conditions. Mostly of the surface area is classified as highly susceptible to

erosion making soil development very difficult in general. Leptosols, Acrisols, Ferrasols, Vertisols and Gypsisols form the soil structures in that region.

7.4 HYDROLOGY

Ground water is classified by hydrogeological rock type and in Henties Bay a combination of different rock formation exists namely; hard rock terrain and aquitard or aquiclude. The many source of water for Henties Bay community comes from the Omdel aquifer situated east of Henties Town.

7.5 FAUNA AND FLORA

According to Elongo Chris (2019), the proposed site is within an area known to have less than 10 plant species. However other parts of Henties bay have plant species such as; Pencilbush (*Arthroerua leubnitzia*), dollar bush (*Zygophyllum stapfii*), lichens, shepherd's tree (*Boscia albitrunca*), welwitschia (*Welwitschia mirabilis*). Pencil bush (*Arthroerua leubnitzia*) is dominant in that area (see picture below).

Figure 10: Pencil bush (Arthroerua leubnitzia)





7.6 LAND USE AND SITE LOCATION

The proposed study area is situated approximately 150 m from the sea front. Southwest of Henties Bay in Sunbay on the outskirts of Town. The land belongs to the proponent **SX Investments One (Pty) Limited** who acquired it from the Municipality. The area is already disturbed, as there are existing developments within the project site surrounding area.

Figure 11: Existing township situated adjacent to project area, Portion 127 Henties Bay Town Land.



8. SOCIO ECONOMIC ISSUES

This section outlines the general socio-economic status of the Town in relation to the proposed project. Henties Bay economy is dominated by three main activities, Tourism, Fishing and Mining. Majority of residents are in informal employment. They are about two schools, a State School and two Private Schools, apart from a poultry and small agricultural section being operated on Seal Factory production site. Proposed property of this magnitude on portion 127 Henties bay are important infrastructures that attracts and improves the surrounding property's values.

9. ENVIRONMENTAL IMPACT ASSESSMENT (EMP)

The Environmental Impact Assessment Regulations require the developer to provide an Environmental and Social Management Plan. An EMP is a document where all the measures that are required for environmental protection, which will include the mitigation measures and the monitoring plan, will be found for easy reference. The aim of an environmental management plan is to avoid, minimize, or ameliorate effects or impacts resulting from project implementation and where possible, enhance beneficial effects.

This EMP seeks to limit the interaction of disturbed with undisturbed lands at Proposed project site and through the various processes of project implementation, restore the disturbed land to a predetermined form of land-use or to a productivity level similar to that occurring prior to disturbance.

The Environmental Management Plan for the management of the identified environmental impacts associated with this project consists of three main components:

- Implementing the Impact Mitigation Plan.
- Monitoring the implementation of the EMP.

9.1 Impact Mitigation Plan

The impact mitigation plan allocates the responsibilities for implementation of the proposed mitigation measures to the various stakeholders and indicates at what stage in the project they should be performed. The Plan is presented in this section and it addresses the negative impacts generated by the project and presents the associated

cost estimates of mitigating the adverse impacts. The key components of the proposed impact mitigation plan are:

- (i) Surface and ground water quality management
- (ii) Soil erosion Control
- (iii) Vegetation and Flora
- (iv) Wildlife and Fauna Habitats
 - (i) Bush fires
 - (ii) Noise and vibrations
 - (iii) Occupational Health and safety
 - (iv) Land use and Soil
 - (v) Air Quality
 - (vi) Landscape, land use and Aesthetics

Socio-economic components of the mitigation plan include:

- (i) Cultural and Historic Sites
- (ii) Employment and conditions of service

9.2 Surface and ground water management

Surface and ground water are an important component of ecological and human use of the land in the proposed project. The aim of the water management program is to ensure that where practical, flows into and through the project sites is maintained and that ground water sources (boreholes within the project area) are used efficiently to prevent inconsistent draw down of water during abstraction. The following will be undertaken to protect surface and ground water:

- An effective drainage system will be put in place to capture all waste water.
- Oil spillages from vehicles and machinery will be avoided on site. Compliance with the Hazardous Waste Regulations will be priority.

- A good and effective monitoring system will be put in place during operations. Regular surface and ground water samples will be collected and analysed. Bi-annual results will be submitted to the Namibian Environmental directorate.
- Ensuring that septic tanks are at least 60 meters apart.

9.3 Soil erosion control

The proponent's Initiative for a high-class property development project area have soils with less likelihood of soil erosion. However, the nature of the soil in high rainfall or winds may be prone to erosion. The property architectural design building plan and method to be employed or used by the contractor will ensure less risk of soil erosion and runoff water to nearby developments and settlements

9.4 Vegetation and Flora

The proposed project area has large portion of disturbed land that has been used for human activities, such as temporal wooden open restaurant and motorbike off-road driving (mostly by Henties Bay residents). Most of the flora is dispersed as the area is a desert associated with dry to humid conditions and most plants do not grown in this kind of weather. A number of management initiatives shall be implemented to reduce further potential impacts and disturbance to flora and vegetation. These include clearly marking and restricting access to areas of high conservation value; concentrate the operations to already vacant land for business purposes.

9.5 Wildlife and Fauna habitats

Due to the project site locality and other anthropogenic activities at the land, the area has no large animals that will be disturbed or likely to migrate due to the planned activities to be undertaken by the proponent. However, in the event that the small identified animals are threatened, it is most likely that the species will tend to migrate from the areas of greatest activity during site preparation and operation but will return during the night and more stable years of the operations. The selected potential impacts on fauna will be reduced by restricting

disturbance and clearing of habitats to the minimum required for safe and efficient operations of the project and progressively rehabilitating disturbed areas to re-establish habitats for the animals.

9.6 Bush fires

The impact of fires is more significant in the dry season as the risk of flora and fauna disturbance and threat is high. This is so because the flora and grass are dry and of little moisture likely to provide more means of fuel for ignition. Other than ignition, and fuels, other factors such as season, wind pattern and proximity with human settlements will play an important role in open burning. Such factors will need to be ascertained as appropriate timing of burning may facilitate a good burn and at the same time minimize air pollution impact. Consideration of the regional factors will enable classification of the area in terms of air pollution risks. All workers will be warned of the dangers of deliberate ignition of fires and its impact on wildlife, crops and other natural resources.

9.7 Noise and vibrations

Operation of machinery at the project site will have little impact on the local surrounding community as the noise levels to be emitted will be within the acceptable audible levels. The settlements around the portion 127 are at reasonable distances unlikely to receive destructive noise levels. The team will also ensure that only well serviced machineries are used to avoid generating noise levels that are above the recommended limit. Operations will be limited to day time only.

9.8 Employment and conditions of service

The proponent's property development project will employ up close to +-7 workers at full implementation of the development. In accordance with its employment policy, this will constitute thirty (30%) of women. The proponent will uphold the government directive under the labour laws to pay all workers the stipulated minimum wage. Further, the proponent will

observe all labour related regulations pertaining to normal working hours and other conditions of employment.

9.9 Cultural and Historic Sites

The Project area have no cultural, historical or archeological sites within that may be disturbed by the project implementation from pre-construction to decommissioning phases.

10. THE IMPLEMENTATION OF THE ENVIRONMENTAL MANAGEMENT PLAN (EMP)

Table below outlines the management of the environmental elements during the planning and operational phases. It further provides a brief summary of the management of the Project area. Contents of these tables could be incorporated into a HSEQ management system. The proponent would be responsible to assign the responsibilities and ensure that the tasks are executed.

**ASSESSMENT OF ENVIRONMENTAL ASPECTS AND PROPOSED MITIGATION MEASURES TO BE PERFORMED BY THE CONTRACTOR AND LAND OWNER
DURING ALL PROJECT PHASES**

Identified Aspects		Proposed Mitigation Measures	Responsible Party for Mitigation Measures	Proposed Monitoring to be Performed
Occupational Health and HIV and AIDS	Prevalence of HIV might increase due to the project. The immigration of mainly single persons to the construction site presents a perfect opportunity for sex workers and for local community members to engage in unsafe, sex-for-cash sexual relations	HIV/AIDS awareness and prevention, and general hygiene training programmes should be developed and implemented before any construction commences. The main target group is the staff members, but the public may also be encouraged to attend. • Follow up awareness raising and education should be conducted at least every six months	Contractor	Review of the presentation material used for the awareness raising/education session, interviews with construction staff/labourers, and general observations.

Environmental Health and Safety	As a result of increased human population on site and project associated activities, the risk for environmental pollution is high.	<ul style="list-style-type: none"> • A health & safety and environmental management training session(s) prior to commencing work on site shall be conducted for all staff members and sub-Contractors. • A follow up session(s) shall be conducted as needed to ensure all staff members and sub- Contractors have received training. 	Contractor	Review of the presentation material used for the training, interviews with construction staff/labourers, and general observations
Socio-economic well-being	This project has potential to increase local economic growth through employment opportunities and sub-contracting services.	<ul style="list-style-type: none"> • Semi-skilled and unskilled jobs should target local community members. • The Contractor should meet with local leaders to discuss opportunities for employment of local residents. 	Contractor	Confirmation of Contractor's discussions with local leaders
Borrow Pits	The establishment of borrow pits to obtain material to be used for layer works can lead to serious land degradation, injuries to people and livestock, and result in dust exposure.	<ul style="list-style-type: none"> • Existing borrow pits should be used if possible and no borrow pit will be created. • Borrow pits shall be rehabilitated to the satisfaction of the Resident Engineer and Environmental Manager. • Borrow pits must be trimmed to a low angle of repose to ensure that the site does not pose danger to 	Contractor	Visual inspection prior to excavation, regularly (at least weekly) during construction, and after closure and rehabilitation.

		<p>people and animals. • Borrow pits should not be immediately next to the roads or near areas with high human activities, but should be far away as possible from the roads and residential areas as far as possible.</p> <p>• The Contractor should confirm with the local leadership if certain borrow pits should be rehabilitated as water points. • The organic top soil (layer from above ground down to 20 cm below ground) will be stripped and stockpiled separately.</p>		
Dust	Dust may be produced during construction and may be worsened when strong winds occur, posing a nuisance and potential health risk to neighbouring communities and staff members.	<p>• Excavation, handling and transporting of layer materials must be minimised under high wind conditions. Dust suppression measures may be required, such as sprinkling the construction site with water to suppress the dust. • Dust protection masks must be provided to all staff members working in dust polluted environment. • All</p>	Contractor	Regular visible inspections

		<p>vehicles speeds should be controlled to reduced dust</p> <p>production, hence appropriate road signs should be placed to control the traffic speed</p>		
Noise	<p>Noise pollution due to heavy-duty equipment and machinery on site. Disturbance of the residents and staff members' exposure to noise in the vicinity of the construction area will have to be taken into account during construction</p>	<ul style="list-style-type: none"> • Ensure engines of construction machinery are fitted with mufflers. • Equipment and machinery operators should be equipped with ear protection equipment. • Operations should be strictly between 07H00 to 19H00. 	Contractor	<p>Inspections, and RE to find out from Contractor his/her daily start and end times.</p>
Safety and Security	<p>Earthmoving equipment used on site may increase the possibility of injuries to both staff members and the public. The presence of equipment and materials not securely stored may encourage</p>	<ul style="list-style-type: none"> • The Contractor must ensure that all staff members are briefed daily about the potential risks of injuries on site. • All staff members shall receive health and safety training prior to working on any construction work. • Flammable materials (e.g. fuel for construction vehicles) should be stored as far as possible from sensitive receptors. • 	Contractor	<p>Regular inspections and interviewing of staff</p>

		<p>Storage of hazardous materials and substances</p> <p>shall be strictly in accordance with the appropriate risk and fire prevention standards.</p> <ul style="list-style-type: none">• Material Safety Data Sheets (MSDS's) for all chemicals and any hazardous substance used on site should be readily available on site at all times.• The Contractor is urged to ensure that adequate emergency facilities, including first aid kits, are available on site.• Adequate traffic and safety signs must be placed at the construction site to warn and inform all stakeholders about the construction and traffic conditions.• The Contractor must adhere to all relevant laws, regulations, guidelines and policies with regards to labour aspects, health and safety standards.• Development not allowed within 100m of water bodies and river banks.		
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<p>General Nuisance of the Construction Activities</p>	<p>Aesthetics and inconvenience caused to persons trying to access/exit the construction site, or other general nuisances arising from the construction activities.</p>	<ul style="list-style-type: none"> • The Contractor should maintain tidiness on site at all times. • Site camps will be properly fenced and no domestic animals are allowed on site without permission from the RE and Contractor. • The Contractor must ensure that all borrow pits are rehabilitated at the end of construction to reduce unwanted aesthetic impacts. • The Contractor should at all times keep “an open door policy” towards the local community. This will encourage cooperation and strengthen relationships. 	<p>Contractor</p>	<p>Daily inspections and incidents reports reviews</p>
<p>Groundwater Contamination</p>	<p>Groundwater contamination can be caused by leakages and spills of fuel and oils from machinery and heavy-duty vehicles during the construction phase. Care must be taken to avoid contamination of soil and groundwater.</p>	<ul style="list-style-type: none"> • Prevent spillages of any grease, oils, chemical or fuel product. Use drip trays during maintenance of vehicles and machinery. • The maintenance area must be equipped with a concrete floor surface to prevent soil and groundwater pollution. • All areas used for storage and cleaning of machinery or equipment and vehicles must 	<p>Contractor</p>	<p>Daily inspection.</p>

		<p>be bunded with prescribed height, and covered with an impermeable floor surface.</p> <ul style="list-style-type: none"> • Polluted soil should be collected and stored into containers and disposed off at appropriate and licenced dumping sites. • Collected waste fuels and oils or waste water contaminated with oils must be stored in containers and disposed off to licenced and appropriate dumping sites. • Domestic and other types of wastewater below prescribed standards cannot be discharged into the environment 		
Surface Water Contamination	<p>Surface water contamination can be caused by leakages and spills of fuel and oils from machinery and heavy-duty vehicles during the construction phase. Care must be taken to avoid contamination of soil and surface water</p>	<ul style="list-style-type: none"> • A site which is properly demarcated and lined should be allocated for machinery servicing. • The use of drip trays is highly recommended to prevent soil and water pollution. All spills should be cleaned up as soon as possible, after the incident. • The maintenance area must be equipped with a concrete floor surface to prevent soil and 	Contractor	<p>Daily visual inspection. Surface water quality and soil pollution monitoring</p>

		<p>surface water pollution. • All areas used for storage and cleaning of machinery or equipment and vehicles must be bunded, and covered with an impermeable floor surface. • Where concrete is mixed on site, such activities will be carried out to avoid environmental pollution. Thus mixing of concrete will not be done directly on the ground and used cement bags should be stored and disposed off in a manner, which prevent pollution of the surrounding environment. • Polluted soil and water should be collected and stored into containers and disposed off at appropriate Henties bay licenced dumping sites. • Development not allowed within 100m of water bodies and river banks</p>		
Generation of Waste	This can be in a form of contaminated soil, cleared	• Stockpiles should be stored and/or disposed in accordance to the relevant	Contractor	Daily inspection and housekeeping procedure and monitoring programs.

	<p>vegetation, rubble, domestic waste and stockpiles</p>	<p>policies and guidelines. • Ensure that no excavated soil, refuse or building rubble generated on site are placed, dumped or deposited on adjacent/surrounding properties or land. • Wind and animal proof bins must be provided at demarcated areas. Waste must be disposed off at a licensed waste disposal site. • Biodegradable waste can be buried in 1.5m depth holes. • Ensure that hydrocarbon contaminated soil is bio-remediate before being disposed in the environment. • No littering or dumping of solid waste of any description is permitted on the site. All litter especially plastics and other materials capable of being dispersed by the wind and constituting hazard to public livelihoods' activities should be collected daily, properly stored before disposed off at an approved dumping site. • Construction</p>		
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		<p>waste should be recycled whenever possible,</p> <p>in accordance with the waste management plan.</p> <ul style="list-style-type: none"> • Domestic wastewater should be collected into appropriate sewage tanks, and treated with appropriate chemicals before discharge at licenced solid waste sites. • Toilets should be provided to male and female staff members at a ratio of 1:20. • No burning of refuse shall be allowed. 		
Protection of Biodiversity and Cultural Heritage	As a result of motorised activities and human presence on site, disturbances can occur that could threaten biodiversity, ecosystems functions and services and cultural heritage.	<ul style="list-style-type: none"> • Site Management Plans depicting preferred site for construction camps, permanent way for materials collection and storage, no-go sensitive and protected areas, known borrow pits, etc. need to be developed by the Contractor with the assistance of the project engineer. These plans need to be documented, refined, updated, and implemented prior to the commencement of work at any location. • 	Contractor	Review of the Site Management Plans and daily inspection of the site.

		<p>There was no cultural heritage observed during the assessment. The project engineer and the Contractor should regularly communicate with relevant local authorities to identify cultural heritage sites. If such sites are found or excavated, construction should immediately stop and relevant authorities should be informed. Construction works can only resume with written approval from the relevant authorities. • Construction is not allowed within 100m from the river bank or within the 1:50 year flood line. • No water should be abstracted from any source without specific written approval from relevant authorities. • Staff members are not allowed to engage in illegal activities such poaching, illegal harvesting forest products including timber and non-timber</p>		
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		<p>productions. • To minimise land degradation, no off-road driving is allowed except on demarcated access and hauling roads. • The confines of the site, especially haul and access roads shall be clearly marked and signposted by the Contractor at the direction of the ECO. • Access and haul roads should be rehabilitated by ripping them so to facilitated water penetration and seed bank establishment. • All necessary measures should be implemented to minimise fauna displacement and flora destruction. • No fires are allowed on site at all times, unless dually authorised by the Contractor. • Soils from areas infested with invasive flora should not be hauled from those specific areas. The risk of such species dispersing and displacing natural vegetation is very high, thus the ECO should be consulted at all times to ensure that invasive plants are not</p>		
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		<p>accidentally dispersed. • It is recommended that, for every fruit tree or protected trees removed from the construction site (including from borrow pits, access and hauling roads), 3 fruit trees should be replanted at nearby schools. • Any person or institution or company not complying with these specifications are liable to fines and penalties as indicated in this EMP and other relevant contracts conditions, relevant laws, and regulations.</p>		
			Contractor	

11. RECOMMENDATION

Since the proposed area is within the local municipal townland area and the area is already disturbed, all potential impacts that were identified during the assessment process were minor and short only at constructional phase. These impacts can be minimized and managed successfully through the implementation of the Management Plan that is specific to the project. It recommended that environmental performance through aspect monitoring be implemented regularly to ensure compliance measure as per the set Environmental Management Plan.

All options and benefits considered points that the Municipality of Henties Bay and the resident will benefit greatly in terms of revenue from levies paid by SX Investments One (Pty) Limited company, employment for the locals and socio-economic benefits offered to workers. This in a long term will address the issue of inadequate food security and infrastructural development facilities in Henties Bay and Erongo Region.

.....
Nyepes Consultancy CC
Environmental and Management Consultant

12. REFERENCE

- DEAT (2002) Impact Significant, integrated Environmental Management, Information Series 5, Department of Environmental Affairs and Tourism (DEAT), Pretoria.
- DEAT (2006) Guideline 5: Assessment of Alternatives and Impact in support of the Environmental Impact Assessment Regulations, 2006. Integrated Environmental Management Guideline Series, Department of Environmental Affairs and Tourism (DEAT), Pretoria.
- Environmental Management Act of 2007, Namibia.
- Environmental Impact Assessment Regulations, GN 6 February 2012. Namibia.
- National Planning Commission (2003) Population and Income and Housing Census. Central Bureau of Statistics, Windhoek

Appendices

1. Ministerial approval
2. Council approval
3. Advertisements
4. Attendance register
5. Raised comments & objection and solution mitigations.



MUNICIPALITY OF HENTIES BAY
P.O. Box 61
Republic of Namibia

Ministry of Urban and Rural Development

Enquiries: Mr. J. Ishila
Tel: (+264+61) 297-5192
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Government Office Park
HENTIES BAY
MUNICIPALITY OF HENTIES BAY
Our Ref.: 14/17/3/H1
Your Ref.:

Private Bag 13289
Windhoek, Namibia

Date: 1 February 2018

Mr. R. S Ochs
Chief Executive Officer
Municipality of Henties Bay
P.O. Box 61
HENTIES BAY

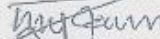
Dear Mr. Ochs

HENTIESBAY: ALIENATION OF VIRGIN LAND, 5 HECTARES OF THE FARM REMAINDER HENTIES BAY TOWN AND TOWNLANDS NO 133: MESSRS SOLITUDE BEACH BAR AND RESTAURANT

Your letter dated 29 November 2017 has reference,

Approval has been granted in terms of section 30 (1) (f) of the Local Authorities Act, 1992 (Act No. 23 of 1992) as amended, to the Municipality of Henties Bay to alienate a portion of the farm Remainder Hentiesbay Town and Townlands No 133 measuring 5000m² in extent, at a purchase price of N\$ 140.00 p/m² which is a total amount of N\$700 000.00 (Seven Hundred Thousand Namibian Dollars only), to Messrs Solitude Beach Restaurant, as depicted on the aerial photo, confining the land to the co-ordinates indicated and subject to Council Resolution Number CR/105/25/10/2017.

Yours Sincerely


Nghidinda Daniel
PERMANENT SECRETARY



All official correspondence must be addressed to the Permanent Secretary

MUNICIPALITY OF HENTIES BAY

REF. NO: 7/3/2/2

ENQUIRIES: J.N. KUHN
DATE : 29 NOVEMBER 2017



Box 61, HENTIES BAY
TEL : (064) 502000
FAX : (064) 502001
e-mail:
Topper.Kuhn@hbaymun.com.na

The Permanent Secretary
Ministry of Urban and Rural Development
Private Bag 13289
WINDHOEK

Dear Sir

**ALIENATION OF VIRGIN LAND, 5 HECTARES OF THE FARM REMAINDER
HENTIESBAAI TOWN AND TOWNLANDS NO 133: MESSRS SOLITUDE BEACH BAR
AND RESTAURANT**

Application was made by the current lessees, Messrs Solitude Beach Restaurant, to purchase the portion, in extent 5 000 m², and depicted on the attached aerial photo with co-ordinates, which area is under a leasehold of 9 years and 11 months.

The Council at its meeting resolved by Council Resolution CR/062/28/06/2017

THAT-

- (1) In terms of Section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended, read in conjunction with section 63 of the same Act 23 of 1992, approval is granted for the alienation by private treaty of a Portion, in extent 5 000m² of Remainder of the Farm Hentiesbaai Town and Townlands No.133, located immediately west and adjacent to Hentiesbaai (Ext 11) and depicted on the attached plan to Messrs Solitude Beach Restaurant at a purchase price of N\$ 140.00 p/m² [N\$ 700 000.00 (Seven Hundred Thousand Dollars)] , subject to the applicant servicing the area at own cost;
- (2) The business shall be strictly limited to the proposal submitted to Council and such shall be included in the Agreement of Sale, which business entails a beach restaurant with a bar, chalets, a conference facility with rooms, a small convenient and retail shop and a kids recreational playground;
- (3) In terms of section 20(1) of the Township and Division of Land Ordinance, 1963 (Ord 11 of 1963) the subdivision of the Remainder of the Farm Hentiesbaai Town and Townlands No 133 into Portion A, in extent 5 000m², and the Remainder at the cost of the applicant; and
- (4) Given the nature of business of an tourist accommodation establishment with the associated amenities of a food outlet an environmental impact assessment be done in terms of the Environment Act, 2007 (Act 7 of 2007).

The intended alienation was advertised in terms of section 63 of the Local Authorities Act, 1992 (Act 23 of 1992) and objections were lodged.

Having received objections, the intended alienation was re-submitted to Council for consideration and comments as required in terms of section 63(3)(b) of the said Act 23 of 1992. The Council resolved by Council Resolution CR/105/25/10/2017 to favourably consider

ALL CORRESPONDENCE IS TO BE ADDRESSED TO THE CHIEF EXECUTIVE OFFICER

Page 1

the alienation of the Portion, in extent 5 000 m², of the farm remainder Hentiesbaai Town and Townlands as depicted on the aerial photo, confining the land to the co-ordinates indicated and to set aside the objections lodged as per the abovementioned Council Resolution Attached hereto.

Attached for your convenience are the following documents:

- Council Resolution CR/105/25/10/2017 - Annexure A;
- Agenda Item with attachments - Annexure B;
- Council Resolution CR/062/28/06/2017 - Annexure C; and
- Application By Solitude Beach Restaurant - Annexure D

Your favourable consideration to set aside the objections lodged and in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) read in conjunction with section 63 of the same Act 23 of 1992 approves the intended alienation of a portion, in extent 5 000 m², of the Farm Remainder Hentiesbaai Town and Townlands No 133 as depicted on the aerial photo with coordinates is appreciated.

Yours faithfully

**CHIEF EXECUTIVE OFFICER
REINHARDT STEVENS OCHS**

ALL CORRESPONDENCE IS TO BE ADDRESSED TO THE CHIEF EXECUTIVE OFFICER

Page 2



"SPECIAL POWER OF ATTORNEY"

I, the undersigned *Elizabeth Susanna Coetzee*, in my capacity as Chief Executive Officer of Henties Bay Municipality do hereby nominate, constitute and appoint

PLAN AFRICA CONSULTING CC
8 DELUIS STREET WINDHOEK (WEST)
P.O. BOX 4114
WINDHOEK

with power of Substitution, to be my lawful Attorney and Agent in my name, place and stead, to make the necessary application to the Municipality of Henties Bay and Urban and Regional Planning Board, Ministry of Urban and Rural Development, for the:

- SUBDIVISION OF THE REMAINDER OF THE FARM HENTIESBAAI TOWN AND TOWNLANDS NO.133 INTO PORTION 127 AND REMAINDER IN TERMS OF SECTION 105(1)(e) OF THE URBAN AND REGIONAL PLANNING ACT, ACT 5 OF 2018.

at the cost of the applicant and generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes I might or could do if personally present and acting herein – hereby ratifying, allowing and confirm all and whatsoever my said Attorney shall lawfully do, or cause to be done, by virtue of these presents.

Signed at Windhoek this 16th day of DECEMBER 2020, in the presence of the undersigned witnesses.

WITNESSES:

1.
2.

Elape
 ELIZABETH SUSANNA COETZEE
 CHIEF EXECUTIVE OFFICER
 MUNICIPALITY OF HENTIES BAY
 OFFICE OF THE CEO
 06 JAN 2021
 Tel: 064-502004
 HENTIES BAY Namibia

MUNICIPALITY OF HENTIES BAY

REF. NO : 17/4/2
CELL : +264(0)814554221
ENQUIRIES: MR G SINYEPE
DATE : 2021/04/08



P O Box 61, Henties Bay NAMIBIA
TEL: (064) 502035
FAX: (064) 502001
e-mail: Planning@hbaymun.com.na

Messrs Plan Africa Consulting Cc
P.O Box 4114
Windhoek
Namibia

Sir / Madam,

**RE: APPLICATION FOR SUBDIVISION OF THE REMAINDER OF HENTIESBAAI TOWN
LAND AND TOWNLANDS NO. 133 INTO PORTION 127 AND REMAINDER BY
MESSRS PLAN AFRICA CONSULTING CC ON BEHALF OF MESSRS SOLITUDE
BEACH RESTAURANT**

The Management Committee *consensus ad idem* resolved by –

MC06/25/01/2021/01ST/2021

THAT-

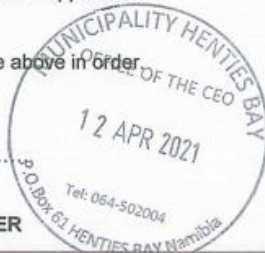
THAT-

1. In terms of , Section 87 & 88 of the Urban and Regional Planning Act, (Act no. 5 of 2018), as amended, read in conjunction with sections 105(1) (e) of the same Act no. 5 of 2018, to consider the subdivision of the remainder of Henties bay townland no.133 into a portion (Portion 127) situated South of Henties bay in extent of 5000m² and Remainder be approved;
2. The subdivision layout Plan or diagram as proposed in the drawing be approved.
3. An Environmental Management Plan and a full Scoping assessment for the planned activities be approved
4. Subject to Section 66 of the Urban and Regional Planning Act, (Act no. 5 of 2018, as amended, No payment of an endowment fee calculated on the market value of the created portion created is applicable.

We trust that you will find the above in order

Yours Sincerely

**ELIZABETH COETZEE
CHIEF EXECUTIVE OFFICER**



ALL CORRESPONDENCE IS TO BE ADDRESSED TO THE CHIEF EXECUTIVE OFFICER

Notice
Legal Notice

PUBLIC INVITATION
ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED PROPERTY DEVELOPMENT ON PORTION 127, HENTIES BAY TOWNLAND NO. 133

Notice is hereby given to all interested and 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 its Regulations (2012) for the following intended activity

Project Name: Single Residential Property Development
Project Location: Portion 127 of Henties bay Townland No. 133
Proponent: SX Investments One (Pty) Limited
Project Description: The Proposed development entails the development of a residential property with outbuildings and access road on portion 127 (measuring 5000sqm) situated South west of Henties bay townland No. 133

SX Investments One (Pty) Limited has appointed NYGPEZ CONSULTANCY CC to conduct an Environmental Impact Assessment for the proposed development

All interested and Affected Parties (i & APs) are encouraged to register and raise concerns or provide comments and opinions on or before 10 April 2021. Background Information Document(BID) document will be provided upon indication as an IBAP.

Public Consultation meeting date: 07 April 2021
Venue: Henties Bay Seal Factory premises @ 15600

Should you wish to register as I & AP please contact the Nygpez Consultant
Cell: +264814554221
Email: garynygpez@gmail.com

NYGPEZ

REPUBLIC OF NAMIBIA
MINISTRY OF TRADE & INDUSTRY
LICENSURE ACT 1996 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LICENSURE ACT 1996

Regulations 14, 26 & 29
Notice is given that an application in terms of the Licensure Act, 1996, for approval of which appears below will be made to the Regional License Licensing Committee, Region 07 (SWANDBURG).

01. Name and postal address of applicant:
PETERA BIEBER
02. PURPOSE OF LICENSURE:
2. Name of business or proposed business to which applicant wishes to be licensed
03. BUSINESS NAME:
3. Address/location of premises to which application relates
SWANDBURG, NAMIBIA
4. Nature and details of application
04. SPECIAL LICENSURE LICENCE:
4. Class of the event to which application will be lodged
05. PUBLIC SAFETY OFFICER:
5. Officer whom applicant will be lodging
06 FEBRUARY 2021
7. Date of meeting of Committee of which application will be heard
14 APRIL 2021

Any request for advice, submission or withdrawal of the application must be done in relation to the application must be done or referred to the Secretary of the Committee to reach the Secretary no later than 27 days before the date of the meeting of the Committee of which the application will be heard

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hr@erongamed.com
Subject line must include Name and Position desired.
Tel: 061-236 9900

CLOSING DATE: 19/03/2021

Only shortlisted candidates will be contacted.



Juventus knocked out of Champions League

Eliminated... Sergio Oliveira scores an extra time to send Porto into the quarterfinals of the Champions League despite its thrilling 3-2 loss against Juventus. Photo: iStock/Spot

CRISTIANO RONALDO'S Juventus crashed out of the Champions League in the last 16 for the second year running on Tuesday, losing to 10-man Porto on away goals despite winning the second leg 3-2 in Turin.

Sergio Oliveira's extra-time free-kick sent former winners Porto through to the quarterfinals as the tie finished 4-4 on aggregate.

Leading 2-1 from the first leg in Portugal, Oliveira's free-half penalty increased Porto's advantage but Juventus levelled the tie through two goals from Federico Chiesa, which came either side of Porto striker Mehdi Taremi's red card.

Oliveira then rifled home a low free-kick on 115 minutes, which passed through the legs of Ronaldo, with Adrian Rabotitsky header in reply coming in vain for Juventus.

"When you make four big errors over two legs in the Champions League last 16, you cannot eliminate," said Juventus coach Andrea Pirlo.

"It will take a few days to wipe this game from our minds, but then we must play every game with the right attitude, realise we're still only in March and have time to climb the Serie A table."

Juventus had been counting on Portuguese striker Ronaldo, the competition's record goalscorer, and interim Spaniard Alvaro Morata, who had scored six goals in the competition this season, to pull them through.

But Juventus' Champions League headache stretching back 25 years continued, falling in the first knockout round the second consecutive year after losing to French club Lyon last season.

"The work of the whole team was important to go through in a manner that was fully deserved," said veteran Porto defender Pepe.

"It's hard to explain by words the way we managed to react (playing with 10 men). Today we showed lots of character: the players were focused and that made it easy for us."

Pirlo, in his first season as Juventus coach, had registered several injured players including midfielder Arthur and defender Leonardo Bonucci, but captain Giorgio Chiellini remained on the bench with Danilo suspended.

Porto goalkeeper Agustin Marchesin produced a sharp early save to turn away a Morata header, while Taremi nodded against the crossbar at the other end in a lively start to the game. sportsport.com

Haaland double fires Dortmund into UCL quarters

Erling Braut Haaland scored twice as Borussia Dortmund held off a late Sevilla fightback to reach the Champions League quarterfinals with a 'crazy, amazing' 3-4 aggregate win after a frantic 2-2 second-leg draw on Tuesday.

Haaland, who also netted a double in Dortmund's 3-2 last 16 first-leg victory, tapped in a first-half opener and scored a retaken penalty after the break behind closed doors at Signal Iduna Park.

"It was a hard game -- I'm tired now, but to be in the next round feels very good," Haaland told Sky.

"It was a crazy game and a crazy, amazing win." Sevilla forward Youssef En-Nesyri scored a 69th-minute spot-kick and a last-gasp equaliser but Dortmund hung on. "We're not happy with the result. Truth is, we didn't have any luck -- they had one chance and they scored," En-Nesyri told Mercur.

"We fought until the last minute."

Haaland, the man of the match, is the competition's top-scorer this season with 10 goals in six games.

The 20-year-old is the youngest player to reach 20 Champions League goals, in just 14 appearances, breaking the previous mark set by Kylian Mbappe.

"We have been punished by a player (Haaland) who will make his mark on this era," predicted Sevilla coach Julian Lopezlegua.



On target... Erling Braut Haaland scored twice as Borussia Dortmund cruised to the quarterfinals of the Champions League. Photo: Sport/Spot

Although they had lost three of their four previous games, Sevilla dominated the opening exchanges and Dortmund had to withstand intense early pressure before taking the lead against the run of play. When the Spaniards lost possession in their own half, Dortmund midfielder Mahmoud Dahoud slipped a pass to Marco Reus, who sprinted to reach the ball at the byline and Haaland diverted in his cut-back.

He had the ball in the net again just after the interval, but the goal was disallowed after the referee decided Haaland had fouled Sevilla defender Fernando before firing home from a tight angle after consulting the pitchside monitor. However, the referee also awarded a penalty after spotting a foul on Haaland earlier in the build-up.

Reus, Dortmund's usual penalty taker, stepped aside to allow Haaland to take the spot-kick. sportsport.com

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PUBLIC INVITATION

ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED PROPERTY DEVELOPMENT ON PORTION 121, HENTIES BAY TOWNLAND NO. 133

Notice is hereby given to all interested and Affected Parties (I & APs) that an application will be made to the Environmental Commissioner in terms of Environmental Management Act (No. 7 of 2007) and its Regulations (2012) for the following intended activity:

Project Name: Single Residential Property Development
Project Location: Portion 121 of Henties Bay Townland No. 133
Proprietor: SA Investments One (Pty) Limited

Project Description: The Proposed development entails the development of a residential property with outbuildings and access road on portion 121 (measuring 3000sqm) situated South west of Henties Bay Townland No. 133

SA Investments One (Pty) Limited has appointed MYEPEZ CONSULTANCY (CC) to conduct an Environmental Impact Assessment for the proposed development.

All interested and Affected Parties (I & APs) are encouraged to register and raise concerns or provide comments and opinions on or before 18 April 2021. Background Information Document (BID) documents will be provided upon indication as an IBAP.

Public Consultation meeting date: 07 April 2021
Venue: Henties Bay Sea Food premises @ 18:00

Should you wish to register as I & AP, please contact the Myepfz Consultant:
Cell: +264 14354221
Email: myepfz@myepfz.com

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NOTICE

ENVIRONMENTAL IMPACT ASSESSMENT AND PUBLIC PARTICIPATION PROCESS

Cuvape Consulting cc hereby gives notice to all potential interested and 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 30 of 6 February 2012) for the following:

Project Description: Prospecting of Base and Rare Metals, Industrial Minerals, Non-Nuclear Fuel Minerals, Precious Metals and Precious Stones on EPLs 7072 and 7122.

Project Location: EPLs 7072 and 7122 are located in Okavango constituency, approximately 30 km North of Wilkes, Otjozondjupa Region Namibia.

Proprietor: New Horizon Investment Group Namibia.

I & APs are invited to participate in the EIA process and give their comments and concerns in writing. Public meetings will be held as follows:

- Wednesday 17 March 2021 at Hoedat Community Hall in Wilkes. Time 09:00 AM

NB: The participation and commenting period is effective until 31 March 2021.

To further information, to confirm attendance at the above-mentioned meetings and/or to register as an IBAP please contact the Environmental Assessment Practitioner:

Mr Tendai E. Kasiganzwi
Tel: +264 812634804
Email: ekasiganzwi@gmail.com

NOTICE FOR

ENVIRONMENTAL IMPACT ASSESSMENT

Healthy Earth Environmental Consultants (CC) (HEEC) hereby gives notice to all potential interested and 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 Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following:

PROJECT NAME: Environmental Impact Assessment (EIA) for the establishment and operation of a base path planimeter and computer bed table at Henties Bay Farm, Henties Bay (constituent), Karas Region.

PROJECT LOCATION:

The proposed base path planimeter and computer bed table is located at Henties Bay Farm, approximately 100 km South of Henties Bay, within the Karas Region, Karas Region.

PROJECT DESCRIPTION:

The project involves installing an Environmental Impact Assessment (EIA) for the establishment and operation of a base path planimeter and computer bed table at Henties Bay Farm, Henties Bay (constituent), Karas Region.

PROJECT DEVELOPER:

Proprietor: Geo Holdings (Pty) Ltd. (Reg no 20100607)
Environmental Assessment Practitioner (EAP): Healthy Earth Environmental Consultants (CC) (HEEC)

REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS: In the with the Environmental Management Act (No. 7 of 2007) and its Regulations (GN 30 of 6 February 2012), all I&APs are hereby invited to register and submit their comments, concerns or opinions in writing via Email: myepfz@myepfz.com or on Friday 19 April 2021.

A public participation meeting will only be held if there is interest from registered I&APs. Should a public meeting be held, registered I&APs will be informed accordingly.



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NOTICE FOR

ENVIRONMENTAL IMPACT ASSESSMENT

Healthy Earth Environmental Consultants (CC) (HEEC) hereby gives notice to all potential interested and 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 Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following:

PROJECT NAME: Environmental Impact Assessment (EIA) for the establishment of SA-100 Stone storage area (EPLs) of 1000 sqm on the Henties Bay Farm, Henties Bay (constituent), Karas Region, Namibia.

PROJECT LOCATION:

The proposed SA-100 Stone storage area is situated at Henties Bay Farm, approximately 100 km South of Henties Bay, within the Karas Region, Karas Region.

PROJECT DESCRIPTION:

The proposed stone storage area is situated at Henties Bay Farm, approximately 100 km South of Henties Bay, within the Karas Region, Karas Region.

PROJECT DEVELOPER:

Proprietor: Mr. Elyon King Namibia Minefields
Environmental Assessment Practitioner (EAP): Healthy Earth Environmental Consultants (CC) (HEEC)

REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS: In the with the Environmental Management Act (No. 7 of 2007) and its Regulations (GN 30 of 6 February 2012), all I&APs are hereby invited to register and submit their comments, concerns or opinions in writing via Email: myepfz@myepfz.com or on Friday 19 April 2021.

A public participation meeting will only be held if there is interest from registered I&APs. Should a public meeting be held, registered I&APs will be informed accordingly.



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0812049299

MUNICIPALITY OF HENTIES BAY

NOTICE

INTENTION TO ALIENATE A PORTION OF FARM HENTIESBAAI TOWN AND TOWNLANDS NO. 133, IN EXTENT OF 70 600M² (7 HA) TO MESSRS JABES ECO VILLAGE

By virtue of Council Resolution CR05828/08/2017 and in terms of Section 63 (2)(b) of the Local Authorities Act, (Act 23 of 1992) as amended, read in conjunction with Section 30 (1)(j) of the Local Authorities Act 1992 (Act 23 of 1992) as amended, notice is hereby given that the Municipal Council of Henties Bay intends to lease portion of Hentiesbaai townland No. 133 in extent 7 Hectares at a cost of **NS 8.10 plus per month, amounting to NS 7000.00 (Seven Thousand Namibian Dollars only)** escalating with 10% per annum, by way of private treaty with an option to buy (at a purchase price of **NS 4.500 000.00**) to Messrs Jabes Eco Village for the establishment of an Eco tourism Campsite with other additional amenities.

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

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

The Chief Executive Officer
P O Box 61
Henties Bay

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Mandy Mumba

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PUBLIC INVITATION

ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED PROPERTY DEVELOPMENT ON PORTION 127, HENTING BAY TOWNLAND NO. 133

Notice is hereby given to all interested and Affected Parties (I & APs) that an application will be made to the Environmental Commissioner in terms of Environmental Management Act (No. 1 of 2017) and its Regulations (2012) for the following intended activity:

Project Name: Single Residential Property Development
Project Location: Portion 127 of Henting Bay Townland No. 133
Proposed: 300 Investments One (Pty) Limited
Project Description: The Proposed Development entails the development of a residential property with outbuildings and access road of portion 127 (measuring 5000sqm) situated South west of Henting Bay townland No. 133

300 Investments One (Pty) Limited has appointed **HYEPEZ CONSULTANCY CC** to conduct an Environmental Impact Assessment for the proposed development

All interested and Affected Parties (I & APs) are encouraged to register and raise concerns or provide comments and opinions on or before 18 April 2021. Background Information Document(s) will be provided upon indication as an I&AP.

Public Consultation meeting date: 07 April 2021
Venue: Henting Bay Steel Factory premises @ 1900

Should you wish to register as I & AP, please contact the Hyepez Consultants.
 Call: +2648187286421
 Email: info@hyepez.com



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Notice for Consent: Rezoning from Single Residential to General Residential

In terms of the Karibib Town Planning Scheme, notice is hereby given that Urban Nest Creations intends to apply for permission from the Karibib Town Council to rezone Erf 602, Urban Extension 2, Karibib from "Single Residential" with a density zoning of 1 dwelling per 300m² to "General Residential" with a density zoning of 1 dwelling per 100m². The Town Planning Scheme and Map particulars of the application may be inspected at the Karibib Town Council, Town Planner's office.

Further take note that any individuals that may have any objection to the proposed rezoning may lodge such objection together with grounds thereof, with the Karibib Town Council, Technical Section, Town Planning, and the applicant in writing not later than 7 April 2021.

Karibib Town Council Technical Section: Town Planning P.O. Box 19 Karibib responsible@karibibtown.org Tel: 064 80076	Urban Nest Creations P.O. Box 4862 Walvis Bay info@urbannest-creations.com +264 64 222276
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PUBLIC CONSULTATION MEETING ATTENDANCE REGISTER

RESIDENTIAL PROPERTY DEVELOPMENT; PORTION 127 (5000SQM) HENTIESBAAI TOWNLAND NO. 133, HENTIES BAY

DATE 07 APRIL 2021

VENUE: SEAL FACTORY PREMISES

TIME: 15H00

	NAME	ORGANISATION	TEL/CELL	EMAIL ADDRESS	SIGNATURE
1	Giff Smyepe MPO	Consultant	0814554221	gsmyepe@gmail.com	
2	Ivo Estray's	Community member	0812629709	lydia.coltrays@gmail.com	
3	ALEX JHARRALEIS	community member	0811494402	alexj@nyepe.com	
4	Melody Soruses	Community member	08174165824	mmsoruses@gmail.com	
5	Ruswita Jossop	Community member	0814384562	rdjossop@gmail.com	
6	Natalia Kamati	Community member	0812362607	ndafapawar1975@gmail.com	
7	MR. MONTERO MUYAZA	COMMUNITY MEMBER	0814973225	claudiomannuwali36@gmail.com	
8					
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21					



Comment /objection raised by Mr. Mr. Frank Löhnert as a registered Interested and Affected Party & the possible mitigation solution

Issues raised	The Law, acts, policies and authority	Solution & mitigation measures
1. The portion is prime land, of high public interest.	In consultation with the Minster of URBAN & Rural Development. the Local authority of Henties bay is mandated through Section 31 of the Local Authority Act 23 of 1992 to sale or alienate by way of private treaty of any land within its area of jurisdiction	Henties bay is a coastal town just like any other coastal town, and development of this nature are not new and a plenty in both towns. Thus, development to continue for development of the town and as revenue collection for both sale, charges of basic services etc
2. It should not be privatized, or made available for exclusive private use, by way of the proposed Single Residential zoning.	The Henties bay Municipality is mandated to provide services for it residents, inclusive of the sale of land or property to private individuals, companies, parastatals etc. this is based on the model of a free market system. Thus, any person I need of a prime land can apply for such to council.	All properties in henties bay registered in the deed's office, registered on individuals' names are "privately owned" and thus the proposed portion in extent of 5000sqm can also be privately owned.
3. The portion was seemingly made available some years ago on leasehold for purpose of a public amenity, such as restaurant, with only temporary improvements being allowed there.	The land alienation was for a lease with an option to buy. That means it gives provision for the person leasing the land an upper hand to be considered first for purchasing of the land.	The proponent has purchased the land and intent to use or rezone it for the use he/or she so desires with construction of approved building plan and permanent structures
4. From a town planning perspective, the subject site presents an iconic	From a town planning perspective, Namibia just obtained its independence in	Henties bay local authority area's development cannot be held back by

<p>landmark, punctuating the start / end point of a vibrant and fairly egalitarian residential suburb of Sun Bay.</p>	<p>1990, and much of the coastal town (such as walvis bay, Swakopmund & henties bay) were dominated by racial colonizers (South African) who in most cases are and still refuse the change in administration and development brought by the new Government. Portion 127 is not ironic, it has no landmark, is not a heritage as such the alienation of lease with an option to buy was granted by the Minister. Just like any property developed on the sea front, thus Portion 127 is no exception. The Henties Bay local authority have to make revenue collection through sale of land, endowment and betterment charges</p>	<p>certain groups of people in society who does not want to development, see change or development for the socio-economic growth and betterment of the town. The proposed residential property development will form part of the egalitarian residential suburb of Sun Bay</p>
<p>5. The site offers convenient public access to the beach north of Solitude Beach Restaurant.</p>	<p>The proposed development will not hinder any access to the sea view, if it does why was the leasing of the property and the construction of temporal structures approved.</p>	<p>Henties bay is one of the smallest towns in Namibia, with a population density of one is to one. The town still possess a wide vantage public sea view. The Henties bay Local Authority is tasked to protect, control and administer the public open spaces. Thus, Henties bay Municipality took all factors into consideration when approving the sale.</p>
<p>6. It offers a superb venue with potential for hospitality,</p>	<p>In consultation with the Minister of Urban & Rural Development. the Local authority of Henties bay is mandated through</p>	<p>The land was leased with an option to buy. The lease was operated under the business bar and restaurant (without</p>

<p>entertainment and tourism operations.</p>	<p>Section 31 of the Local Authority Act 23 of 1992 to sale or alienate by way of private treaty of any land within its area of jurisdiction</p>	<p>construction of permanent structures) this business has for the last r 2 years not be functional. Now the proponent intends purchase the portion and rezone it to a more suitable zoning of his choice (as the land is his/hers). the portion is situated to a residential suburb called Sunbay which makes the land use even more compatible to each other. This will allow the proponent to construct a permanent property as he/she owns the land.</p>
<p>7. The site must retain its public character and public amenity value.</p>	<p>Henties bay have plenty of public amenity and public open spaces and sea view, why is the proposed development on portion 127 such a problem?</p>	<p>The henties bay beach from which stretches approximately +-4 km provide a wide retain of public character and public amenity value.</p>
<p>It should also not be privatized for freehold ownership and exclusively private use by any individuals.</p>	<p>This point is addressed in point no. 2</p>	<p>This point is addressed in point no. 2</p>