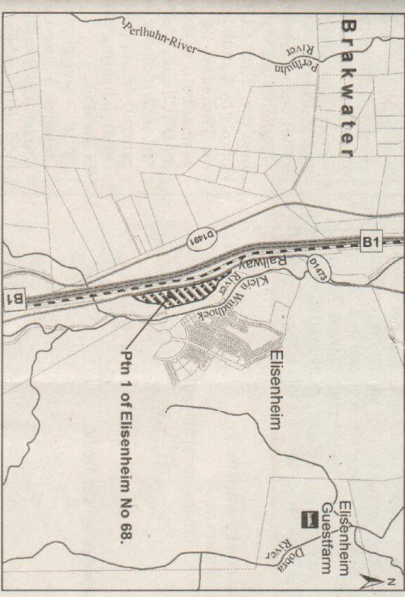




REPUBLIC OF NAMIBIA

**ENVIRONMENTAL IMPACT ASSESSMENT
PROPOSED TOWNSHIP ON THE OLD TANNERY SITE
(PORTION 1 OF BRAKWATER NO 68)**

Namibia Tannery (Pty) Ltd intends developing a residential and business estate (called Tannery Estate) on the above land (see the figure). Enviro Dynamics is conducting an environmental assessment of the development in accordance with the Environmental Management Act (2007) and its Regulations (2012).



The assessment aims at identifying and addressing ecological and social issues related to the construction and operation of the township. If you desire to provide input into the process, then kindly provide us with your contact details by 6 October 2016. We will then send you further details of the project and how you may participate.

Contact: Stephanie van Zyl
Email: stephanie@envirod.com
Phone: 061 223336/0811287002
Fax: 061 307437

DM0201802237303 JM



C/ri Di Kenneth D. Kaure

COMMENTS

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In the case of virginity drink because they consider the alcohol to be dangerously strong.

Several vloggers have uploaded videos of themselves drinking the 695ml cans of beverage – with varying degrees of success.

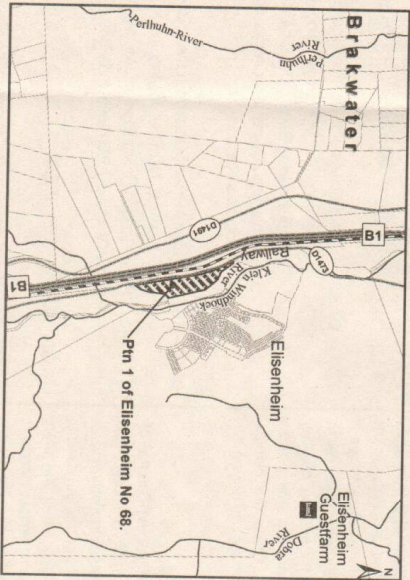
And the beverage made headlines recently after three women in their twenties smuggled the drink into a karaoke bar, passed out after drinking it and had their belongings stolen.

Four Loko has been described in Chinese social media, and by some Chinese online retailers, as a drink combining alcohol and caffeine.

Some people claim the combination makes it particularly potent, and can make people black out after drinking just one can.

But that's not exactly true - Four Loko removed caffeine (as well as stimulants guarana and taurine) from its products in 2010, after the US's Food and Drug Administration

occurrence with the Environmental Management Act (2007) and its Regulations (2012).



The assessment aims at identifying and addressing ecological and social issues related to the construction and operation of the township. If you desire to provide input into the process, then kindly provide us with your contact details by 6 October 2016. We will then send you further details of the project and how you may participate.

Contact: Stephanie van Zyl
 Email: stephanie@envirod.com
 Phone: 061 223 336/ 081 128 7002
 Fax: 061 307437



We are a leading Company in the Construction and Building industry, committed to equitable employment in the workplace. Challenging limited duration opportunities until 31 March 2017 have arisen for a number of Namibian Citizens in Swakopmund for:

Building Supervisors

Minimum Requirements

- Supervision/Tradesman qualification or Diploma or equivalent
- Minimum of 6 years work experience in the building industry of which a minimum of 2-3 years must have been in a supervisory capacity
- Ability to organize and control sections of a building project from start to completion
- Experience in planning, organizing and controlling, production, quality control of housing construction trades
- Experience in the interpretation, implementation of, and monitor progress according to project program
- Ability to manage and control sub-contractors and ensuring production and quality control
- Proficient in general administration and procurement of materials
- Manage performance of subordinates (timekeeping, production, etc.)
- Experience in the efficient use of resources
- Ability to ensure compliance to Health and Safety regulations
- Good interpersonal skills
- Flexibility in terms of working hours
- Valid driver's license
- Ability to speak, read and write in English

Added Advantages

- A minimum of 5 years' experience in affordable housing developments
- Relevant qualification and/or other formal training and development

Should you meet all the minimum requirements, please forward a detailed Curriculum Vitae with contactable references marked for the attention of Chari Marais

CLOSING DATE: 19 September 2016

Please consider your application as unsuccessful if you have not been contacted within 30 days of submitting your CV.

Address: Einstein Street, Swakopmund
 E-mail address: chari@powergrp.co.za
 Contact person: Chari Marais

National Fish Consumption Promotion Trust
 Fish Consumption Day
 30 SEPTEMBER - 01 OCTOBER 2016
 ONGWEDIVA, OSHANA REGION

THE OSHANA MEETS THE OCEAN
CELEBRATING FISH

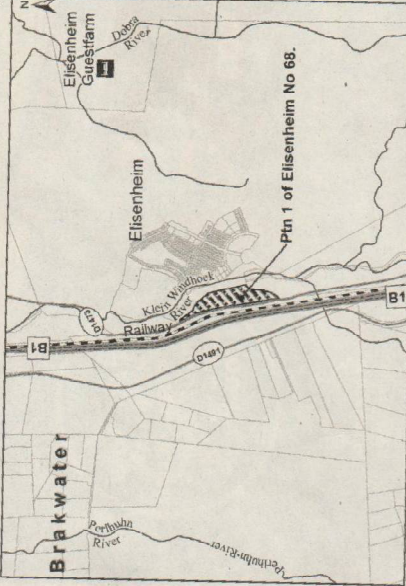


#Trustfish #Inekela Eashi #Inekela Ooni



**ENVIRONMENTAL IMPACT ASSESSMENT
PROPOSED TOWNSHIP ON THE OLD TANNERY SITE
(PORTION 1 OF BRAKWATER NO 68)**

Nambria Tannery (Pty) Ltd intends developing a residential and business estate (called Tannery Estate) on the above land (see the figure). Enviro Dynamics is conducting an environmental assessment of the development in accordance with the Environmental Management Act (2007) and its Regulations (2012).



The assessment aims at identifying and addressing ecological and social issues related to the construction and operation of the township. If you desire to provide input into the process, then kindly provide us with your contact details by 6 October 2016. We will then send you further details of the project and how you may participate.

Contact: Stephanie van Zyl
Email: stephanie@envirod.com
Phone: 061 223336/0811287002
Fax: 061 307437



DM0201600237303 JM



BURSARIES

Aqua Services & Engineering is a specialist service provider and M&E contractor for the design, supply and installation of water and wastewater treatment plants and systems throughout Namibia and southern Africa.

Aqua Services & Engineering is offering two (2) bursaries to students who have already completed at least their first year of study, at approved Namibian and South African Universities, in the fields of:

- Chemical/Process Engineering
- Mechanical Engineering

Criteria

- Namibian Citizen.
- Proof of registration with a Namibian or South African University.
- Aggregate pass mark of not less than 70 % in already completed coursework.

Requirements

- Application letter.
- Comprehensive CV.
- Latest available results or academic transcript.

If you meet the requirements, please submit your application latest by:
31 October 2016 to HR@ase.com.na

**Only short-listed candidates will be contacted.
 No faxed applications will be considered.
 No documents will be returned to applicants.**

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CANCER ASSOCIATION OF NAMIBIA

**Website: www.can.org.na
 E-mail: help@can.org.na
 Tel: 061 - 237 740**



APPENDIX F: STAKEHOLDER LIST FOR PROPOSED TANNERY ESTATE PROJECT

Name	Company/Farm Name
Dirk Mudge	Tannery Estate (Pty) Ltd
Victor Reiger	WCE
Alexander Maritz	SPC
Stephanie van Zyl	Enviro Dynamics
U.L. Karimbue-Mupaine	City of Windhoek (Planning, Urbanisation & Environment)
Vernouman Endjala	City of Windhoek
Fred Kaujo	City of Windhoek (Environment Department)
Grace Tshipo	City of Windhoek
Dirk Reed	City of Windhoek (Roads & Storm Water Division)
Horst Lisse	Roads Planning, Design & Traffic Flow
Hi Peters	City of Windhoek
Johan de Vos	
Bennie Amuenye	City of Windhoek
Theo Nghithila	MET - Directorate of Environmental Affairs (DEA)
S. Angula	MET - Directorate of Environmental Affairs (DEA)
EAM de Paauw	Roads Authority
K Kufakowadya	TransNamib
Laura Namene	Ministry of Agriculture, Water and Forestry
Paulina Mufeti	and Forestry – Dept Water Affairs
Maria Amakali	Ministry of Agriculture, Water and Forestry – Dept Water
Esmeralda Strauss	NBRI - National Botanical Research Institute
Trustco - Eisenheim	Trustco Group International (Pty) Ltd
Mr. Bert Laaser	Brakwater South Community Association
Christian Erb	Pupkewitz Holdings
Jaco Swart	
Melanie Miles	Leads 2 business
Tim and Karin Stonehouse	
Shinovene Immanuel	Namibian

COMMENTS RECEIVED IN RESPONSE TO THE BACKGROUND INFORMATION DOCUMENT
AND RESPONSES GIVEN.

Dear Tim,

Thank you for your inputs. We will prepare responses to your questions/concerns which will be included in the documents that will be sent to you.

In response to your questions about the zonings:

Residential: mostly single residential and sectional title, small erven so will be used as single erven.

General residential: blocks with density of 1:100, for apartment blocks.

Undetermined: for a later use, not fixed at this stage.

Special: the developer wants a conference centre and associated facilities, renovating the old tannery building, but will be more exact in the report, if possible.

Business: The assessment is done keeping the definition of business in the town planning scheme in mind. It is commonly retail activities and offices, no industrial/manufacturing. The Developer will not know the specific businesses at this stage, and later EIAs will not be necessary unless it involves uses not in line with business that requires an EIA. I will give further details about this in the report.

I have not in this answer given you the "official" definitions of the town planning scheme, but will do so in the official document. This is to give you a better understanding of what can be expected.

Best regards
Stephanie.



Stephanie van Zyl
*Environmental Assessment
Practitioner*

Tel: +264 61 223 336 Fax: +264 61 307 437 Cell: +264 81 128 7002, 16 Seder Str, Suiderhof P.O.Box 4039, Windhoek, Namibia
www.envirod.com

From: Stonehouse, Tim [<mailto:Tim.Stonehouse@Debeersgroup.com>]
Sent: 05 October 2016 12:12 PM
To: stephanie@envirod.com
Cc: trs@iway.na
Subject: Proposed Tannery Estate - comment

Dear Stephanie,

Thank you for the BID re the EA for the proposed Tannery Estate, and the opportunity to comment.

Queries and concerns:

1. It is adjacent to Elisenheim Estate (Phase 1 -5 now in progress) so what justification do the developers have to add a further 120,810 m² development to the immediate area? Is there a clear and immediate demand for residential & business erven? Also of concern is oversupply in the local area. The Brakwater Industrial development infrastructure some 1.5km north, which was completed some years ago & is standing empty, absolutely empty, not one occupant; if that is not subscribed why then more erven added to the local area? In addition is the preparation of extensive business/industrial areas in Brakwater North some 5km NW of the proposed Tannery Estate. I am keen to know what the justification is to add yet more erven in the local area?
2. The access road to Elisenheim from the south is already heavily used. What mitigation have the developers in mind to alleviate the heavy use of the road leading to the proposed Tannery Estate (from B1 exit Naubamis Hills Rd exit)? Will there be additional access from the North ie, from the B1 Dobra exit?
3. The south access road to Elisenheim & proposed Tannery Estate (B1 exit at Naubamis Hills Rd) has an extremely dangerous & unsafe unguarded crossing over the railway line. Will the developers work with Trustco & TransNamib to make the crossing safe, either by installing railway crossing lights & booms or a flyover bridge? The dangerous railway crossing is a huge concern for residents of Elisenheim & I imagine it will be so for residents in the proposed township.
4. The proposed township has 36% residential area & 21% business area. Are separate EA's required for businesses, depending on the type of business? Will the developers inform us of the type of businesses envisaged?
5. In fig. 2 legend:
 - a. What is the difference between "Residential" and "General Residential"?
 - b. What is "Special"?
 - c. What is "Undetermined"?
6. Are the developers liaising with Trustco in what will be obvious synergies & benefits to both parties should the proposed township goes ahead?

Thanks & rgds,
Tim Stonehouse

Mobile: +264(0)85 611 0455 | +264 (0)81 150 0804

Dear Eugene,

Thank you for your input.

Best regards
Stephanie.



Stephanie van Zyl
*Environmental Assessment
Practitioner*

Tel: +264 61 223 336 Fax: +264 61 307 437 Cell: +264 81 128 7002, 16 Seder Str, Suiderhof P.O.Box 4039, Windhoek, Namibia
www.envirod.com

From: de Paauw, Eugene [<mailto:dePaauwe@ra.org.na>]
Sent: 05 October 2016 10:14 AM
To: Stephanie Van Zyl
Cc: Rittmann, Rudolph Rohloff; Steenkamp, Niklaas
Subject: RE: PROPOSED TANNERY ESTATE ON PORTION 1 OF ELISENHEIM NO 68

Morning Ms van Zyl

Herewith please find a copy each of proclamation sketches P2264 and P2311 indicating that district road D1473 has been de-proclaimed. It is understood that the road has been handed over to the City of Windhoek.

Regards

EAM de Paauw

de Paauw, Eugene	Telephone: +264 61 284 7027
Specialist Road Legislation, Advice & Compliance	Cell: +264 81 124 1947
NP&C	Fax: +264 61 284 7151
	Email: dePaauwe@ra.org.na



Private Bag 12030, Ausspannplatz
Windhoek, Namibia
www.ra.org.na

BACKGROUND INFORMATION DOCUMENT (BID)

ENVIRONMENTAL ASSESSMENT (EA) FOR THE PROPOSED TANNERY ESTATE

The purpose of this document is to:

- ü Briefly describe the project;
- ü Explain the process to be followed during the Environmental Assessment (EA); and
- ü Invite Interested and Affected Parties (I&AP's) to register and comment on the proposed project.

1. INTRODUCTION

Namibia Tannery (Pty) Ltd intends developing a residential and business estate (called Tannery Estate) on the above land (Portion 1 of Elisenheim No 68, see Figure 1 below). The area is wedged between the Klein Windhoek River and Elisenheim Estate to the east, and the railway line and the B1 highway to the west. Access to the site is via the D1473 which runs parallel to and east of the B1.

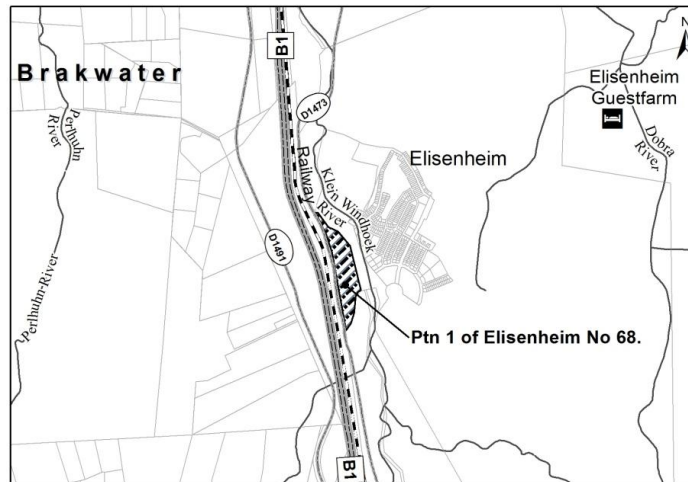


Figure 1: Locality of the proposed Tannery Estate (Portion 1 of Elisenheim No 68)

An Environmental Assessment is required for the project in terms of the Environmental Management Act (2007) and its regulations (2012). Namibia Tannery (Pty) Ltd appointed Enviro Dynamics cc. to undertake this work on their behalf. Part of the process involves consultation with authorities and with Interested and Affected Parties. This document provides information about the project and the process being followed, to enable you to provide your inputs on potential issues you wish to bring to our attention.

2. WHAT IS THE PROPOSED TANNERY ESTATE?

2.1 Philosophy

The Developer has the vision of creating a mixed use estate, with higher density properties (i.e. smaller single residential erven and apartments) conveniently situated close to businesses. The estate is being planned to capitalise on the existing character of the area, made up of the existing tannery building, and the river corridor with its camel thorn trees on the alluvial plains.

2.2 Land use

Consult Figure 2 below. The tannery estate will be a mixed use estate, with business, single residential (average size 500 m²), general residential (high density apartments), and open spaces to accommodate stormwater and for recreational purposes. The old tannery building will be renovated and used as a restaurant and conference venue. See the layout plan showing the zonings and various erf sizes allocated (Figure 2).

These zonings are allocated according to the Windhoek Town Planning Scheme, which determines the land use rights (primary uses, consent uses, parking requirements, density, bulk, etc.) for each property.

2.3 Proposed Services

The information in this section has been provided by Windhoek Consulting Engineers (WCE).

2.3.1 Water supply

Currently there is no bulk water infrastructure in the development area. The existing City of Windhoek Bulk Water Infrastructure will therefore have to be extended to accommodate the newly proposed development.

Existing Bulk Water Infrastructure

It is planned to supply the estate with water from the existing Elisenheim reservoir through a network of 250mm to 315mm Ø uPVC pipes. These pipelines will connect with the existing Elisenheim pipe network.

Water Demand Requirements

The average annual water demand (AAWD) for the development based on widely acknowledged design standards, calculated by the engineering team, is 303.6 kl/day, or 110,814 kl/year.

Internal water supply network

The layout and design of the internal infrastructure will follow the City of Windhoek guidelines and policies. Preliminary designs

indicate a combination of 110mmØ, 160mmØ, 200mmØ and 250mmØ distribution mains. Discussions will be held with the Bulk Water Department to ensure all design guidelines and specifications has of the City of Windhoek are followed.

2.3.2 Sewer drainage and treatment

Currently there is no bulk sewer infrastructure or effluent treatment facility in the development area.

Elisenheim Property Development Company is currently in the process of upgrading the existing Elisenheim Waste Water Treatment Plant. The internal sewer infrastructure will be designed to connect to the mentioned infrastructure which is planned to be completed by the time the development commences.

2.3.3 Electrical infrastructure

The total power supply for the development is calculated at 1046.7 kVA. This supply will require a connection from an 11kV Distribution Substation. The Elisenheim Estate Nubuamis 11kV Distribution Substation is located approximately 100 meters east of the development. An underground ring network is proposed from the Nubuamis Distribution Substation.

A NamPower 11kV overhead powerline supplies power to existing structures on the development. As the development falls within the extended City boundaries, a power supply from the City of Windhoek is proposed. The NamPower supply will need to be disconnected and overhead structures will need to be decommissioned and removed. Further investigation is required to determine the extent of the existing internal electrical infrastructure.

The infrastructure as explained is shown in Figures 3 and 4.

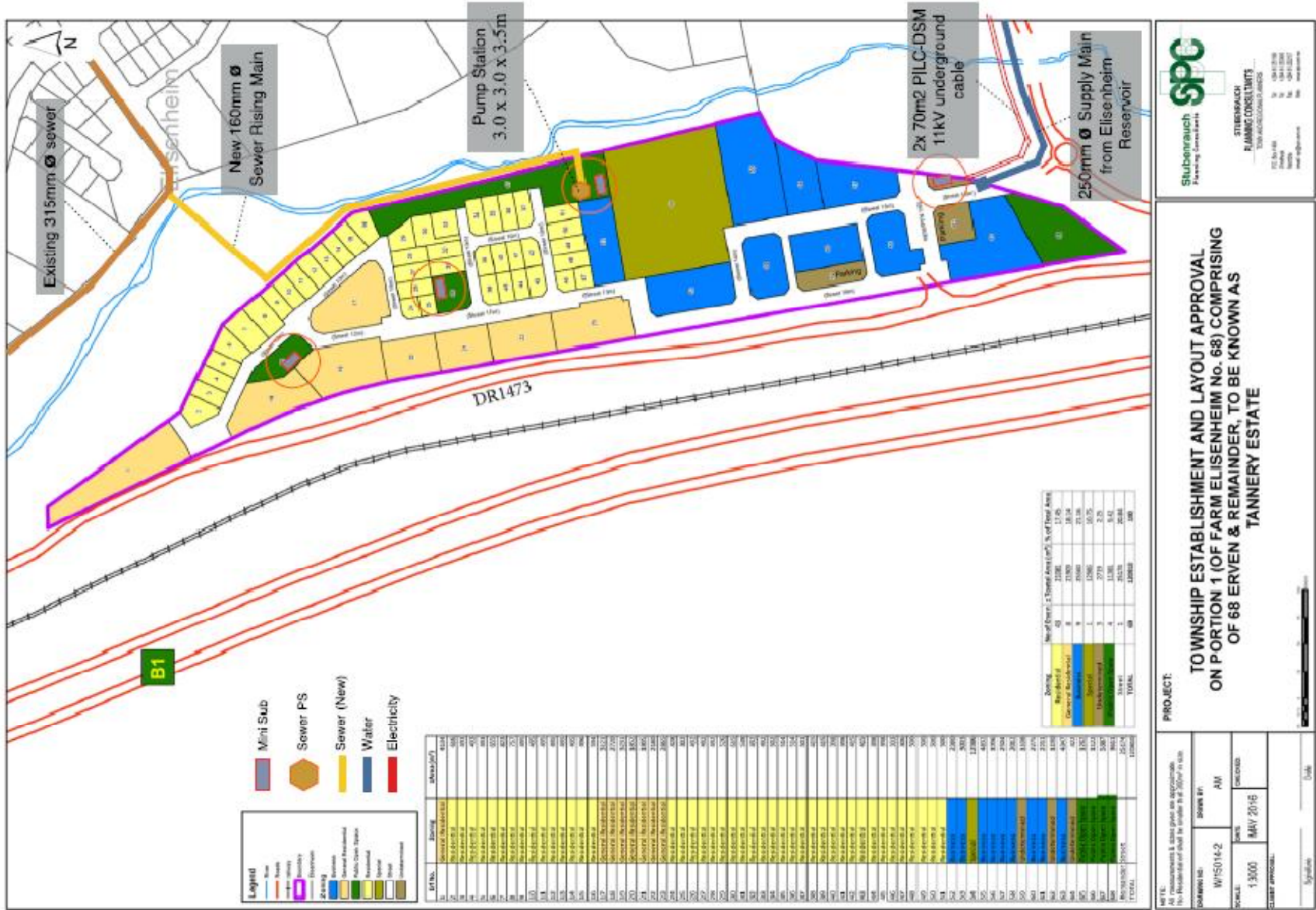


Figure 3: Proposed bulk infrastructure connections to the Tannery Estate.



Figure 4: Bulk water, power and sewerage supply to the estate.

2.4 Town Planning Process

The Subdivision of Land Ordinance requires that when a subdivision is large-scale, with the creation of roads, that a process of Township Establishment be followed.

An application to establish a township needs to be, along with a motivation detailing the Need and Desirability of the proposed township. The Need and Desirability application considers the following questions.

- ü Need: Is this particular land use proposal necessary for the receiving community now?

- ü Desirability: Does this land use proposal fit the current institutional, social, biophysical, and economic frameworks?

This application is submitted to the Ministry of Regional Local Government, Housing, and Rural Development (MRLGHRD) who refers the application to the Namibia Planning Advisory Board (NAMPAB) for consideration. Once approved, an application will also be submitted to the Townships Board for approval of the proposed layout, where the technical details of the township is being scrutinised.

3. THE ENVIRONMENTAL ASSESSMENT PROCESS

3.1 The environmental assessment process

Enviro Dynamics will conduct the EA Process prescribed in the Environmental Management Act (2007). The EA process will end at the scoping phase if no significant impacts (impacts that require further specialist investigation) are discovered during this scoping phase.

Aims of the Environmental Assessment (EA):

- ü To Identify existing bio-physical and socio-economic environmental sensitivities of the area;
- ü To Inform I&AP's and relevant authorities of the details of the proposed development and to provide them with a reasonable opportunity to participate during the assessment;
- ü To Assess the significance of issues and concerns raised; and
- ü Compile a comprehensive environmental management plan (EMP) detailing all identified issues and possible impacts and outlining the appropriate management measures to minimise and/or mitigate potentially negative impacts.

3.2 Issues identified so far

- ü A mixture of Camelthorn and Prosopis trees are predominant on the site. The trees have been surveyed and the development planned to protect the Camel thorns and

other conservation worthy species as far as possible. Since they will greatly enhance the ambience and quality of the estate, and legally protected, they are to be retained as far possible. This needs to be stipulated in the Environmental Management Plan for implementation throughout the project.

- ü The site is relatively isolated from other residences and activities. Nevertheless, construction related impacts i.e. excessive dust creation, noise proliferation, personnel safety, security aspects, etc. all need to be addressed in the Environmental Management Plan.
- ü In order to establish the risk of the historical tannery activities (which have caused water and soil contamination and associated risk to human health and ecological function), soil and water samples were taken and a risk analysis done by Geopollution Technologies. These results, together with proposed remedial measures, are being considered and will be included in the Scoping Report and the Environmental Management Plan.
- ü Potential alteration of water flow and downstream consequences. There is a tributary on site (channelled stormwater from the B1 Highway) which is proposed to be relayed. The impacts of this will also be considered in the study. The site is situated outside the :150 year flood of the Klein Windhoek River.
- ü Sustainable resource use (i.e. energy and water) amidst a global and local water and energy crisis.

Besides these issues, participants are invited to raise other concerns that need to be addressed during the study.

4. THE PUBLIC PARTICIPATION PROCESS

As a registered I&AP or authorities we are contacting due to your applicable authoritative roles, you are now invited to submit your issues and concerns about the development, which need to be considered during the study. Kindly submit your inputs to the contact below via e-mail by 18 October 2016.

Contact: Stephanie van Zyl
Tel: 061 223 336
Fax: 061 307 437
SMS: 081 1287002
Email: stephanie@envirod.com

Our ref: \tannery\public consultation\minutes
Date: 20 October 2016



ENVIRONMENTAL CLEARANCE APPLICATION FOR THE PROPOSED TANNERY ESTATE ON PORTION 1 OF ELISENHEIM NO 68

Authority Meeting Minutes

VENUE: City of Windhoek Department of Infrastructure, Water and Technical Services, Pullman Street

DATE: 20 October 2016

TIME: 10h00

PROJECT TEAM:

Dirk Mudge	Developer, Tannery Estate (Pty) Ltd
Stephanie van Zyl	EIA Practitioner, Enviro Dynamics
Pierre Botha	Geohydrologist, Geopollution Technologies
Jaco Kruger	Technician, Windhoek Consulting Engineers

See attached attendance list

1. INTRODUCTION AND WELCOMING

Dirk Mudge introduced himself and the team present and explained the purpose of the meeting:

- Water supply
- EIA process and comments
- Services

2. PROPOSED PROJECT

- He presented the layout of the erven and the services and explained how bulk service connections would be made.
- He explained the various zonings of the erven, i.e. residential and business being the two main zonings and what each would be used for.
- The subdivision application had been submitted to the City of Windhoek 2 years ago.
- A tree survey was completed and this used in the design.
- The contamination cause by the historic activities on the site was identified and removed as hazardous waste, disposed of at the Kupferberg Waste Disposal Site, according to the recommendations of Geopollution Technologies. There were adequate linings in the ponds of the tannery, so contamination was found to be largely contained in them. These linings and all traces of contamination in the soil has been removed. Recommendations regarding continuous monitoring will be followed through.
- 2 boreholes exist on the site; they have been tested and their water quality is had been determined.

The discussions that ensued are summarised in the table below.

ISSUE	QUESTIONS/COMMENTS	WAY FORWARD
Water supply	The possibility of supplying water to the estate from the 2x boreholes on the site	<p>CoW will not allow borehole water to be used for potable water – this is to maintain standards and prevent contamination.</p> <p>It could be considered to use it for irrigation purposes over a longer period.</p> <p>However, there is no precedent for it, and the regulations do not cover it. Therefore the Developer should make a formal proposal to the City of Windhoek for consideration by the Council</p> <p>Grey water, black water and water used for irrigation needs to be defined and separated – two pipe system, one for potable water and one for semi-purified water (irrigation or borehole water).</p> <p>An abstraction permit will be required in terms of the Water Act of 1956, showing the sustainable yield of the boreholes, with pumping tests performed. As part of this permit an EIA is required. (to be appended to the current EIA at the appropriate stage).</p>
	Can the developer charge rates for the water?	A discussion followed on the legality of selling water – in principle it was confirmed that only NamWater can sell water. However, the principle of recovering costs by a developer, and run by the HOA can be considered by the COW. Such a plan is to be motivated and submitted with the above application to the COW.
	Why not recycle the grey water and use it for irrigation?	This could be considered but is likely to be prohibitively expensive compared to the groundwater option.
	Was borehole water tested for heavy metals?	Yes, comprehensive sampling was done, selecting elements that are associated with the tannery activities. Monitoring is to continue. Follow up sampling needs to be done before the heavy rains. Mr Botha confirmed that this still needs to be done.
Water connection	Explained the plans to connect to the Eisenheim connection – Trustco has agreed that the Tannery Estate obtains water from Eisenheim.	Accepted.

Proposed Tannery Estate

Consultation Meeting 20 October 2016

ISSUE	QUESTIONS/COMMENTS	WAY FORWARD
Sewerage	<p>The proposal is to connect to the Elisenheim pipeline which gravitates to the north-east of the development, where the Elisenheim treatment plant is situated.</p> <p>A sewerage pump station is proposed to transport the sewerage to the treatment facility.</p>	
	<p>Is gravitation without a pump station a possibility?</p> <p>Gravitation only is preferred but at this stage a pump station seems inevitable.</p> <p>There are various challenges with pump stations including maintenance problems, odour control, sludge build-up, fermentation, etc.</p>	<p>Reconsider the possibility of gravity feed without the need of a pump station</p> <p>If required, locate the pump station north and away of the boreholes to prevent contamination.</p>



**Attendance List
Proposed Tannery Estate**

Date: 20 October 2016

NAME	ORGANISATION/ FARM/PLOT NAME	POSITION	TELEPHONE	E-MAIL / POSTAL ADDRESS	SIGNATURE
Grazij Tshipu	CoW	Environmentalist	2902373	Grazij.Tshipu@windhoekcc.org.na	
Esther Liseli	CoW	Town Planner	2902952	ekle@windhoekcc.org.na	
Jaco Kruger	WCE	Technician	370947	jaco.kruger@wce.com.na	
J. de Vos	CoV	Eng Services	290 2346	JOHAN.DEVOS@ WINDHOEKCC.ORG.NA	
O.C. ARCHER	CoW	ENGINEER-SERVICES	2902096	OCA@WINDHOEKCC.ORG.NA	
S. van Zyl	ED	Environmental Practitioner	0811287002	stephanie@envirod.com	
P Botha	Geopollution Technologies	Groundwater Specialist	0811220082 0811220082	piet@the-namib.com	
Dirk Mudge	Tannery Estate	Developer	0811222366	dirk@stone.com.na	