


***ENVIRONMENTAL IMPACT ASSESSMENT  
FOR THE REZONING OF PORTION A OF  
THE REMAINDER OF PORTION 7 OF FARM  
TOWNLANDS OF OUTJO NO. 193 FROM  
'UNDETERMINED' TO 'GENERAL BUSINESS'***

***September 2021***

***App - 003024***

<p><b>Project Name:</b></p>	<p><b><i>ENVIRONMENTAL IMPACT ASSESSMENT FOR THE REZONING OF PORTION A OF THE REMAINDER OF PORTION 7 OF FARM TOWNLANDS OF OUTJO NO. 193 FROM 'UNDETERMINED' TO 'GENERAL BUSINESS'</i></b></p>
<p><b>The Proponent:</b></p>	<p><b>Outjo Lifestyle Centre CC PO Box 689 OUTJO</b></p>
<p><b>Prepared by:</b></p>	<div data-bbox="581 821 1458 1052" style="border: 1px solid black; padding: 10px;">  <p><b>Green Earth</b> ENVIRONMENTAL CONSULTANTS</p> </div> <p>1<sup>st</sup> floor Bridgeview Offices &amp; Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia PO Box 6871, Ausspannplatz, Windhoek</p>
<p><b>Release Date:</b></p>	<p><b>September 2021</b></p>
<p><b>Consultant:</b></p>	<p><b>C. Du Toit C. Van Der Walt Cell: 081 127 3145 Email: charlie@greenearthnamibia.com</b></p>

## EXECUTIVE SUMMARY

*Green Earth Environmental Consultants* were appointed by the proponent, Outjo Lifestyle Centre CC, to conduct an environmental impact assessment for the rezoning of Portion A of the Remainder of Portion 7 of Farm Townlands of Outjo No. 193 from “Undetermined” to “General business”. Outjo Municipality approved the sale of Portion A (±3600m<sup>2</sup>) of the Remainder of Portion 7 of Farm Townlands of Outjo No. 193, to the Proponent. It is the intension to use Portion A for the construction and operation of a supermarket (Save More/U-Save) which will bring more convenience and services to the residents of the Etoshapoort Township of Outjo. To enable the intended use of Portion A of the Remainder of Portion 7 of Farm Townlands of Outjo No. 193, Kunene Region, it must be rezoned from “Undetermined” to “General Business”.

In accordance with the Environmental Impact Assessment Regulations (GN 30 in GG 4878 of 6 February 2012) of the Environmental Management Act (No. 7 of 2007), the activities listed below, which forms part of the proposed operations, may not be undertaken without an Environmental Clearance:

### **LAND USE AND DEVELOPMENT ACTIVITIES**

*The rezoning of land for commercial use*

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

<b>POSITIVE IMPACTS</b>	<b>NEGATIVE IMPACTS</b>
A new supermarket will be created in an area which is underserviced with shopping facilities. This will bring convenience to the residents of the area and save them time and costs when shopping.	Vegetation and plant life will be lost to clear the area for the construction and operation of the supermarket as well as the supporting infrastructure.
Temporary employment will be created in the construction of the supermarket and supporting infrastructure. Permanent employment will be created once the supermarket is in operation.	Dust and noise will be generated during the construction of the supermarket and the supporting infrastructure.
The site will be cleared from building rubble and other household waste which were illegally dumped over time.	There will be an increase in traffic in the construction phase due to construction vehicles.
Visually the site might improve due to new infrastructure that will be built on the site.	Natural surface drainage systems and channels might be disturbed.
The buying power of locals might also increase due to lower prices.	Transmission of diseases from people or to people involved in operations might take place.
Land will be used more efficiently.	Land and/or open space will be lost.

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

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

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

The type of activities that will be carried out on the site will not negatively affect the amenity of the locality and the activities will not adversely affect the environmental quality of the area. None of the potential impacts identified are regarded as having a significant impact to the extent that the proposed project should not be allowed. However, the operational activities further on need to be controlled and monitored by the assigned managers and the proponent. Mitigation measures will be provided that can control the extent, intensity, and frequency of these named impacts in order not to have substantial negative effects or results.

It is believed that the overall cumulative impact on the biophysical environment will be low and there will be a significant positive impact on the socio-economic environment.

The Environmental Impact Assessment which follows upon this paragraph was conducted in accordance with the guidelines and stipulations of the Environmental Management Act (No 7 of 2007) meaning that all possible impacts have been considered and the details are presented in the report.

Based upon the conclusions and recommendations of the Environmental Impact Assessment Report and Environmental Management Plan, the Environmental Commissioner of the Ministry of Environment, Forestry and Tourism is herewith requested to:

1. Accept and approve the Environmental Impact Assessment.
2. Accept and approve the Environmental Management Plan.
3. Issue an Environmental Clearance for the rezoning of Portion A of the Remainder of Portion 7 of Farm Townlands of Outjo No. 193 from “Undetermined” to “General business” and for the following listed activities:

***LAND USE AND DEVELOPMENT ACTIVITIES***

*The rezoning of land for commercial use*

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## **LIST OF ABBREVIATIONS**

EC	Environmental Clearance
ECO	Environment Control Officer
EIA	Environmental Impact Assessment
EMP	Environmental Management Plan
I&APs	Interested and Affected Parties
MAWLR	Ministry of Agriculture, Water and Land Reform
MEFT	Ministry of Environment, Forestry and Tourism

# 1. INTRODUCTION

*Green Earth Environmental Consultants* were appointed by the Proponent, Outjo Lifestyle Centre CC, to conduct an environmental impact assessment for the rezoning of Portion A of the Remainder of Portion 7 of Farm Townlands of Outjo No. 193, Kunene Region from “Undetermined” to “General business”.

Outjo Municipality approved the sale of Portion A ( $\pm 3600\text{m}^2$ ), a portion of the Remainder of Portion 7 of Farm Townlands of Outjo No. 193, to the Proponent. It is the intention to use Portion A for the construction and operation of a new supermarket (Save More/U-Save) which will bring convenience and services to the residents of the Etoshapoort Township of Outjo. To enable the intended use of Portion A of the Remainder of Portion 7 of Farm Townlands of Outjo No. 193, it must be rezoned from “Undetermined” to “General Business”.

In accordance with the Environmental Impact Assessment Regulations (GN 30 in GG 4878 of 6 February 2012) of the Environmental Management Act (No. 7 of 2007), the activities listed below, which forms part of the proposed operations, may not be undertaken without an Environmental Clearance:

## **LAND USE AND DEVELOPMENT ACTIVITIES**

*The rezoning of land for commercial use*

The following Environmental Impact Assessment contains information on the project and the surrounding areas and activities.

# 2. TERMS OF REFERENCE

To be able to implement the project, an Environmental Impact Assessment and Environmental Clearance is required. For this environmental impact exercise, *Green Earth Environmental Consultants* followed the terms of reference as stipulated under the Environmental Management Act.

The aim of the environmental impact assessment is:

- To ascertain existing environmental conditions on the site to determine its environmental sensitivity.
- To inform I&APs and relevant authorities of the details of the proposed activities and to provide them with an opportunity to raise issues and concerns.
- To assess the significance of issues and concerns raised.
- To compile a report detailing all identified issues and possible impacts, stipulating the way forward and identify specialist investigations required.
- To outline management guidelines in an Environmental Management Plan (EMP) to minimize and/or mitigate potentially negative impacts.
- To comply with Namibia's Environmental Management Act (2007) and its regulations (2012).

The tasks that were undertaken for the Environmental Impact Assessment included the evaluation of the following: climate, water (hydrology), vegetation, geology, soils, social, cultural heritage, groundwater, sedimentation, erosion, biodiversity, sense of place, socio-economic environment, health, safety and traffic.

The EIA and EMP from the assessment will be submitted to the Environmental Commissioner for consideration. An Environmental Clearance will only be obtained (from the DEA) once the EIA and EMP has been examined and approved for the listed activities.

The public consultation process as per the guidelines of the Act has been followed. The methods that were used to assess the environmental issues and alternatives included the collection of data on the project site and area from the proponent and identified stakeholders. All other permits, licenses or certificates that are further on required for the operation of the proposed project still needs to be applied for by the proponent.

### **3. SITE INFORMATION AND DESCRIPTION**

Proposed Portion A is part of the Remainder of Portion 7 of Farm Townlands of Outjo No. 193 which is located between Etoshapoort Extensions 1 and 3 directly northeast of the proposed road which will link Etoshapoort Extension 1 with Etoshapoort and the rest of the Town. It is close to the Old Samaritans building and Maarszen Primary School.

The Remainder of Portion 7 of Farm Townlands of Outjo No. 193 is 383,6821ha in extent and is zoned 'Undetermined'.

The land is registered in the name of Outjo Town Council. The conditions registered against the Remainder of Portion 7 of Farm Townlands of Outjo No. 193 are contained in the Certificate of Registered Title No. T1138/56. There are no special conditions or servitudes registered against the portion that will prohibit the intended development.



*Figure 1: Project site photos*

See plan attached and below for the locality of proposed Portion A:

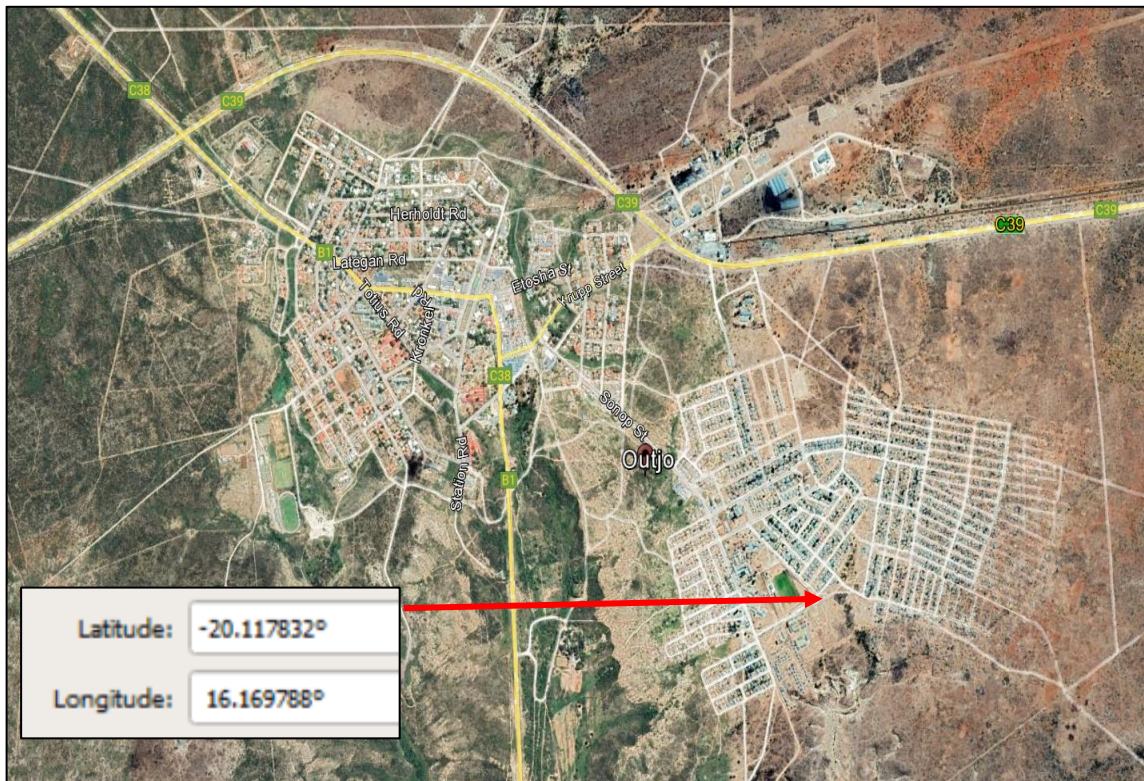


Figure 2: Locality of the site



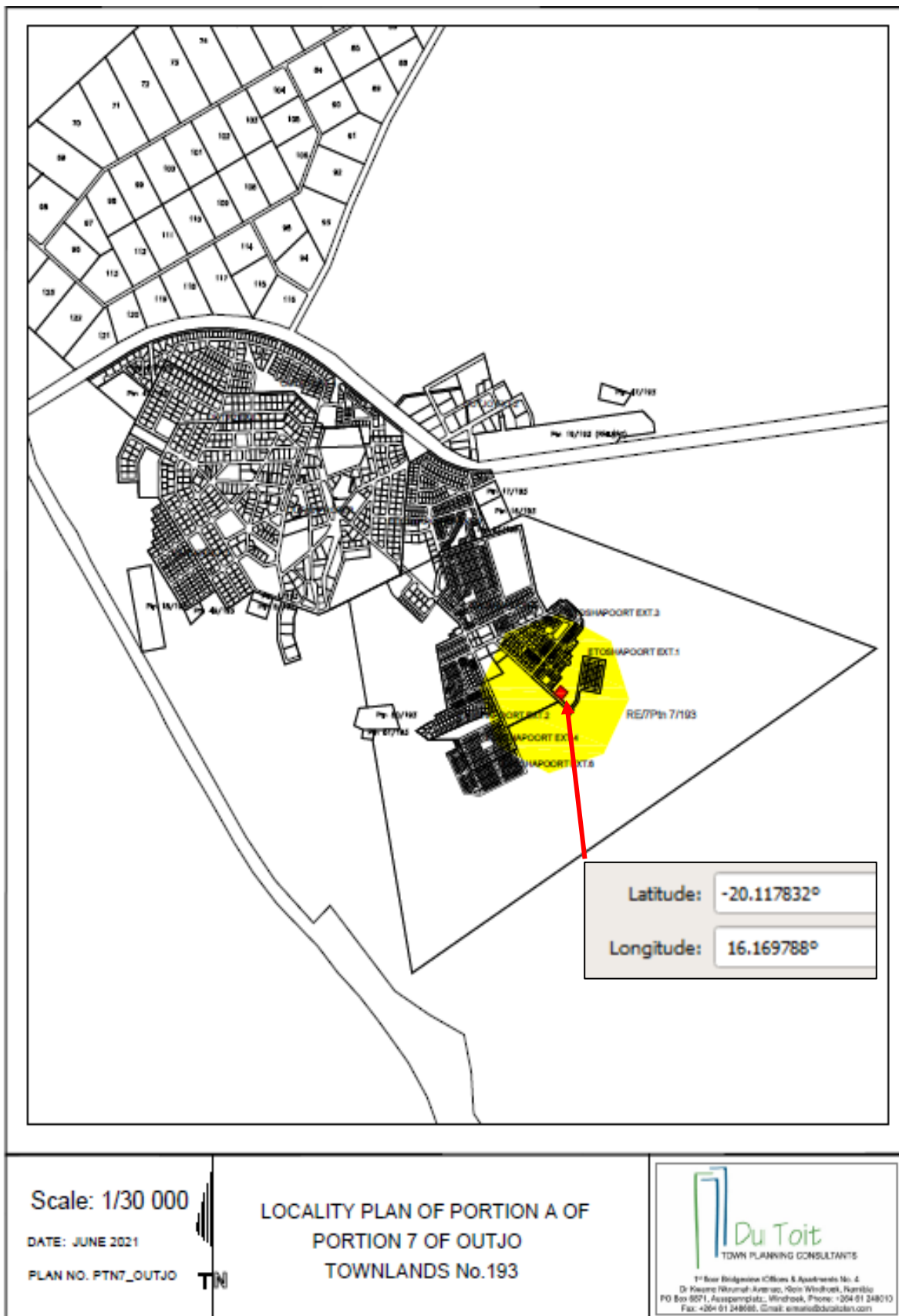


Figure 1: Locality of Portion A (Du Toit Town Planning Consultants)

The site is gradually sloping in a south-easterly direction as can be seen from the contours in the figure below. The area has been cleared from most of its vegetation and is currently being used by neighbouring residents for dumping of building waste. Several informal tracks are also visible on the site. Wild animals and birds were observed on the site.

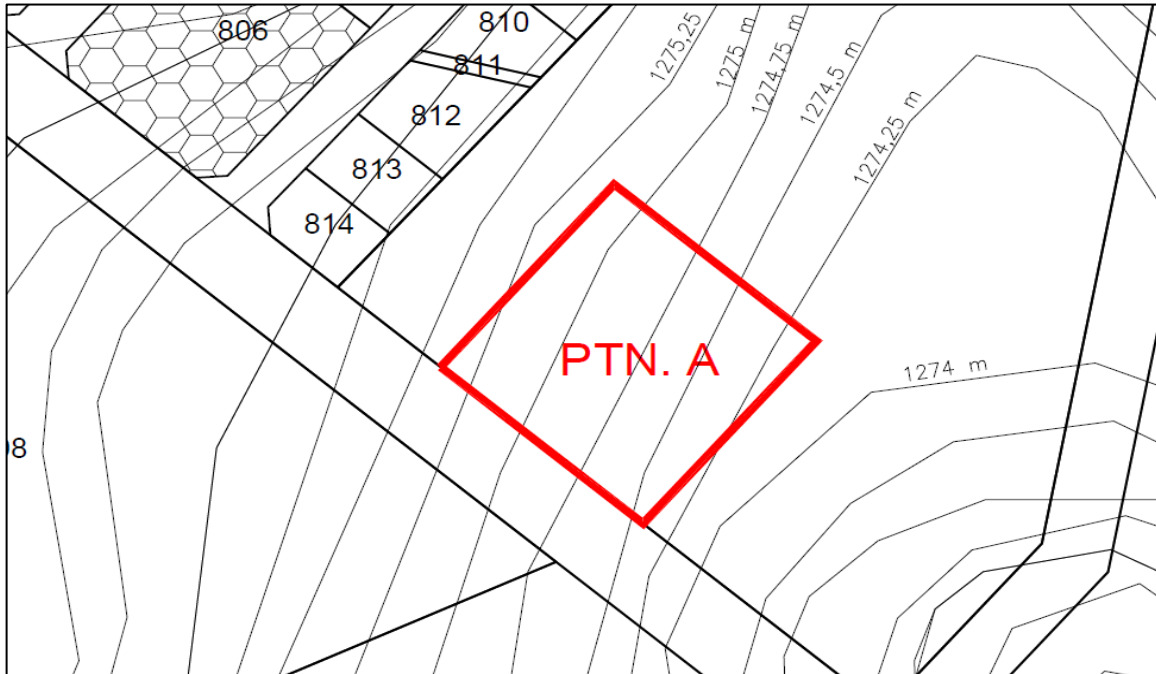


Figure 3: Topography of the site

#### 4. PROJECT PROPOSAL

Outjo Lifestyle Centre CC operates the Spar in Outjo. It is their intention to open another supermarket (Save More/U-Save) in Etoshapoort to make the shopping of the residents more convenient. Etoshapoort is currently underserved by essential services like a supermarket and related services which can provide an extended range of products within a walking distance of the residents.

Outjo Lifestyle Centre CC thus approached Outjo Municipality to obtain land in this area to allow them to construct and operate the supermarket. The Municipal Council at their meeting held on 24 February 2020 per Item 12.3 approved in principle to consider the application positively.

See below Council's letter to the applicant:

# Municipality of Outjo

7 Hage G. Geingob Ave. P.O. Box 51, Outjo, Namibia

Tel. +264 - 67 - 313013 / Fax: +264 - 67 - 313065

E-mail: [Yolande@outjomun.com.na](mailto:Yolande@outjomun.com.na)



Reference: 7/2/3/2

Enquiry: Mr. Petrus Shikongo

Date: 24 February 2020

Mrs. Ronelle Reas

Outjo Spar

P.O. Box 689

OUTJO

Email: [outjospar@iway.na](mailto:outjospar@iway.na)

**RE: APPLICATION FOR PIECE FOR SAFE MORE/U-SAFE SHOP  
COMPLEX - ETOSHAPOORT**

With reference to our discussions.

The Council during its meeting held on 24<sup>th</sup> February 2020 as per Item No. 12.3 took note of the contents of your application for land for Safe More/U-Safe shop complex in Etoshapoort and has resolved to, in principle, consider the application positively under the following conditions:

- To consider sale piece of undetermined land to the applicant.
  - For construction of Safe More/U-Safe shop complex .
  - To sell the piece of land to Outjo Spar on the price of unsurvey and unserved business land in Etoshapoort : N\$100.00 per square meter.
  - The size of the land will be confirmed by the applicant with the site plans. Parking and offloading areas can remain the property of the Council with permission to use to the applicant.
  - Undetermined land is available and if purchase you will be responsible for all cost of subdivision, survey, development & registration in the Deeds Office. Approval of the arrangements is subjected to the final approval by the Minister of the Ministry of Urban and Rural Development.



- To request the applicant to submit the site plans to the Council for approval.

I trust that you will find the arrangements in order and for any further information please don't hesitate to contact my office.

Yours faithfully,

  
J.A. /URIB  
CHIEF EXECUTIVE OFFICER



Figure 4: Outjo Municipal Council's letter of support

Based on Outjo Municipal Council's letter of support to the project as well as the conditions in the letter, the Proponent appointed Du Toit Town Planning Consultants to attend to the town planning and cadastral procedures to create a site (Portion A) for the proposed new supermarket. Du Toit Town Planning Consultants thus applied to the Municipal Council for the:

- Subdivision of the Remainder of Portion 7 of Farm Townlands of Outjo No. 193 into Portion A ( $\pm 3600\text{m}^2$ ) and the Remainder of Portion 7 of Farm Townlands of Outjo No. 193.
- Rezoning of Portion A of the Remainder of Portion 7 of Farm Townlands of Outjo No. 193 from 'Undetermined' to 'General Business' with a bulk of 2.0.
- Consent to use Portion A for 'General Business' purposes while the rezoning is formally being completed.

See below the subdivision plan and photo:

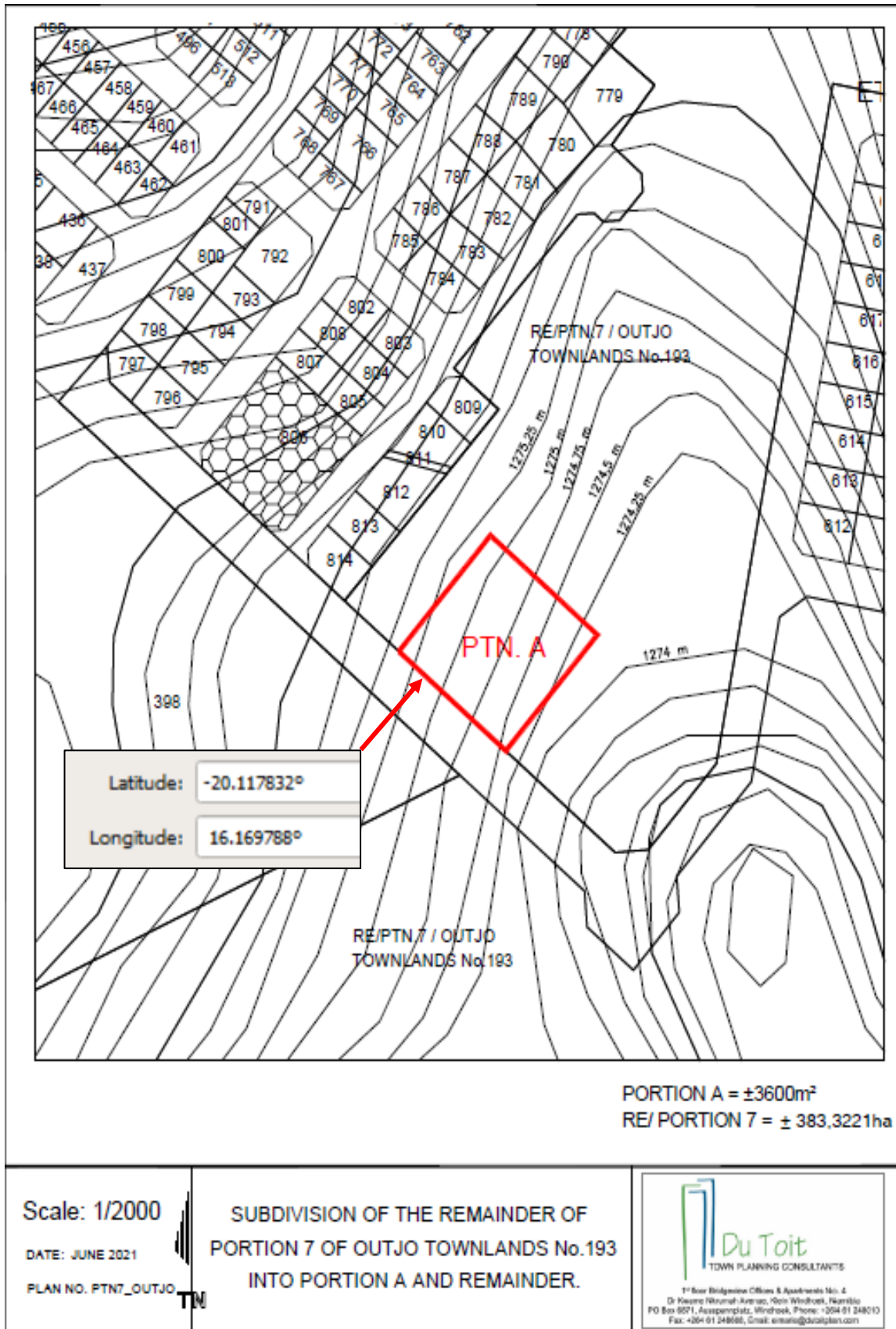


Figure 5: Subdivision and locality plan (Du Toit Town Planning Consultants)



Figure 6: Subdivision and locality photo (Du Toit Town Planning Consultants)



## **5. NEED AND DESIRABILITY**

Proposed Portion A will be in an area characterised by mainly residential and institutional uses. People residing in this area or attending the schools must travel long distances to obtain consumer or convenience goods. Some must walk and carry the goods back home or make use of taxis at high costs to visit the existing supermarkets mainly located in the Outjo CBD area.

The construction and operation of the supermarket will also create temporary and permanent employment during construction and operation close to the place where a lot of people are residing.

There is therefore a need for the establishment of the supermarket in this area of Outjo.

The site identified is vacant and unutilized. It is generally sloping in a southerly direction. The slope is gradual, and the area can easily be levelled and landscaped to accommodate the proposed supermarket. It is also located along a road which link the residential areas with the rest of the town and thus conveniently accessible. It can be linked to the municipal water, sewer and electrical networks. The locality and topography of the site and the fact that it is in proximity of Municipal services make it desirable for the proposed development

## **6. BULK SERVICES AND INFRASTRUCTURE PROVISION**

### **6.1. ACCESS AND INTERNAL ROADS**

Access to the proposed Portion A of the Remainder of Portion 7 of Farm Townlands of Outjo No. 193 will be from an approved street located directly southwest of proposed Portion A.

Onsite parking will be provided in accordance with the requirements of the Outjo Town Planning Scheme.

### **6.2. WATER SUPPLY**

Water will be supplied from the Municipal water reticulation system.

### **6.3. ELECTRICITY RETICULATION**

The project site will be supplied with electricity from the Municipal electrical reticulation system.

### **6.4. SEWAGE DISPOSAL**

The sewer of Portion A will be connected to the Municipality's sewer system.

## **6.5. SOLID WASTE DISPOSAL/REFUSE REMOVAL**

The waste generated during the operations of the businesses will be disposed of at the approved Municipal landfill site. The waste is collected by the Outjo Town Council through their solid waste collection and management program.

## **7. APPROVAL OBTAINED**

For the finalisation of the town planning procedures and to start the construction and operation of the supermarket, the following approvals must be obtained.

### **7.1. OUTJO MUNICIPAL APPROVAL**

Outjo Municipality approved the subdivision to create Portion A and the rezoning of Portion A to 'general business' at the Council Meeting held on 30 August 2021. See copy of approval letter below:

# Municipality of Outjo



7 Hage G. Geingob Ave. P.O. Box 51, Outjo, Namibia

Tel. +264 - 67 - 313013 / Fax: +264 - 67 - 313065

E-mail: [Yolande@outjomun.com.na](mailto:Yolande@outjomun.com.na)

Reference: 7/2/3/2

Date: 16 September 2021

Du Toit Town Planning Consultants  
1<sup>st</sup> Floor Brideview Offices & Apartments  
No. 4 Dr. Nkrumah Avenue, Klein Windhoek  
P.O. Box 6871  
Ausspannplatz  
Windhoek  
Namibia

**Email:** [elmarie@dutoitplan.com](mailto:elmarie@dutoitplan.com)

**Fax:** 061 - 248608

**Attention: Dorette Opperman**

Sir / Madam

**RE: Subdivision of Remainder of Portion 7 of the Farm Townlands of Outjo No. 193 into Portion A ( $\pm 3600\text{m}^2$ ) and the Remainder of Portion 7 and rezoning of Portion A**

Your letter of application for the above matter dated 07<sup>th</sup> July 2021 has reference.

The Council during its meeting held on 30<sup>th</sup> August 2021 took note of the contents of your letter of application and has resolved as per its **Resolution No. 14.1/08-2021** to approve:

- Subdivision of Remainder of Portion 7 of the Farm Townlands of Outjo No. 193 into Portion A ( $\pm 3600\text{m}^2$ ) and the Remainder of Portion 7 of the Farmlands of Outjo No. 193,
- rezoning of Portion A of the Remainder of Portion 7 of Farm Townlands of Outjo No. 193 from "Undetermined" to "General Business" with a bulk of 2.0 and also
- granted consent for the use of Portion A for "General Business" purposes while the rezoning is formally being completed.

I trust that you will find the arrangements in order and for any further information please don't hesitate to contact my office.

Yours faithfully,



J.A. /URIB

CHIEF EXECUTIVE OFFICER 2021-09-17



Figure 7: Approval letter from Outjo Municipality

## 7.2. FURTHER APPROVALS TO BE OBTAINED

Please note that the subdivision to create Portion A and the rezoning thereof from 'undetermined' to 'general business' is subject to obtaining an Environmental Clearance from the MEFT and the final approval by the Urban and Regional Planning Board.

## 8. APPROACH TO THE STUDY

The assessment included the following activities:

### a) Desktop sensitivity assessment

Literature, legislation, and guidance documents related to the natural environment and land use activities available on the area in general were reviewed in order to determine potential environmental issues and concerns.

### b) Site assessment (site visit)

The proposed project site and the immediate area and surrounding area were assessed through several site visits to investigate the environmental parameters on site to enable further understanding of the potential impacts on site.

### d) Scoping

Based on the desk top study, site visit and public participation, the environmental impacts were determined in five categories: nature of project, expected duration of impact,



geographical extent of the event, probability of occurring and the expected intensity. The findings of the scoping have been incorporated in the environmental impact assessment report below.

## 9. PUBLIC PARTICIPATION

Notices informing the public of the proposed project and inviting Interested and Affected Parties to provide comments on the proposed activities appeared in the New Era and the Republikein Newspapers of 19 and 26 August 2021. See copies attached. Notices were also displayed on the Notice Board of the Municipality of Outjo and on the project site.



Figure 8: Notice at Outjo Municipality

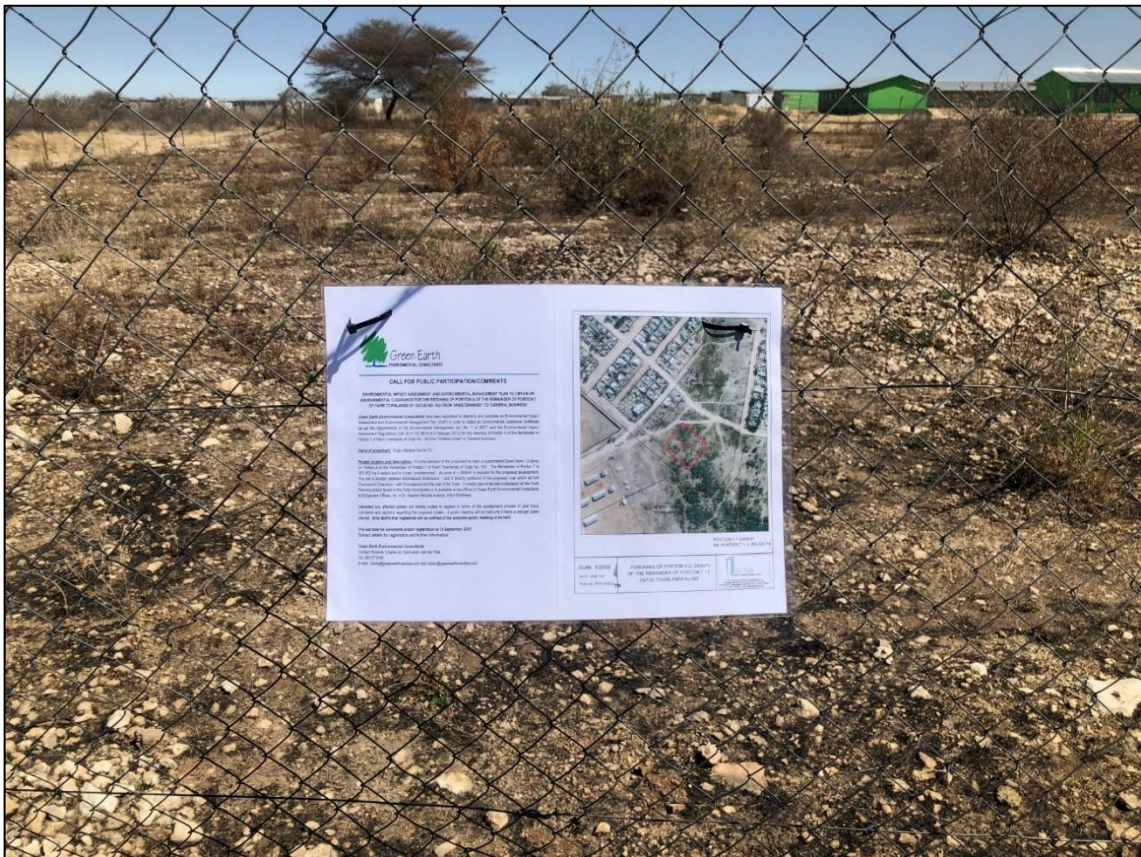


Figure 9: Notice on Site

The final date for comments/inputs/registration was on 10 September 2021. No comments/inputs/registration were received.

## **10. ALTERNATIVE SITE OR THE NO GO OPTION**

The need to find a site in the Etoshapoort area of Outjo to construct and operate a supermarket closer to the community has been discussed earlier in this document. The existing supermarkets are located and concentrated in the CBD of Outjo which is some distance from Etoshapoort and of great inconvenience to the residents due to long distances to walk and expensive travelling costs. Due to this, the no-go option is thus not considered.

Alternative sites in the area were investigated. These sites are all privately owned and developed and thus not available for the development of a supermarket. Portion A of the Remainder of Portion 7 of Farm Townlands of Outjo No. 193 is vacant and located within walking distance for residents of Etoshapoort. Outjo Town Council also approved the use of it for the purpose of the new supermarket.

## **11. ASSUMPTIONS AND LIMITATIONS**

It is assumed that the information provided by the Proponent, Outjo Municipality and Du Toit Town Planning Consultants is accurate. The proposed site was chosen due to its availability and proximity for the Etoshapoort residents. The assessment is based on the prevailing environmental conditions and not on future happenings on the site. However, it is assumed that there will be no significant changes to the proposed project, and the environment will not adversely be affected between the compilation of the assessment and the implementation of the proposed construction activities.

## **12. ADMINISTRATIVE, LEGAL AND POLICY REQUIREMENTS**

To protect the environment and achieve sustainable development, all projects, plans, programs and policies deemed to have adverse impacts on the environment require an EIA according to Namibian legislation. The administrative, legal and policy requirements to be considered during the Environmental Assessment for the proposed project are the following:

- The Namibian Constitution
- The Environmental Management Act (No. 7 of 2007)
- The Outjo Town Planning Scheme
- Other Laws, Acts, Regulations and Policies

### **THE NAMIBIAN CONSTITUTION**

Article 95 of Namibia's constitution provides that:

“The State shall actively promote and maintain the welfare of the people by adopting, inter alia, policies aimed at the following:

Management of ecosystems, essential ecological processes and biological diversity of Namibia and utilization of living natural resources on a sustainable basis for the benefit of all Namibians, both present and future; in particular, the Government shall provide measures against the dumping or recycling of foreign nuclear and toxic waste on Namibian territory.” This article recommends that a relatively high level of environmental protection is called for in respect of pollution control and waste management.

Article 144 of the Namibian Constitution deals with environmental law and it states:

“Unless otherwise provided by this Constitution or Act of Parliament, the general rules of public international agreements binding upon Namibia under this Constitution shall form part of the law of Namibia”. This article incorporates international law, if it conforms to the Constitution, automatically as “law of the land”. These include international agreements, conventions, protocols, covenants, charters, statutes, acts, declarations, concords, exchanges of notes, agreed minutes, memoranda of understanding, and agreements (*Ruppel & Ruppel-Schlichting, 2013*).

#### **CONCLUSION AND IMPACT**

In considering the environmental rights, Outjo Lifestyle Centre CC should consider the following in devising an action plan in response to the articles:

- Implement a “zero-harm” policy that would guide decisions.
- Ensure that no management practice or decision result in the degradation of future natural resources.
- Take a decision on how this part of the Constitution will be implemented as part of Outjo Lifestyle Centre CC’s Environmental Control System (ECS).

#### **ENVIRONMENTAL MANAGEMENT ACT (NO. 7 OF 2007)**

The Environmental Impact Assessment Regulations (GN 30 in GG 4878 of 6 February 2012) of the Environmental Management Act (No. 7 of 2007) that came into effect in 2012 requires/recommends that an Environmental Impact Assessment and an Environmental Management Plan (EMP) be conducted for the following listed activities to obtain an Environmental Clearance Certificate:

##### ***LAND USE AND DEVELOPMENT ACTIVITIES***

*The rezoning of land for commercial use*

Cumulative impacts associated with the development must be included as well as public consultation. The Act further requires all major industries to prepare waste management plans and present these to the local authorities for approval.

The Act, Regulations, Procedures and Guidelines have integrated the following sustainability principles. They need to be given due consideration, particularly to achieve proper waste management and pollution control:



## **Cradle to Grave Responsibility**

This principle provides that those who handle or manufacture potentially harmful products must be liable for their safe production, use and disposal and that those who initiate potentially polluting activities must be liable for their commissioning, operation and decommissioning.

## **Precautionary Principle**

If there is any doubt about the effects of a potentially polluting activity, a cautious approach must be adopted.

## **The Polluter Pays Principle**

A person who generates waste or causes pollution must, in theory, pay the full costs of its treatment or of the harm, which it causes to the environment.

## **Public Participation and Access to Information**

In the context of environmental management, citizens must have access to information and the right to participate in decisions making.

### **CONCLUSION AND IMPACT**

The proposed construction and operation on the project site have been assessed in terms of the Environmental Management Act (No. 7 of 2007) and the Regulations (2012). From the assessment, it can be concluded that the activities will have impacts on the prevailing environment but that the negative impacts can be sufficiently mitigated and managed by following the Environmental Management Plan which is part of this document.

## **OUTJO TOWN PLANNING AMENDMENT SCHEME NO. 3 (NOVEMBER 2012)**

To ensure that development is being driven and guided in Outjo, the Municipality of Outjo has endorsed the Outjo Town Planning Amendment Scheme No. 3, approved in terms of section 26(1) of the Town Planning Ordinance of 1954.

The area to which this Scheme applies is the area as indicated on the scheme maps. The general purpose of the Scheme is the co-ordinated and harmonious development of the area of Outjo including where necessary the redevelopment of any part thereof which has already been subdivided and build upon, in such a way as will most effectively tend to promote health, safety, order, amenity, convenience and general welfare as well as efficiency and economy and conservation of the existing character of the town, in the process of such development.

Portion A of the Remainder of Portion 7 of Farm Townlands of Outjo No. 193 is currently zoned 'Undetermined'. The **Town Planning Scheme** defines the zoning of 'undetermined' as follows:

<b>8. 12: UNDETERMINED</b>					
	<b>ZONE</b>	<b>MAP REFERENCE</b>	<b>PRIMARY USE (Purposes for which land may be used)</b>	<b>CONSENT USE (Purposes for which land may be used with consent from Council and subject to Clause 7)</b>	<b>OWNER CONSENT (Consent granted to owner of property in terms of Clause 7)</b>
<b>M</b>	Undetermined	Beige fill	None	Any other use which is not otherwise defined in this scheme and which the Council may permit.	None

Except with Council approval no building in this zone shall be erected or used or land used for a purpose other than the purpose for which it was being used on the material date. Similarly no building shall be altered or extended without Council approval.

Further provided that, except for township establishment procedure, the change in land use and the erection and use of a building on an "Undetermined" land is to be advertised for public inputs in terms of Clause 7 of this scheme.

Where a part of Undetermined land is consolidated with an adjacent erf, such piece of Undetermined land shall be deemed to fall into the same use zone and sub-zone as those into which the abutting land owned by such owner falls as long as the subdivided part of Undetermined land makes up not more than 30% of the abutting erf.

The construction and operation of the supermarket is not permitted under the zoning 'undetermined'. Portion A must therefore be rezoned to 'general business'.

The **Outjo Town Planning Scheme** defines 'business use' as the use of land or buildings for retail buying or selling of commodities, merchandise, articles, or goods offered or kept for sale at retail or on a rental basis, and includes the storage of limited quantities of merchandise or goods on premises, sufficient only to service the shop or shopping centre, inclusive of office use, but does not include any wholesale business or business supply uses or the manufacturing of packaging of goods or produce. Thus, to use Portion A as intended, it must be rezoned to 'General Business'.

The Scheme makes provision for 'General Business', where the primary use is a business building. Below is an extract of Table B of the Outjo Town Planning Amendment Scheme:

<b>8.8 GENERAL BUSINESS ZONE</b>					
	<b>ZONE</b>	<b>MAP REFERENCE</b>	<b>PRIMARY USE (Purposes for which land may be used)</b>	<b>CONSENT USE (Purposes for which land may be used with consent from Council and subject to Clause 7)</b>	<b>OWNER CONSENT (Consent granted to owner of property in terms of Clause 7)</b>
<b>H</b>	General Business	Blue fill	Business Buildings, Offices, Drive-in Cafés, Hotel, Hotel Pension, Driving School, Backpackers Hotel, Bed and Breakfast Establishment, Guest House, Self-Catering Accommodation Establishment, Residential Buildings, Block of Flats, Bottle Store, Convention Centre.	Service Station, Service Industries, Dry Cleaners and Laundrettes, Place of Assembly, Place of Amusement, Place of Instruction, Place of Worship, Institutional Buildings, Funeral Parlours and Chapels, Parking Garage, Gambling House, Car Wash.	None

Where:

**“BUSINESS BUILDING”:** A building used for business purposes and includes shops, offices, banks, restaurants, professional chambers, pet shop and buildings designed for similar uses, but do not include a place of assembly, place of amusement, an institution, service station, industrial building, noxious industry, or vegetable or animal market.

The uses that are permitted on the ‘general business’ zone of the Outjo Town Planning Amendment Scheme is in line with the developmental intentions namely to subdivide and rezone the proposed Portion A. See below the proposed zoning Map including Portion A:

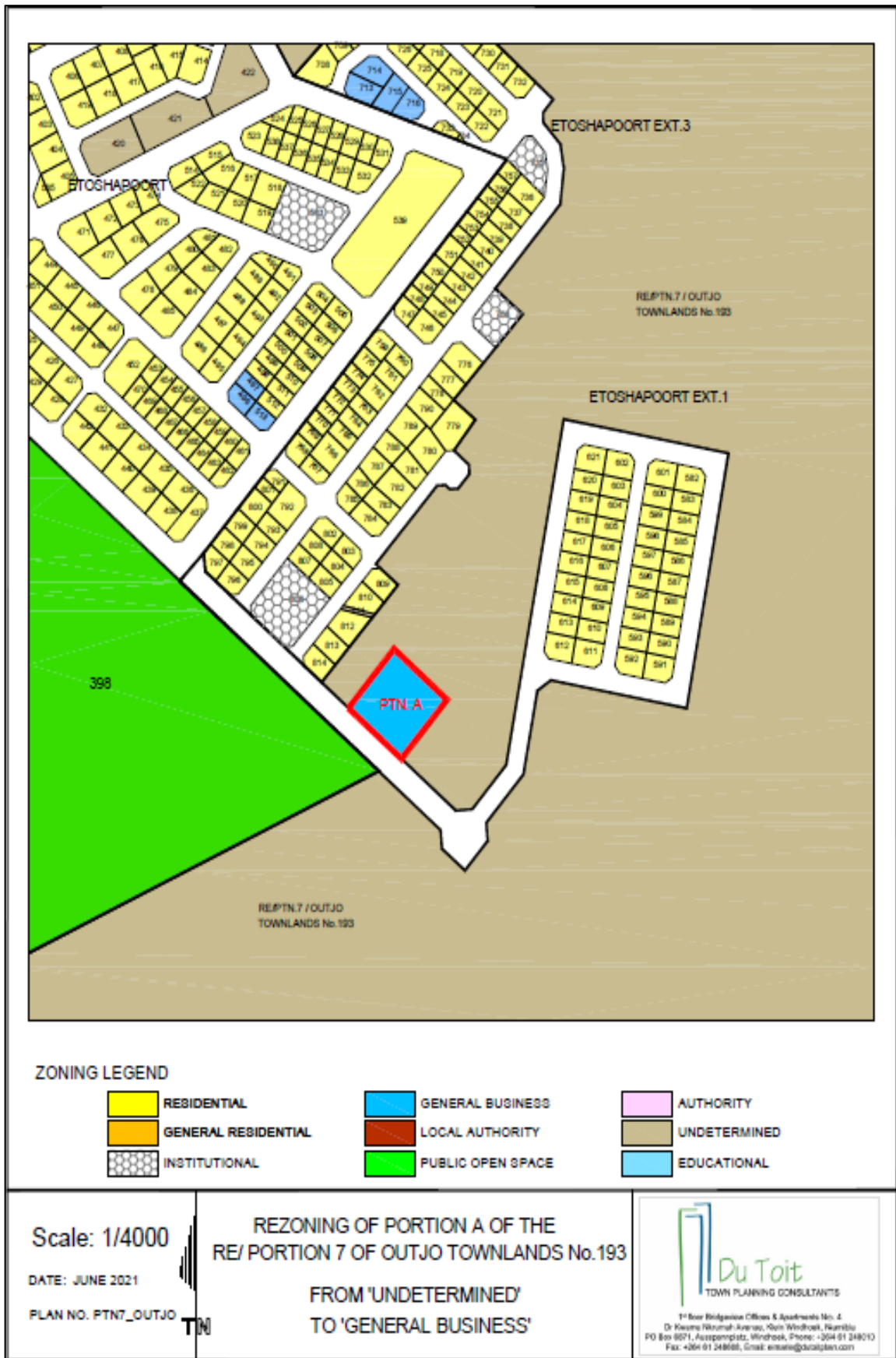


Figure 10: Proposed Zoning Map (Du Toit Town Planning Consultants)



## CONCLUSION AND IMPACT

The proposed rezoning of Portion A of the Remainder of Portion 7 of Farm Townlands of Outjo No. 193 has been considered and dealt with by the Outjo Town Council as per the guidance of the Outjo Town Planning Scheme and the Town Planning Ordinance. The rezoning of Portion A from 'undetermined' to 'general business' and proposed use thereof for the purposes of a supermarket and associated activities will not have a negative impact on the public. Outjo Town Council approved the rezoning of Portion A from 'undetermined' to 'general business'.

## OTHER LAWS, ACTS, REGULATIONS AND POLICIES

Other Acts, Policies and guidelines also be consulted to ensure that the project is constructed and operated in accordance with legislation and guidelines.

Table 1: Other laws, acts, regulations and policies

Laws, Acts, Regulations & Policies consulted		
Act/Regulation/Policy	Purpose	Implication for Proponent
<b>Local Authorities Act (No. 23 of 1992)</b>	The purpose of the <b>Local Authorities Act</b> is to provide for the determination, for purposes of local government, of local authority councils; the establishment of such local authority councils; and to define the powers, duties and functions of local authority councils; and to provide for incidental matters.	The Proponent must abide to the stipulations of the Local Authorities Act.
<b>Electricity Act (No. 4 of 2007)</b>	In accordance with the Electricity Act (No. 4 of 2007) which provides for the establishment of the Electricity Control Board and provide for its powers and functions; to provide for the requirements and conditions for obtaining licenses for the provision of electricity; to provide for the powers and obligations of licenses; and to provide for incidental matters: the necessary permits and licenses will be obtained.	The Proponent must abide to the Electricity Act.
<b>Pollution Control and Waste</b>	The <b>Pollution Control and Waste Management Bill</b> is	The Proponent must adhere to the Pollution

<p><b>Management Bill (guideline only)</b></p>	<p>currently in preparation and is therefore included as a guideline only. Of reference to the mining, Parts 2, 7 and 8 apply. Part 2 provides that no person shall discharge or cause to be discharged, any pollutant to the air from a process except under and in accordance with the provisions of an air pollution license issued under section 23. Part 2 also further provides for procedures to be followed in license application, fees to be paid and required terms of conditions for air pollution licenses. Part 7 states that any person who sells, stores, transports, or uses any hazardous substances or products containing hazardous substances shall notify the competent authority, in accordance with sub-section (2), of the presence and quantity of those substances. The competent authority for the purposes of section 74 shall maintain a register of substances notified in accordance with that section and the register shall be maintained in accordance with the provisions. Part 8 provides for emergency preparedness by the person handling hazardous substances, through emergency response plans.</p>	<p>Control and Waste Management Bill.</p>
<p><b>Water Resources Management Act</b></p>	<p>The <b>Water Resources Management Act (No. 11 of 2013)</b> stipulates conditions that ensure effluent that is produced to be of a certain standard. There should also be controls on the disposal of sewage, the purification of effluent, measures should be</p>	<p>The Ministry of Agriculture, Water and Land Reform must be consulted. Fresh water abstraction and waste-water discharge permits should be obtained when required.</p>

	taken to ensure the prevention of surface and groundwater pollution and water resources should be used in a sustainable manner.	
<b>Solid and Hazardous Waste Management Regulations: Local Authorities 1992</b>	Provides for management and handling of industrial, business, and domestic waste.	The Proponent must abide to the solid waste management provisions.
<b>Hazardous Substances Ordinance (No. 14 of 1974)</b>	The <b>Ordinance</b> applies to the manufacture, sale, use, disposal and dumping of hazardous substances, as well as their import and export and is administered by the Minister of Health and Social Welfare. Its primary purpose is to prevent hazardous substances from causing injury, ill-health, or the death of human beings.	The Proponent must abide to the Ordinance's provisions.
<b>Atmospheric Pollution Prevention Ordinance of Namibia (No. 11 of 1976)</b>	Part 2 of the <b>Ordinance</b> governs the control of noxious or offensive gases. The Ordinance prohibits anyone from carrying on a scheduled process without a registration certificate in a controlled area. The registration certificate must be issued if it can be demonstrated that the best practical means are being adopted for preventing or reducing the escape into the atmosphere of noxious or offensive gases produced by the scheduled process.	The proponent should adhere to the stipulations of the Atmospheric Pollution Prevention Ordinance.
<b>Nature Conservation Ordinance</b>	The <b>Nature Conservation Ordinance (No. 4 of 1975)</b> covers game parks and nature reserves, the hunting and protection of wild animals, problem animals, fish, and indigenous plant species. The Ministry of Environment, Forestry and Tourism (MEFT) administer it and provides for the establishment of the Nature Conservation Board.	The proposed project implementation is not located in a demarcated conservation area, national park, or unique environments.

<b>Forestry Act</b>	The <b>Forestry Act (No. 12 of 2001)</b> specifies that there be a general protection of the receiving and surrounding environment. The protection of natural vegetation is of great importance, the Forestry Act especially stipulates that no living tree, bush, shrub, or indigenous plants within 100m from any river, stream or watercourse, may be removed without the necessary license.	No removal of protected tree species or removal of mature trees should happen. The Ministry of Environment, Forestry and Tourism should be consulted when required.
<b>Labour Act</b>	The <b>Labour Act (No. 11 of 2007)</b> contains regulations relating to the Health, Safety and Welfare of employees at work. These regulations are prescribed for among others safety relating to hazardous substances, exposure limits and physical hazards. Regulations relating to the Health and Safety of Employees at Work are promulgated in terms of the Labour Act 6 of 1992 (GN156, GG1617 of 1 August 1997).	The proponent and contractor should adhere to the Labour Act.
<b>Public and Environmental Health Act</b>	The Public and Environmental Health Act (No. 1 of 2015) provides with respect to matters of public health in Namibia. The objects of this Act are to: (a) promote public health and wellbeing; (b) prevent injuries, diseases, and disabilities; (c) protect individuals and communities from public health risks; (d) encourage community participation to create a healthy environment; and (e) provide for early detection of diseases and public health risks.	The proponent and contractor should adhere to the Public and Environmental Health Act.
<b>Coronavirus (Covid-19) Pandemic</b>	The current global <b>Coronavirus (Covid-19)</b> pandemic and the associated State of Emergency and health	The proponent, contractor and workforce should adhere to the restrictions and regulations.

	<p>restrictions globally may result in some delays and logistic disruptions. The pandemic might have an impact on obtaining equipment, specialist workforce mobilisation and implementation of the project. The health restrictions may have an impact on campsite set-up, traveling of personal/workers and building of the infrastructure. The proponent, contractor and subcontractors should adhere to all the international, regional, and local Covid-19 health restrictions and protocols.</p>	
<p><b>National Heritage Act (No. 27 of 2004)</b></p>	<p>All protected heritage resources discovered need to be reported immediately to the National Heritage Council (NHC) and require a permit from the NHC before it may be relocated. This should be applied from the NHC.</p>	<p>The National Heritage Council should be consulted when required.</p>
<p><b>National Monuments Act of Namibia (No. 28 of 1969) as amended until 1979</b></p>	<p>No person shall destroy, damage, excavate, alter, remove from its original site or export from Namibia:</p> <p>(a) any meteorite or fossil; or</p> <p>(b) any drawing or painting on stone or a petroglyph known or commonly believed to have been executed by any people who inhabited or visited Namibia before the year 1900 AD: or</p> <p>(c) any implement, ornament or structure known or commonly believed to have been used as a mace, used or erected by people referred to in paragraph (b); or</p> <p>(d) the anthropological or archaeological contents of graves, caves, rock shelters,</p>	<p>The proposed site for development is not within any known monument site both movable or immovable as specified in the Act, however in such an instance that any material or sites or archeologic importance are identified, it will be the responsibility of the developer to take the required route and notify the relevant commission.</p>

	<p>middens, shell mounds or other sites used by such people; or  (e) any other archaeological or paleontological finds, material or object; except under the authority of and in accordance with a permit issued under this section.</p>	
<p><b>Public Health Act (No. 36 of 1919)</b></p>	<p>Under this act, in section 119: “No person shall cause a nuisance or shall suffer to exist on any land or premises owned or occupied by him or of which he is in charge any nuisance or other condition liable to be injurious or dangerous to health.”</p>	<p>The proponent will ensure that all legal requirements of the project in relation to protection of the health of their employees and surrounding residents is protected and will be included in the EMP. Relevant protective equipment shall be provided for employees in construction. The development shall follow requirements and specifications in relation to water supply and sewerage handling and solid waste management so as not to threaten public health of future residents on this piece of land.</p>
<p><b>Soil Conservation Act (No. 76 of 1969)</b></p>	<p>The objectives of this Act are to: Make provisions for the combating and prevention of soil erosion; Promote the conservation, protection and improvement of the soil, vegetation, sources, and resources of the Republic;</p>	<p>Only the area required for the operations should be cleared from vegetation to ensure the minimum impact on the soil through clearance for construction.</p>
<p><b>Air Quality Act (NO. 39 of 2004)</b></p>	<p>The <b>Air Quality Act (No. 39 of 2004)</b> intends to provide for national norms and standards regulating air quality monitoring, management, and control by all spheres of government; for specific air quality measures; and for matters incidental thereto.</p>	<p>The proponent and contractor should adhere to the Air Quality Act.</p>

<b>Vision 2030 and National Development Plans</b>	Namibia's overall development ambitions are articulated in the Nation's Vision 2030. At the operational level, five-yearly national development plans (NDP's) are prepared in extensive consultations led by the National Planning Commission in the Office of the President. Currently the Government has so far launched a 4th NDP which pursues three overarching goals for the Namibian nation: high and sustained economic growth; increased income equality; and employment creation.	The proposed project is an important element in employment creation.
<b>Outjo Town Council: Solid and Hazardous Waste Management Regulations: Local Authorities 1992</b>	Provides for management and handling of industrial, business and domestic waste.	The proponent must abide to the municipal solid waste management provisions.

**CONCLUSION AND IMPACT**

Green Earth Environmental Consultants believe the above administrative, legal and policy requirements which specifically guide and govern the development of the proposed project site will be followed and complied with in the assessment of the activity.

A flowchart indicating the entire EIA process is shown in the *Figure* below:



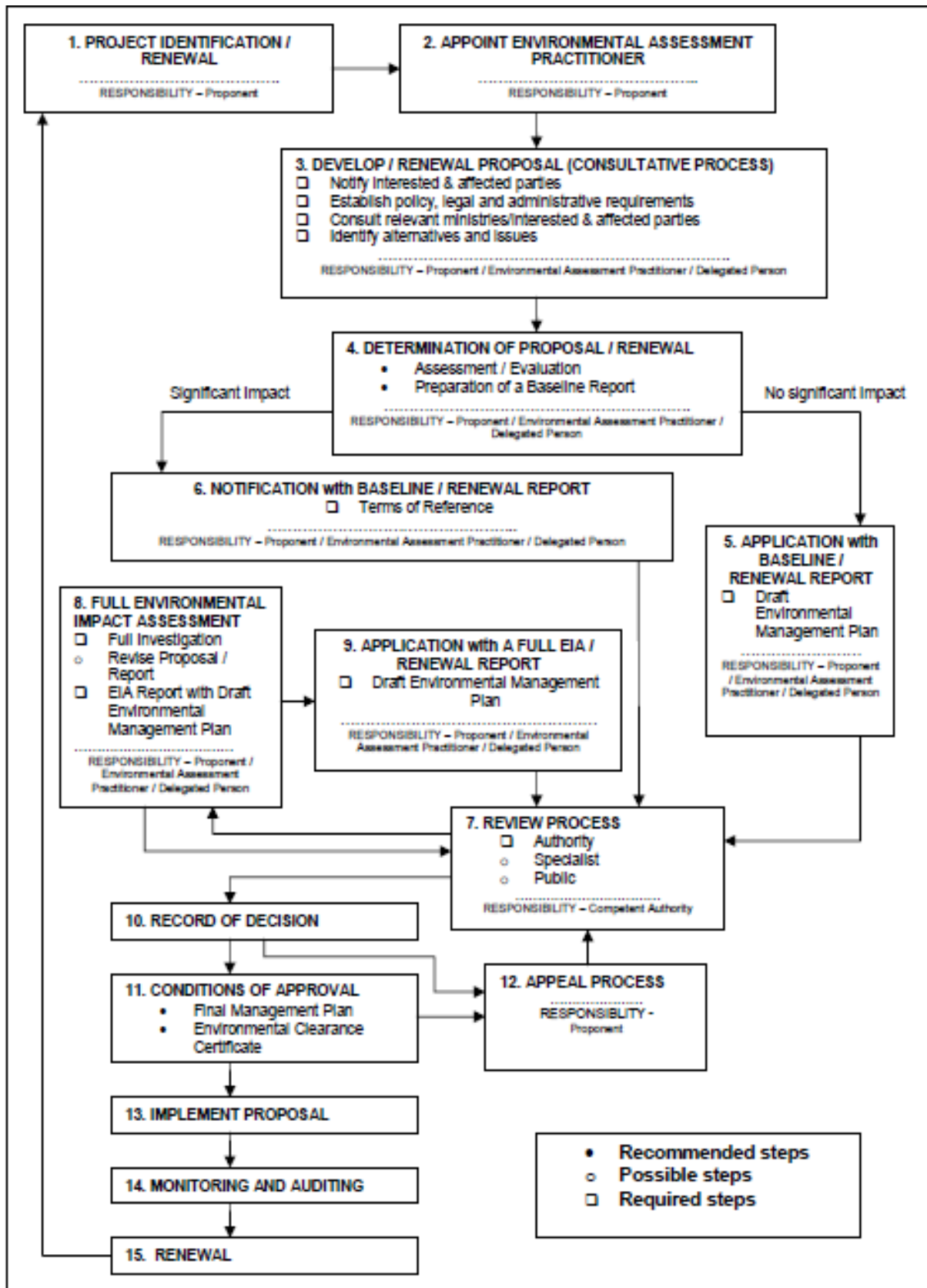


Figure 11: Flowchart of the assessment Process

## 13. AFFECTED NATURAL AND SOCIAL ENVIRONMENT

### 13.1. CLIMATE

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

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

The prevailing wind direction is expected to prevent the spread of any nuisance namely noise and smell.

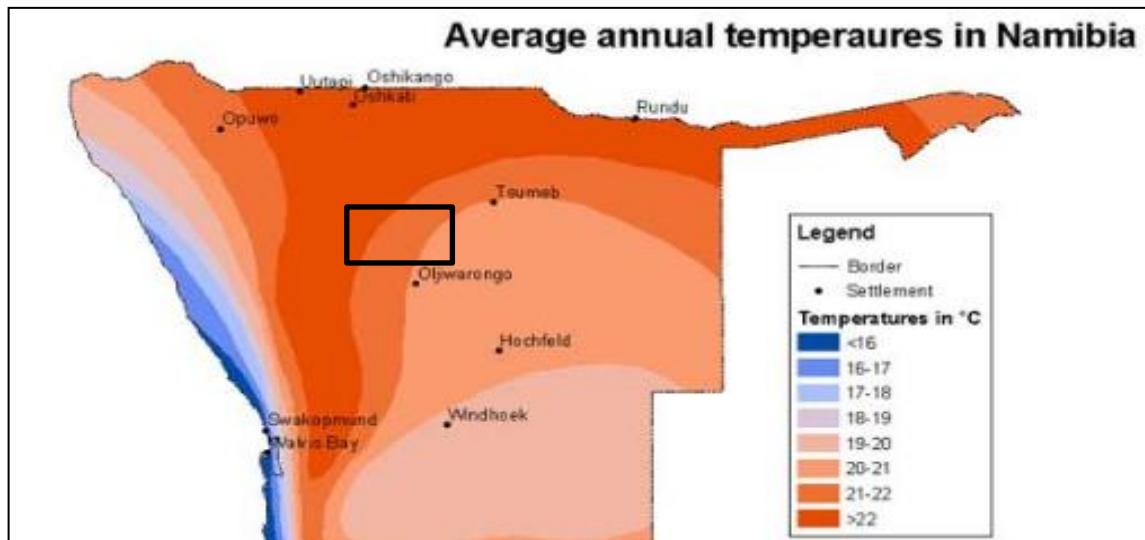


Figure 12: Average temperatures (*Atlas of Namibia Project, 2002*)

### CONCLUSION AND IMPACT

The development will not have an impact on the climate.

### 13.2. GEOLOGY, SOILS AND GEOHYDROLOGY

The surface geology of the area consists of formations of mainly the Kalahari Group which has a thickness of up to 30m in the study area. Within the Kalahari Group the following six lithological classifications are recognized: Duricrusts, Kalahari sand, Alluvium and

lacustrine deposits, Sandstone, Marl, Basal conglomerate and gravel. The Damara Supergroup and Gariep Complex and Oldest Rocks are also present in the study area.

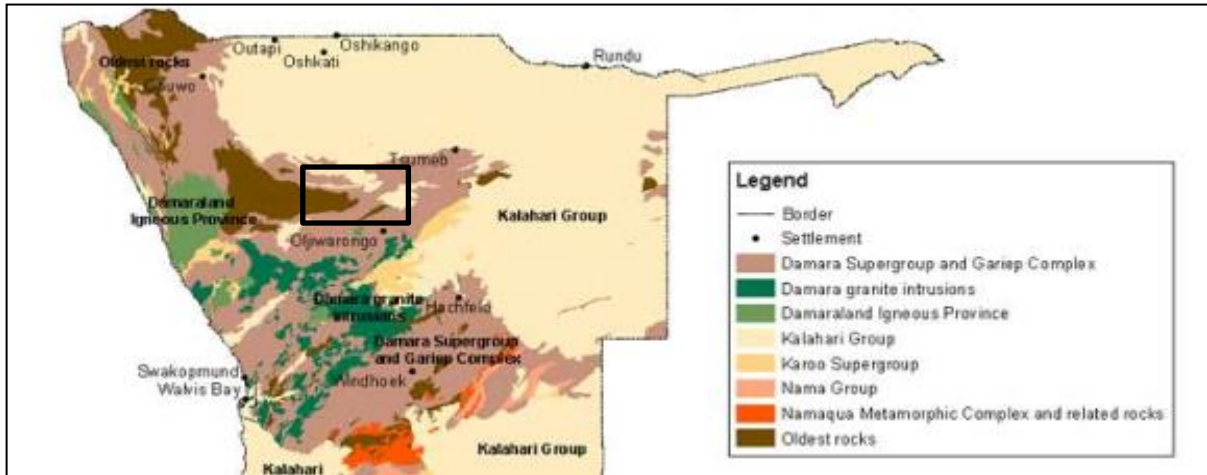


Figure 13: Geology of Namibia (Atlas of Namibia Project, 2002)

Surficial Kalahari sand covers almost the entire land surface. These lithologies comprise of fine to medium grained quartz sand, off-white in colour and typically clay-free in the upper 5m. These aeolian sands represent reworked Kalahari sediments. Though red sands occur, much of the surface sand in the study area is leached of any iron staining.

The transition from the so-called Kalahari sand to the older, underlying sandstone is often not clear, but seems to be gradational. Below the surficial horizon, similar sands are found, but often with varying clay content that may reach significant (>10%) proportions.

The Kalkrand Formation of the Karoo Supergroup is expected to underlie the Kalahari Group. Groundwater flow would be mostly through primary porosity but flow along fractures, faults and other geological structure present within the formations might take place where consolidated layers are present.

#### **CONCLUSION AND IMPACT**

The development will not impact on the geology, soils and geohydrology of the area. The surface drainage canals will be kept open in order that water can flow through.

### **13.3. BIODIVERSITY AND VEGETATION**

The site is located in the Tree and Scrub Savanna Biome which is characterized by woodland vegetation structure type with a high green vegetation biomass. The Outjo area in general contains a large diversity of annual and perennial grass, it is estimated that there is up to 101 grass species. Four of these species are endemic namely *Eragrostis omahekensis*, *Eragrostis scopelophila*, *Pennisetum foermeranum* and *Setaria finite* (Mannheimer & Curtis, 2009). However, these species are not present on the specific site. Only a small amount of plants/vegetation will be removed for the construction and

operational phases since the majority of vegetation has already been cleared for previous uses.

The project site is showing evidence of human inference namely informal tracks and a few gravel roads are present. There are no trees present on the site. The removal of any remaining vegetation should however still be done within a properly managed, planned and responsible manner to avoid the destruction of unnecessary ground cover or protected species. The rehabilitation of disturbed areas is important and should be done in accordance with the Environmental Management Plan (EMP). The natural characteristics of the site namely the vegetation clearance and the destruction of habitats is expected to further on have a low impact on the environment.

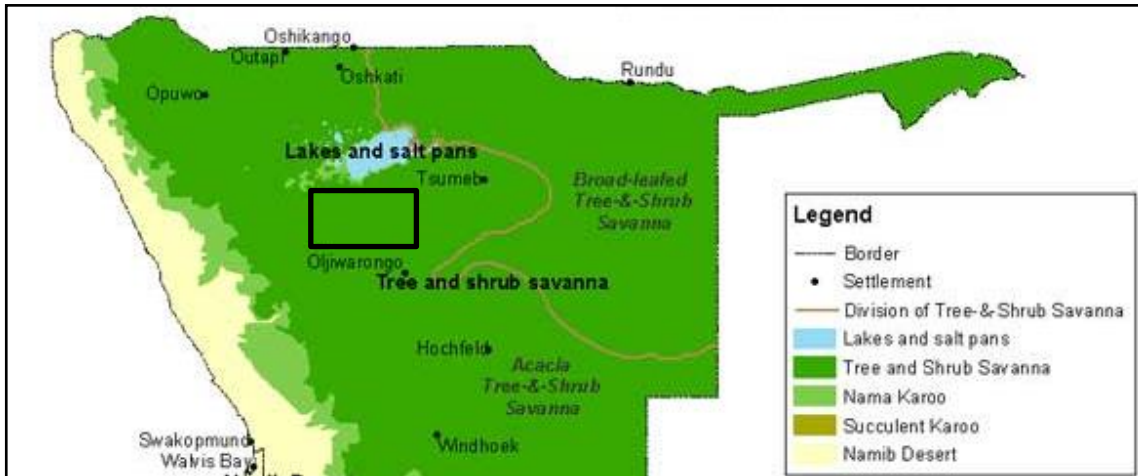


Figure 14: Biomes in Namibia (Atlas of Namibia, 2002)

## CONCLUSION AND IMPACT

The development will have a low impact on vegetation, shrubs and trees.

## 13.4. SOCIAL-ECONOMIC COMPONENT

The area surrounding the portion has developed into a mixed-use zone over the years. The proposal to rezone the Portion to 'general business', which accounts for the majority of the erven zoned within the neighbourhood, is not believed to have any negative impact.

Since the majority of land uses in and around the Outjo area are characterized by residential, commercial and business activities, the development will not have a negative impact on the social environment. The socio-economic characteristics of the area changed as more economic activities were established within the Outjo area. The majority of the surrounding erven are characterized by small or medium scale business or commercial activities. Therefore, the proposed development will not alter the sense of place.

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

#### **CONCLUSION AND IMPACT**

The proposed new supermarket will have a positive impact on the community since employment and convenience will be created.

### **13.5. CULTURAL HERITAGE**

The proposed project site is not known to have any historical significance prior to or after Independence in 1990. The specific area does not have any National Monuments and the specific site has no record of any cultural or historical importance or on-site resemblance of any nature. No graveyard or related article was found in the area. However, the Namibian National Heritage Act (No. 27 of 2004) provides for the protection and conservation of places and objects of heritage significance and the registration of such places and objects and to provide for incidental matters.

#### **CONCLUSION AND IMPACT**

No heritage resources or graveyards were observed on the site and in the area.

### **13.6. SENSE OF PLACE**

The proposed development will not have a large/negative impact on the sense of place in the area. An untidy or badly managed site can detract from the ecological well-being and individuality of the area. Unnecessary disturbance to the surroundings could be caused by poorly planned or poorly managed operational activities. The project site should be kept neat and clean where possible. Vegetation should not be removed or harmed if not necessary since it covers topsoil which prevents erosion. Noise and dust should be limited in the construction phase because of the neighbouring residential and business activities.

#### **CONCLUSION AND IMPACT**

The impact on the sense of place will be low.

### **13.7. HEALTH**

The safety, security and health of the labour force, employees and neighbours are of great importance, workers should be orientated with the maintenance of safety and health



procedures and they should be provided with PPE (Personal Protective Equipment). A health and safety officer should be employed to manage, coordinate and monitor risk and hazard and report all health and safety related issues in the workplace. The introduction of external workers into the area is sometimes accompanied with criminal activities posing security risks for neighbours. However, the proponent will take certain measures to prevent any activity of this sort. The welfare and quality of life of the neighbours and workforce needs to be considered for the project to be a success on its environmental performance. Conversely, the process should not affect the overall health of persons related to the project including the neighbours.

#### **CONCLUSION AND IMPACT**

The proposed supermarket will have a low impact on the health of the affected community.

### **14. INCOMPLETE OR UNAVAILABLE INFORMATION**

The number of people that will be employed on the site in the construction and operational phases will depend on the type and scope of the construction and operational activities. Currently no exact figures are available.

### **15. IMPACT ASSESSMENT AND EVALUATION**

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

*Table 2: Impact Evaluation Criterion (DEAT 2006)*

<b>Criteria</b>	<b>Rating (Severity)</b>	
<b>Impact Type</b>	<b>+</b>	<b>Positive</b>
	<b>0</b>	<b>No Impact</b>
	<b>-</b>	<b>Negative</b>
<b>Significance of impact being either</b>	<b>L</b>	<b>Low (Little or no impact)</b>
	<b>M</b>	<b>Medium (Manageable impacts)</b>
	<b>H</b>	<b>High (Adverse impact)</b>

<b>Probability:</b>	<b>Duration:</b>
<b>5 – Definite/don't know</b>	<b>5 - Permanent</b>

4 – Highly probable	4 – Long-term (impact ceases)
3 – Medium probability	3 – Medium term (5 – 15 years)
2 – Low probability	2 – Short-term (0 – 5 years)
1 – Improbable	1 - Immediate
0 - None	
<b>Scale:</b>	<b>Magnitude:</b>
5 – International	10 – Very high/don't know
4 – National	8 - High
3 – Regional	6 - Moderate
2 – Local	4 - Low
1 – Site only	2 - Minor
	0 - None

The impacts on the receiving environment are discussed in the paragraphs below:

## 15.1. IMPACTS DURING CONSTRUCTION

Some of the impacts that the supermarket will have on the environment includes: water will be used for the construction and operation activities, electricity will be used, a sewer system might be constructed and wastewater will be produced on the site that will have to be handled.

### 15.1.1. WATER USAGE

Water is a scarce resource in Namibia and therefore water usage should be monitored and limited in order to prevent unnecessary wastage. The proposed project might make use of water in its construction and operational phase.

#### Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Water	-	2	2	4	2	L	L

### 15.1.2. ECOLOGICAL IMPACTS

The supermarket will be constructed in a disturbed natural area which is home to little vegetation. Therefore, the impact on fauna and flora will be minimal. Disturbance of areas outside the designated working zone is not allowed.

### Impact Evaluation

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

### 15.1.3. DUST POLLUTION AND AIR QUALITY

Dust generated during the transportation of building materials; construction and installation of bulk services, and problems thereof are expected to be low. Dust is expected to be worse during the winter months when strong winds occur. Release of various particulates from the site during the construction phase and exhaust fumes from vehicles and machinery related to the construction of bulk services are also expected to take place. Dust is regarded as a nuisance as it reduces visibility, affects the human health and retards plant growth. It is recommended that regular dust suppression be included in the construction activities when dust becomes an issue.

#### Impact evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Dust & Air Quality	-	2	2	4	3	M	L

### 15.1.4. NOISE IMPACT

An increase of ambient noise levels at the proposed site is expected due to the construction and operation activities. Noise pollution due to heavy-duty equipment and machinery might be generated.

Ensure all mufflers on vehicles are in full operational order; and any audio equipment should not be played at levels considered intrusive by others. The construction staff should be equipped with ear protection equipment.

#### Impact evaluation

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

### 15.1.5. HEALTH, SAFETY AND SECURITY

The safety, security and health of the labour force, employees and general public are of great importance. Workers should be orientated with the maintenance of safety and health procedures and they should be provided with PPE (Personal Protective Equipment). A

health and safety officer should be employed to manage, coordinate and monitor risk and hazard and report all health and safety related issues in the workplace.

Safety issues could arise from the earthmoving equipment and tools that will be used on site during the construction phase. This increases the possibility of injuries and the contractor must ensure that all staff members are made aware of the potential risks of injuries on site. The presence of equipment lying around on site may also encourage criminal activities (theft).

Sensitize operators of earthmoving equipment and tools to switch off engines of vehicles or machinery not being used. The contractor is advised to ensure that the team is equipped with first aid kits and that they are available on site, at all times. Workers should be equipped with adequate personal protective gear and properly trained in first aid and safety awareness.

No open flames, smoking or any potential sources of ignition should be allowed at the project location. Signs such as 'NO SMOKING' must be prominently displayed in parts where inflammable materials are stored on the premises. Proper barricading and/or fencing around the site especially trenches for pipes and drains should be erected to avoid entrance of animals and/or unauthorized persons. Safety regulatory signs should be placed at strategic locations to ensure awareness. Adequate lighting within and around the construction locations should be erected, when visibility becomes an issue.

#### Impact evaluation

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

### 15.1.6. CONTAMINATION OF GROUNDWATER

Care must be taken to avoid contamination of soil and groundwater. Use drip trays when doing maintenance on machinery. Maintenance should be done on dedicated areas with linings or concrete flooring. The risk can be lowered further through proper training of staff. All spills must be cleaned up immediately. Excavations should be backfilled and sealed with appropriate material, if it is not to be used further.

#### Impact Evaluation

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

### 15.1.7. SEDIMENTATION AND EROSION

The area/project site is sparsely covered by vegetation. The proposed construction and operational activities will not increase the number of impermeable surfaces. The amount

of storm water during rainfall events could increase erosion. Proper storm water management measures should be implemented.

#### Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Erosion and Sedimentation	-	1	1	2	1	M	L

### 15.1.8. GENERATION OF WASTE

This can be in the form of rubble, cement bags, pipe and electrical wire cuttings. The waste should be gathered and stored in enclosed containers to prevent it from being blown away by the wind. Contaminated soil due to oil leakages, lubricants and grease from the construction equipment and machinery may also be generated during the construction phase.

The oil leakages, lubricants and grease must be addressed. Contaminated soil must be removed and disposed of at a hazardous waste landfill. The contractor must provide containers on-site, to store any hazardous waste produced. Regular inspection and housekeeping procedure monitoring should be maintained by the contractor.

#### Impact Evaluation

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

### 15.1.9. CONTAMINATION OF SURFACE WATER

Contamination of surface water might occur through oil leakages, lubricants and grease from the equipment and machinery during the installation, construction and maintenance of bulk services at the site.

Machinery should not be serviced at the construction site to avoid spills. All spills should be cleaned up as soon as possible. Hydrocarbon contaminated clothing or equipment should not be washed within 25m of any surface water body.

#### Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Surface water	-	2	2	4	2	M	L



### 15.1.10. TRAFFIC AND ROAD SAFETY

All drivers of delivery vehicles and construction machinery should have the necessary driver's licenses and documents to operate these machines. Speed limit warning signs must be erected to minimise accidents. Heavy-duty vehicles and machinery must be tagged with reflective signs or tapes to maximize visibility and avoid accidents.

#### Impact Evaluation

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

### 15.1.11. FIRES AND EXPLOSIONS

There should be sufficient water available for firefighting purposes. Ensure that all firefighting devices are in good working order and are serviced. All personnel have to be trained about responsible fire protection measures and good housekeeping such as the removal of flammable materials on site. Regular inspections should be carried out to inspect and test firefighting equipment by the contractor.

#### Impact Evaluation

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

### 15.1.12. SENSE OF PLACE

The placement, design and construction of the proposed infrastructure should be as such as to have the least possible impact on the natural environment. The proposed activities will not have a large/negative impact on the sense of place in the area since it will be constructed in a manner that will not affect the neighbouring land and it will not be visually unpleasing.

#### Impact Evaluation

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

## 15.2. IMPACTS DURING THE OPERATIONAL PHASE

### 15.2.1. ECOLOGICAL IMPACTS

Staff and visitors should only make use of walkways and existing roads to minimise the impact on vegetation. Minimise the area of disturbance by restricting movement to the designated working areas during maintenance.

#### Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Ecology Impacts	-	2	2	4	2	L	L

### 15.2.2. DUST POLLUTION AND AIR QUALITY

Vehicles transporting goods and staff will contribute to the release of hydrocarbon vapours, carbon monoxide and sulphur oxides into the air. Possible release of sewer odour, due to sewer system failure of maintenance might also occur. All maintenance of bulk services and infrastructure at the project site has to be designed to enable environmental protection.

#### Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Dust & Air Quality	-	2	2	4	3	M	L

### 15.2.3. CONTAMINATION OF GROUNDWATER

Spillages might also occur during maintenance. This could have impacts on groundwater especially in cases of large sewer spills. Proper containment should be used in cases of sewerage system maintenance. Oil and chemical spillages may have a health impact on groundwater users. Potential impact on the natural environment from possible polluted groundwater also exists.

#### Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Groundwater contamination	-	2	2	4	2	L	L

## 15.2.4. GENERATION OF WASTE

Household waste from the activities at the site and from the staff working at the site will be generated. The waste will be collected, sorted to be recycled and stored in on site for transportation and disposal at an approved landfill site.

### Impact Evaluation

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

## 15.2.5. FAILURE IN RETICULATION PIPELINES

There may be a potential release of sewage, stormwater or water into the environment due to pipeline/system failure. As a result, the spillage could be released into the environment and could potentially be a health hazard to surface and groundwater. Proper reticulation pipelines and drainage systems should be installed. Regular bulk services infrastructure and system inspection should be conducted.

### Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Failure of Reticulation Pipeline	-	2	2	4	2	L	L

## 15.2.6. FIRES AND EXPLOSIONS

Food will be prepared on gas fired stoves. There should be sufficient water available for firefighting purposes. Ensure that all fire-fighting devices are in good working order and are serviced. All personnel have to be trained about responsible fire protection measures and good housekeeping such as the removal of flammable materials on site. Regular inspections should be carried out to inspect and test firefighting equipment by the contractor.

### Impact Evaluation

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

## 15.2.7. HEALTH, SAFETY AND SECURITY

The safety, security and health of the labour force, employees and neighbours are of great importance, workers should be orientated with the maintenance of safety and health procedures and they should be provided with PPE (Personal Protective Equipment). No open flames, smoking or any potential sources of ignition should be allowed at the project location. Signs such as 'NO SMOKING' must be prominently displayed in parts where inflammable materials are stored on the premises.

### Impact Evaluation

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

## 15.3. CUMULATIVE IMPACTS

These are impacts on the environment, which results from the incremental impacts of the construction and operation of the development when added to other past, present, and reasonably foreseeable future actions regardless of which person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time. In relation to an activity, it means the impact of an activity that in it may not become significant when added to the existing and potential impacts resulting from similar or diverse activities or undertakings in the area.

Possible cumulative impacts associated with the proposed construction include: sewer damages/maintenance, uncontrolled traffic and destruction of the vegetation or the environment. These impacts could become significant especially if it is not properly supervised and controlled. This could collectively impact on the environmental conditions in the area. Cumulative impacts could occur in both the operational and the construction phase.

### Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Cumulative Impacts	-	2	3	4	2	L	L

## 16. CONCLUSION

In line with the Environmental Management Act (No 7 of 2007), *Green Earth Environmental Consultants* have been appointed to conduct an Environmental Impact Assessment for the rezoning of Portion A of the Remainder of Portion 7 of Farm Townlands of Outjo No. 193 from "Undetermined" to "General business". It is believed that the proposed development can largely benefit the economic needs of the area.

Negative impacts that can be associated with construction in the area are most likely to include: production of solid and liquid waste, dust emissions, atmospheric emissions, noise pollution, movement of soils, increased wastewater generation and the disruption of groundwater from the foundation or other structures. The negative environmental impacts that may be visible in the operational phase of the project include: increases in solid waste generation for example food and plastics, etc., increased stress on waste disposal facilities, increase in water consumption and waste water generation, can result in an increase in traffic on the nearby roads and there can be an impact on the occupational health and safety of workers. However, this project is believed to be an asset to this area. Facilities, employment and products will be made available for which there is a need.

After assessing all information available on this project, *Green Earth Environmental Consultants* believe that the development is required.

## **17. RECOMMENDATION**

It is therefore recommended that the Ministry of Environment, Forestry and Tourism through the Environmental Commissioner support and approve the Environmental Clearance for the rezoning of Portion A of the Remainder of Portion 7 of Farm Townlands of Outjo No. 193 from “Undetermined” to “General business” and for the following listed activities:

### ***LAND USE AND DEVELOPMENT ACTIVITIES***

*The rezoning of land for commercial use*



## LIST OF REFERENCES

Commencement of the Environmental Management Act, 2012. *Ministry of Environment, Forestry and Tourism*. Windhoek. Namibia, pp. 3 – 22.

*Constitution of the Republic of Namibia*, 1990. National Legislative Bodies. Namibia, pp. 6 – 63.

Environmental Management Act, 2007. *Ministry of Environment, Forestry and Tourism*. Windhoek. Namibia, pp. 4 - 32.

Forestry Act, 2001. *Office of the Prime Minister*. Windhoek. Namibia, pp. 9 – 31.

Mannheimer, C. & Curtis, B. 2009. *Le Roux and Muller's Guide to the Trees & Shrubs of Namibia*. Windhoek: Macmillan Education Namibia, pp. 249 – 439.

Namibian Environmental Assessment Policy, 1995. *Ministry of Environment, Forestry and Tourism*. Windhoek. Namibia, pp. 3 – 7.

*Nature Conservation Ordinance*, 1975. Windhoek. Namibia, pp. 4 – 47.

Soil Conservation Act, 1969. *Office of the Prime Minister*. Windhoek. Namibia, pp. 1 – 14.

Water Resource Management Act, 2004. *Office of the Prime Minister*. Windhoek. Namibia, pp. 6 – 67.

## CURRICULUM VITAE OF CHARLIE DU TOIT

1. **Position:** Environmental Practitioner
2. **Name/Surname:** Charl du Toit
3. **Date of Birth:** 29 October 1960
4. **Nationality:** Namibian
  
5. **Education:**

Name of Institution	University of Stellenbosch, South Africa
Degree/Qualification	Hons B (B + A) in Business Administration and Management
Date Obtained	1985-1987
Name of Institution	University of Stellenbosch, South Africa
Degree/Qualification	BSc Agric Hons (Chemistry, Agronomy and Soil Science)
Date Obtained	1979-1982
Name of Institution	Boland Agricultural High School, Paarl, South Africa
Degree/Qualification	Grade 12
Date Obtained	1974-1978
  
6. **Membership of Professional Association:** EAPAN Member (Membership Number: 112)
  
7. **Languages:**

	<u>Speaking</u>	<u>Reading</u>	<u>Writing</u>
English	Good	Good	Good
Afrikaans	Good	Good	Good
  
8. **Employment Record:**

	<u>From</u>	<u>To</u>	<u>Employer</u>	<u>Position(s) held</u>
	2009	Present	Green Earth Environmental Consultants	Environmental Practitioner
	2005	2008	Elmarie Du Toit Town Planning Consultants	Manager
	2003	2005	Pupkewitz Megabuild	General Manager
	1995	2003	Agra Cooperative Limited	Manager Trade
	1989	1995		Chief Agricultural Consultant

		Namibia	
		Development	Agricultural
1985	1988	Corporation	Researcher
		Ministry of	
		Agriculture	

**Certification:**

I, the undersigned, certify that to the best of my knowledge and belief, this CV correctly describes myself, my qualifications, and my experience. I understand that any wilful misstatement described herein may lead to my disqualification or dismissal, if engaged.



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**Charl du Toit**

## CURRICULUM VITAE OF CARIEN VAN DER WALT

1. **Position:** Environmental Consultant
2. **Name/Surname:** Carien van der Walt
3. **Date of Birth:** 6 August 1990
4. **Nationality:** Namibian

5. **Education:**

Institution	Degree/Diploma	Years
University of Stellenbosch	B.A. (Degree) Environment and Development	2009 to 2011
University of South Africa	B.A. (Honours) Environmental Management	2012 to 2013

6. **Membership of Professional Associations:**

EAPAN Member (Membership Number: 113)

7. **Languages:**

Language	Speaking	Reading	Writing
English	Good	Good	Good
Afrikaans	Good	Good	Good

8. **Employment Record:**

From	To	Employer	Positions Held
07/2013	Present	Green Earth Environmental Consultants	Environmental Consultant
06/2012	03/2013	Enviro Management Consultants Namibia	Environmental Consultant
12/2011	05/2012	Green Earth Environmental Consultants	Environmental Consultant

9. **Detailed Tasks Assigned:**

Conducting the Environmental Impact Assessment, Environmental Management Plan, Public Participation, Environmental Compliance and Environmental Control Officer

**Certification:**

I, the undersigned, certify that to the best of my knowledge and belief, this CV correctly describes myself, my qualifications, and my experience. I understand that any wilful misstatement described herein may lead to my disqualification or dismissal, if engage.

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Carien van der Walt

**035** **Regresskenningsgewings Legal Notices**

**IN THE** High Court of Namibia  
Case No: HC-MD-CIV-ACT-  
CON-2018/02744  
In the matter between:  
**SMALL AND MEDIUM ENTERPRISES LIMITED**, Plaintiff and  
**PICKETT WELDING & CONSTRUCTION CC**, 1st Defendant  
**JOHANNES ALBERTUS BALZAR**, 2nd Defendant  
**JOHANNA THEO BALZAR**, 3rd Defendant  
**NOTICE OF SALE IN EXECUTION**  
Pursuant to a Judgment granted by the above Honourable Court, the following goods will be sold in execution by public auction by the Deputy Sheriff, Rundu on the 31st day of August 2021 at 10H00 in front of the Magistrate's Court, Rundu, namely:  
4x Metal cupboards, 1x blue mixer machine, 1x yellow mixer machine concrete, 1x yellow mixer machine, 1x brick making machine, 1x blue Holland tractor machine, 1x yellow canopy, 1x wood saw machine, 1x metal saw machine, 1x drill, 1x 900lt water tank - green, 2x blue compressors, 3x steel rolls, 1x planer machine, 2x silver ladders, 1x cooler, 1x generator - Honda, 2x black chairs, 1x wood saw machine, 1x generator, 1x ladder, 1x trailer - N6382RU, 1x red generator, 1x Toyota P/U Engine No. IH20626600 JTE1B7J90708497 (N299SRU), 1x N5939RU, 1x Trailer N6382RU, WHK12081500107.  
**TERMS:** CASH to the highest bidder.  
Dated at Windhoek this 10th day of June 2021.  
**FISHER, QUARMBY & PEIFER** Legal Practitioners for Plaintiff  
corner Robert Mugabe & Thorner Streets  
**WINDHOEK**  
Ref: GMC/C/jv/0246689  
DM0202100388265

**IN THE** High Court of Namibia (Main Division)  
Case No.: 12982/2012  
In the matter between:  
**FIRST NATIONAL BANK OF NAMIBIA LIMITED**, Plaintiff and  
**JUDITH CHIMBAYA-MUREMI**, Defendant  
**NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY** In execution of a Judgment of the above Honourable Court in the abovementioned suit, a sale will be held on 28 AUGUST 2021 at 10H00 in front of the Magistrate's Court, Rundu:  
**CERTAIN:** Erf No. 177 Ndama  
**SITUATED:** In the Town of Rundu, Registration Division "B", Okavango Region  
**MEASURING:** 604 (six nil four) square meters  
**HELD:** By Deed of Transfer No. T5545/2008  
The following improvements are on the property (although nothing in this respect is guaranteed): Lounge, 1x kitchen, 3x bedrooms, 1x bathroom, 1x shower and 2x WC.  
1. The Sale is subject to provisions of the High Court Act no. 16 of 1990, as amended, and the property will be sold "voetstoots" according to the existing title deed.  
2. The property shall be sold by the Deputy Sheriff of Windhoek to the highest bidder.  
3. 10% of the purchase price is to be paid in cash on the date of the sale, the balance together with interest at a rate equal to the prime lending rate of the Plaintiff from time to time plus 5% as from the date of sale in execution to date of registration, both dates inclusive, is to be paid against transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished to the Deputy Sheriff within fourteen (14) days after the date of the sale in execution.  
4. The complete Conditions of Sale will be read out at the time of the sale, but may be inspected beforehand at the offices of the Deputy Sheriff or FIRST NATIONAL BANK OF NAMIBIA LIMITED Windhoek or at the offices of the Plaintiff's Attorneys at the undermentioned address.  
Dated at Windhoek on this 7th day of May 2021.  
**TJ A LOUW**  
**THEUNISSEN, LOUW & PARTNERS**  
Schützen Haus, No. 1 Schützen Street  
**WINDHOEK, NAMIBIA**  
F3041/03 TL/RB  
DM0202100388311

**035** **Regresskenningsgewings Legal Notices**

**CALL FOR PUBLIC PARTICIPATION/COMMENTS ENVIRONMENTAL IMPACT ASSESSMENT AND ENVIRONMENTAL MANAGEMENT PLAN TO OBTAIN AN ENVIRONMENTAL CLEARANCE FOR THE REZONING OF PORTION A OF THE REMAINDER OF PORTION 7 OF FARM TOWNLANDS OF OUTJO NO. 193 FROM 'UNDETERMINED' TO 'GENERAL BUSINESS'**  
Green Earth Environmental Consultants have been appointed to attend to and complete an Environmental Impact Assessment and Environmental Management Plan (EMP) in order to obtain an Environmental Clearance Certificate as per the requirements of the Environmental Management Act (No. 7 of 2002) and the Environmental Impact Assessment Regulations (GN 30 in GG 4878 of 6 February 2012) for the rezoning of Portion A of the Remainder of Portion 7 of Farm Townlands of Outjo No. 193 from "Undetermined" to "General Business".  
Name of proponent: Outjo Lifestyle Centre CC  
Project location and description: It is the intention of the proponent to open a supermarket (Save More / U-Save) on Portion A of the Remainder of Portion 7 of Farm Townlands of Outjo No. 193. The Remainder of Portion 7 is 383,6821ha in extent and is zoned "undetermined". An area of ~ 3600m<sup>2</sup> is required for the proposed development. The site is located between Etoshapoort Extensions 1 and 3 directly north-east of the proposed road which will link Etoshapoort Extension 1 with Etoshapoort and the rest of the Town. A locality plan of the site is displayed on the Town Planning Notice Board in the Outjo Municipality or is available at the offices of Green Earth Environmental Consultants at Bridgeview Offices, No. 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.  
Interested and affected parties are hereby invited to register in terms of the assessment process to give input, comments and opinions regarding the proposed project. Public comment will be held only if there is enough public interest. Only I&APs that register will be notified of the possible public meeting to be held.  
The last date for comments and/or registration is 10 September 2021.  
Contact details for registration and further information:  
Green Earth Environmental Consultants  
Contact Persons: Charlie Du Toit/Carie van der Walt  
Tel: 081 237 3145  
E-mail: charlie@greeneearthnamibia.com and carie@greeneearthnamibia.com  
DM0202100389028

**IN THE** Magistrate's Court for District of Windhoek  
Held at Katutura  
Case Number: 965/2021  
In the matter between:  
**PETRUS SHAUMBWA**, Plaintiff and  
**EVLASTUS KAARONDA**, 1st Defendant  
**J KAMBATO**, 2nd Defendant  
**NOTICE OF SALE IN EXECUTION**  
In the execution of a Warrant of Execution issued out of the Magistrate's Court for the District of Windhoek, Held at Katutura, signed by the Clerk of the Magistrate's Court for the District of Windhoek, the 1st day of April 2021, the following movable property will be sold on Friday, 3 September 2021 at 10H00 at Portion 5 of Plot 37 Nubunans, Republic of Namibia:  
**A. ASSETS TO BE SOLD IN EXECUTION:** 1x BMW X5 Grey Reg. N137-575W  
**B. CONDITIONS OF SALE:** "Voetstoots" Cash to the highest bidder.  
Dated at Windhoek on this 3rd day of August 2021.  
**DELPORT LEGAL PRACTITIONERS**  
Legal Practitioners for Plaintiff  
Unit 5, Bismarck Village  
Bismarck Street  
**WINDHOEK**  
(Ref: S0426)  
DM0202100388080

**035** **Regresskenningsgewings Legal Notices**

**NOTICE** Take notice that DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owner, Mr. I.J. Snyman, the sole director of Bonnex Properties (Pty) Ltd and Nemi Investments (Pty) Ltd, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), intends to apply to the Windhoek City Council and the Urban and Regional Planning Board for:  
- Rezoning of Portion 29 (a portion of Portion 6) of the Farm Dobra No. 49, from "Residential" with a density of 1.5 ha to "Restricted Business" with a bulk of 0.5  
- Rezoning of Remainder Portion 5 of the Farm Dobra No. 49 from "Residential" with a density of 1:5ha to "Restricted Business" with a bulk of 0.5  
- Rezoning of Portion 33 (a portion of Portion 5) of the Farm Dobra No. 49 from "residential" with a density of 1:5ha to "Restricted Business" with a bulk of 0.5  
- Consent to utilise Portion 5, 29 and 33 for Restricted Business purposes while the rezoning is being finalised.  
- Consolidation of Portion 29 (a portion of Portion 6) of the Farm Dobra No. 49 with the Remainder of Portion 5 of the Farm Dobra No. 49  
Portion 29, the Remainder of Portion 5 and Portion 33 of the Farm Dobra No. 49 are all adjacent to each other and located east of the B1 Windhoek to Okahandja dual-carriage road along the Klein Windhoek River and west of the District Road 1512 which run parallel to the B1 National Road in a north-south direction. Portions 29 and the Remainder of Portion 5 are occupied by Snyman Transport business which is one of the leading cross border transport companies in Namibia while Portion 33 (a portion of Portion 5) is undeveloped. The house, offices and warehouses are mainly on Portion 29 while the trucks are parked on the Remainder of Portion 5 of Farm Dobra No. 49.  
Portion 29 measures 5 hectares in extent, with the Remainder of Portion 5, measuring 7,2475 hectares and Portion 33 is 5,2108 hectares in extent. All three portions are zoned "Residential" with a density of 1:5ha. The portions are located within Zone C of the Brakwater Policy Area - the eastern residential flats but borders Zone E - "the Industrial Core" directly to the west. The purpose of the rezoning is to bring the use in line with the Windhoek Town Planning Scheme and ultimately consolidate Portion 29/6/49 with Re/5/49.  
The intended application is in line with the Windhoek Structure plan and sufficient parking is provided for as per the City of Windhoek requirements.  
Further take notice that the locality plan of the erf for or in inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.  
Further take notice that any person objecting to the proposed use of land asset out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the Applicant within 14 days of the final publication of this notice (final date for objections is 8 September 2021).  
Should you require additional information you are welcome to contact our office.  
Applicant:  
DU TOIT TOWN PLANNING CONSULTANTS  
P O Box 6871  
AUSPANNPLATZ  
WINDHOEK  
Tel: 061-248010  
Email: planner1@duitoitplan.com  
DM0202100388255

**035** **Regresskenningsgewings Legal Notices**

**IN THE** High Court of Namibia  
Main Division - Windhoek  
Case No: HC-MD-CIV-ACT-  
CON-2020/04029  
In the matter between:  
**BANK WINDHOEK LIMITED**, Plaintiff and  
**P AND G CONSTRUCTION CC**, First Defendant  
**GERRIT CHARLES VAN ROOI**, Second Defendant  
**NOTICE OF SALE IN EXECUTION** In execution of a Judgment of the above Honourable Court in the above action, a sale without reserve will be held by the Deputy Sheriff, Windhoek, at Erf No 750, No 86 Mataman Street, Cimbebasia (Extension No 2), Windhoek, on 2 September 2021, at 09H00, of the under mentioned property:  
**CERTAIN:** Erf No 750, Cimbebasia (Extension No 2)  
**SITUATED:** In the Municipality of Windhoek, (Registration Division "K")  
**MEASURING:** 410 Square metres  
**IMPROVEMENTS:** Three bedroom dwelling with lounge, TV-room, kitchen, two bathrooms, two outside rooms, three bedroom flat with lounge/kitchen and bathroom  
**AUCTIONEER'S NOTE: REFUNDABLE REGISTRATION FEE OF N\$5 000.00**  
**TERMS** 10% of the purchase price and the auctioneers' commission must be paid on the date of the sale. The further terms and conditions of the sale will be read prior to the auction and lie for inspection at the office of the Deputy Sheriff, Windhoek and at the offices of the execution creditor's attorneys, dated at Windhoek this 7th day of May 2021.  
**DR WEDER KAUTA & HOVEKA INC.**  
Legal Practitioner for Plaintiff  
VHK House  
Jan Jonker Road  
**WINDHOEK**  
REF: MA148798  
DM0202100388255

**Market Watch**  
Om te adverteer skakel:  
Kleinadvertensies t: 061-297 2055

**035** **Regresskenningsgewings Legal Notices**

**IN THE** High Court of Namibia  
Main Division - Windhoek  
Case No: HC-MD-CIV-ACT-  
CON-2020/04029  
In the matter between:  
**BANK WINDHOEK LIMITED**, Plaintiff and  
**P AND G CONSTRUCTION CC**, First Defendant  
**GERRIT CHARLES VAN ROOI**, Second Defendant  
**NOTICE OF SALE IN EXECUTION** In execution of a Judgment of the above Honourable Court in the above action, a sale without reserve will be held by the Deputy Sheriff, Windhoek, at Erf No 750, No 86 Mataman Street, Cimbebasia (Extension No 2), Windhoek, on 2 September 2021, at 09H00, of the under mentioned property:  
**CERTAIN:** Erf No 750, Cimbebasia (Extension No 2)  
**SITUATED:** In the Municipality of Windhoek, (Registration Division "K")  
**MEASURING:** 410 Square metres  
**IMPROVEMENTS:** Three bedroom dwelling with lounge, TV-room, kitchen, two bathrooms, two outside rooms, three bedroom flat with lounge/kitchen and bathroom  
**AUCTIONEER'S NOTE: REFUNDABLE REGISTRATION FEE OF N\$5 000.00**  
**TERMS** 10% of the purchase price and the auctioneers' commission must be paid on the date of the sale. The further terms and conditions of the sale will be read prior to the auction and lie for inspection at the office of the Deputy Sheriff, Windhoek and at the offices of the execution creditor's attorneys, dated at Windhoek this 7th day of May 2021.  
**DR WEDER KAUTA & HOVEKA INC.**  
Legal Practitioner for Plaintiff  
VHK House  
Jan Jonker Road  
**WINDHOEK**  
REF: MA148798  
DM0202100388255

*In Liefdevolle Herinnering aan*  
**Rika Grove**  
30 Dec 1975 - 6 Aug 2021  
Vrydag, 20 Augustus om 15h00  
Live Stream op YouTube:  
Geloofsgemeenskap van Academia  
Facebook:  
Hendrik Rika Grove  
Geloofsfamilie van Academia (NG)  
Hendrik +264 81 122 4243

**AL-ANON**  
Help for relatives of Alcoholics  
AL-ANON Family groups offer help for friends and relatives of alcoholics. They provide assistance for people who live with alcoholics.  
Dawnnam@gmail.com  
VENUE: cnr Lüderitzl and Kasino Street  
DATE AND TIME: Thursdays at 19H00

**LIVE WEBCAST AUCTION**  
**AucorNamibia**  
**BRAKWATER TRUCK & SALVAGE AUCTION 23 - 25 August 2021**  
Website: [www.aucor.auction](http://www.aucor.auction)  
Duly instructed by the bank, in terms of credit Agreement Act, Aucor Namibia (Pty) Ltd, will be selling the following Bank Repossessed Vehicles by Online & Webcast Auction  
**# AUTOMOTIVE # AUTOMOTIVE**  
TRUCKS, TRAILERS & BUSES: SEDAN'S & SUV'S  
2018 HINO 500 38 SEATER BUS 2018 ISUZU KB250 X-RODER  
2018 HINO 500 23 SEATER BUS 2018 NISSAN NP200 1.6  
2x 2018 ISUZU FTR 25 SEAT BUS 2015 VW POLO 1.8 GTI  
2018 ISUZU FRO 25 SEAT BUS 2015 ISUZU HB300 D-TEC  
2018 HINO 500 38 SEATER BUS VARIOUS SALVAGE VEHICLE i.e.:  
2018 MBENZ AXOR TRUCK IVECO, TOYOTA, NISSAN, ISUZU,  
2015 HENRED TRUCK CARRIER HYUNDAI, MEBENZ HONDA,  
2011 NISSAN UD90 TRUCK BMW, FORD GWM, SUZUKI, AUDI,  
VOLKSWAGEN, VOLVO, FIAT  
2x LINDE BTON FORKLIFT LAND ROVER & MANY MORE !!  
Registration & Bidding on [www.aucor.auction](http://www.aucor.auction)  
Online Bidding Starts: Monday 23 August 2021 @ 10:00  
Webcast Auction: Wednesday 25 August 2021 @ 10:00  
Viewing: Brakwater 23 & 24 August 2021 @ 9 am - 4 pm  
The current Ministry of Health COVID protocol will apply T & C apply Buyer's premium will be charged. Details subject to change without prior notice.  
**ONDANGWA REPO & SALVAGE AUCTION 30 Aug - 2 Sep 2021**  
Website: [www.aucor.auction](http://www.aucor.auction)  
Duly instructed by the bank, in terms of credit Agreement Act, Aucor Namibia (Pty) Ltd, will be selling the following Bank Repossessed Vehicles by Online Auction  
**# AUTOMOTIVE # AUTOMOTIVE**  
TRUCKS, TRAILERS & BUSES: VARIOUS SALVAGE VEHICLE i.e.:  
2007 SCANIA R380 TRUCK IVECO, TOYOTA, NISSAN,  
SEDANS ISUZU HYUNDAI, PEUGEOT,  
2016 VW POLO VIVO 1.4 KIAHONDA, AUDI HONDA,  
2015 MBENZ C250 AMG BMW, VOLKSWAGEN, JEEP,  
OTHER: FORD, GWM, VOLVO, FIAT  
2011 HIAB 132B-1 CRANE FORD, GWM, VOLVO, FIAT  
2010 TOYOTA FORKLIFT T2-S CHEVROLET, RANGE ROVER  
2010 TOYOTA FORKLIFT T2Z & MANY MORE !!  
Registration & Bidding on [www.aucor.auction](http://www.aucor.auction)  
Online Bidding Starts: Monday 30 August 2021 @ 10:00  
Webcast Auction: Thursday 2 September 2021 @ 10:00  
Viewing: Ondangwa 30 Aug - 1 Sept 2021 @ 9 am - 4 pm  
The current Ministry of Health COVID protocol will apply T & C apply Buyer's premium will be charged. Details subject to change without prior notice.  
Contact Us At:  
Windhoek: +264 61 257 945/6 Ondangwa: +264 65 240189  
Swakopmund: +264 64 463374 Email: [info@aucornamibia.com](mailto:info@aucornamibia.com)  
[www.aucor.auction](http://www.aucor.auction)

**ALCOHOLICS ANONYMOUS NAMIBIA**  
If you want to drink, that's your business.  
If you want to stop, that's ours.  
WINDHOEK: 081-325 6144  
SWAKOPMUND: 081 243 2649  
E-MAIL: [alcoholicsanonymousna@gmail.com](mailto:alcoholicsanonymousna@gmail.com)

**AL-ANON**  
Help for relatives of Alcoholics  
AL-ANON Family groups offer help for friends and relatives of alcoholics. They provide assistance for people who live with alcoholics.  
Dawnnam@gmail.com  
VENUE: cnr Lüderitzl and Kasino Street  
DATE AND TIME: Thursdays at 19H00

**LOSING CONTROL?**  
**AA**  
**ALCOHOLICS ANONYMOUS NAMIBIA**  
If you want to drink, that's your business.  
If you want to stop, that's ours.  
WINDHOEK: 081-325 6144  
SWAKOPMUND: 081 243 2649  
E-MAIL: [alcoholicsanonymousna@gmail.com](mailto:alcoholicsanonymousna@gmail.com)



# CLASSIFIEDS

Tel: (061) 208 0800/44

Fax: (061) 220 584

Email: classifieds@nepc.com.na

Services	Property	Property	Services	Notice	Notice	SPCA
Offered	For Sale	For Sale	Offered	Legal Notices	Legal Notices	Adopt A Pet

**CLASSIFIEDS**  
Rates and Deadlines

To avoid disappointment of an advertisement not appearing on the date you wish, please book monthly - Classifieds usually and notices: 12:00, two working days prior to placing - Classifieds and notices: 18:00, two days before date of publication in writing only.

Notice (NOT including)  
Legal Notice R\$480.00  
Local Land Title R\$250.00  
Liquor License R\$150.00  
Hansa Change R\$150.00  
Solicitors from R\$200.00  
Death Notices from R\$200.00  
Tombstone Listing from R\$200.00  
Thank You Messages from R\$200.00

News and Classifieds Apply

**FIND YOUR HOME IN KATIMA MULILO!**



**FROM ONLY N\$ 630,228.00**

**PHASE 2: NOW SELLING!**

- 2/3 BEDROOM HOMES
- 4.2 DESIGN OPTIONS
- OPEN PLAN LIVING
- BUILT-IN CUPBOARDS
- ALUMINIUM WINDOWS
- CERAMIC TILES

For more information please contact: 081 420 8844 or 081 888 7107

**FIND YOUR HOME IN RUNDU KASOBOLUKI**



**FROM ONLY N\$ 660,000.00**

- 2/3 BEDROOM HOMES
- 12 X DESIGN OPTIONS
- OPEN PLAN LIVING
- BUILT-IN CUPBOARDS
- ALUMINIUM WINDOWS
- CERAMIC TILES


For more information please contact: 081 420 8844 or 081 888 7107

**Heartmunch Tyres & Accessories**

061 204 01 001 / 061 201 7091  
34 to 1st of South West Coast Drive, Windhoek

**OUR SERVICES:**

- NEW TYRE SALES
- TRUCK TYRES
- OFF ROAD TYRES
- OFF ROAD TYRE FITTING
- OFF ROAD TYRE REPAIRS
- OFF ROAD TYRE STORAGE



REPUBLIC OF NAMIBIA  
MINISTRY OF INDUSTRIALIZATION AND TRADE, LIQUOR ACT, 1988  
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1988

REGULATIONS 16, 20 & 21  
Notice is given that an application in terms of the Liquor Act, 1988, for the purpose of which a notice, will be made to the Regional Liquor Licensing Committee, Region: OTCACOMBOINGA

- Name and postal address of applicant: **TRANSAT TOWNHOME P.O. BOX 287 OTYERAKONGO**
- Name of business or proposed business to which applicant wishes to apply: **TRANSAT GAMBLING HOUSE**
- Address/location of premises to which application relates: **JOHN TANGWA STREET**
- Name and address of applicant's SPECIAL LIQUOR LICENSE: **SP. 100**
- Club of the area in which application will be lodged: **OTYERAKONGO MUNICIPALITY OFFICE**
- Date on which application will be lodged: **19/08/2021**
- Date of meeting of Committee of which application will be made: **24 SEPTEMBER 2021**

Any objection or written submission in terms of section 21(1) of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

**CALL FOR PUBLIC PARTICIPATION/COMMENTS**

**ENVIRONMENTAL IMPACT ASSESSMENT AND ENVIRONMENTAL MANAGEMENT PLAN TO OBTAIN AN ENVIRONMENTAL CLEARANCE FOR THE REZONING OF PORTION A OF THE REMAINDER OF PORTION 7 OF FARM TOWNLANDS OF OUTJO NO. 153 FROM "UNDEVELOPED" TO "GENERAL BUSINESS"**

Green Earth Environmental Consultants have been appointed to assist to and complete an Environmental Impact Assessment and Environmental Management Plan (EMP) in order to obtain an Environmental Clearance Certificate as per the requirements of the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 in GG 4678 of 6 February 2012) for the rezoning of Portion A of the Remainder of Portion 7 of Farm Townlands of Outjo No. 153 from "Undeveloped" to "General Business".

**Name of proponent:** Outjo Lifestyle Centre CC

**Project location and description:** It is the intention of the proponent to open a supermarket (Save More / U-Save) on Portion A of the Remainder of Portion 7 of Farm Townlands of Outjo No. 153. The Remainder of Portion 7 is 393,6921he in extent and is zoned "undeveloped". An area of a 3930m<sup>2</sup> is required for the proposed development. The site is located between Bushpoort Extensions 1 and 3 directly northeast of the proposed road which will link Bushpoort Extension 1 with Bushpoort and the rest of the Town. A locality plan of the site is displayed on the Town Planning Notice Board in the Outjo Municipality or is available at the office of Green Earth Environmental Consultants at Brigadier Offices, No. 4 Dr. Keene Nkomo Avenue, Klein Windhoek.

Interested and affected parties are hereby invited to register in terms of the assessment process to give input, comments and opinions regarding the proposed project. A public meeting will be held only if there is enough public interest. Only I&APs that registered will be notified of the possible public meeting to be held.

The last date for comments and/or registration is 10 September 2021.  
Contact details for registration and further information:

Green Earth Environmental Consultants  
Contact Person: Charlie Du Toit  
Carter van der Walt  
Tel: 0811273145  
E-mail: charlie@greenearthenviro.com and carter@greenearthenviro.com

Green Earth Environmental Consultants

**DBV SPCA**  
Windhoek

**Adopt a Pet**

Open your heart to those in need. Give them a warm & loving home!



CALL THE SPCA ON: 061 238445 OR 0811244520  
SOMATWANE SPCA Windhoek  
FINR Account: 62247959915  
Code: 2021174

**Education**

In Take



**EDUAJE TUTORIAL COLLEGE**  
P O Box 4282 Ongwediva

A registered Tution and Examination Centre for Grade 11 and 12 Part time candidates

We are situated in Ongwediva, between CTM and Ongwa Mini Market

TEACHING POST  
EDUAJE TUTORIAL COLLEGE

Invite applications for the following Ordinary Level Teaching Post

Subjects: Geography and Development Studies

Experience as a national examiner an added advantage.

**Requirements:**

1. An appropriate Bachelor's Degree plus a teaching qualification
2. At least five years teaching experience

Commencement Date: 01 October 2021

Interested educators should send their application letters to:  
EDUAJE Tutorial COLLEGE  
P O Box 4282 Ongwediva

Or submit in person the application letters, CVs and copies of academic qualifications.

**Thankhe Real Estate TWAHAFI REAL ESTATE**

**PROPERTIES WANTED!!**

We urgently need **PROBES/TANDING HOUSES** WORTH R\$ 400 000 to 2 million for approved buyers. Site: marulilo specialise. 0818 534457 info@twhafirealestate.com www.twhafirealestate.com

**Employment**

Offered

**NUSRIAS MANUFACTURING CC**



**JOB TITLE:** Halaal Abattoir Slaughterer and Blockman  
**JOB TYPE:** Full time  
**LOCATION:** Katima Mulilo

We Nusrias Manufacturing CC are about to start an Agriculture and Animal Farming Project.

A vacancy is available for a Halaal Slaughterer who meet the following minimum criteria.

1. An Islamic Scholar who completed his minimum 7 years in Islamic laws and practice 5 years.
2. Minimum of 5 years work experience in a Halaal Abattoir.
3. Computer Literate with excellent knowledge of Microsoft Office.
4. Excellent communication and interpersonal skills.
5. Must be willing to relocate.
6. Must be willing to travel.
7. Must have management skills.
8. Capable of meeting deadlines.
9. Flexible to work beyond normal working hours when required.
10. Must be experienced in beef, poultry, sheep and goat.

Kindly email CCV's to the following email address: zbi@nusrias.com

**Employment**

Offered

**Notice**

Legal Notices

**PUBLIC NOTICE**


Please take note that KAMAU TOWN PLANNING AND DEVELOPMENT SPECIALIST has been appointed by the owner of Erf 1479 Extension 4 Rocky Crest, Windhoek to apply to the City of Windhoek for the following:

- Consent to use the Erf for a fuel station, 2 quick service restaurants, a pharmacy, ATM and a car wash.

Erf 1479 is located west of the Windhoek CBD, along the David Hosea Merero arterial road, suburb Rocky Crest, Extension 4. The respective Erf measures 3847 sqm in extent, and is zoned 'Business'. The application stands to apply for the use of Erf 1479 for a fuel station, 2 quick service restaurants, a pharmacy, an ATM and a car wash. There is sufficient provision made for parking, the site layout plan is available for viewing at the City of Windhoek or at Kamau TPDS.

Please further take note that -

- (a) For more inquiries regarding the consent use, visit the department of Urban and Transport Planning at the City of Windhoek;
- (b) any person having objections to the consent concerned or who wants to comment, may in writing lodge such objections and comments, together with the grounds, with the Chief Executive Officer of the City of Windhoek, and with the applicant within 14 days of the last publication of this notice, i.e. no later than 26 August 2021.



**KAU**

**New STRIP!**

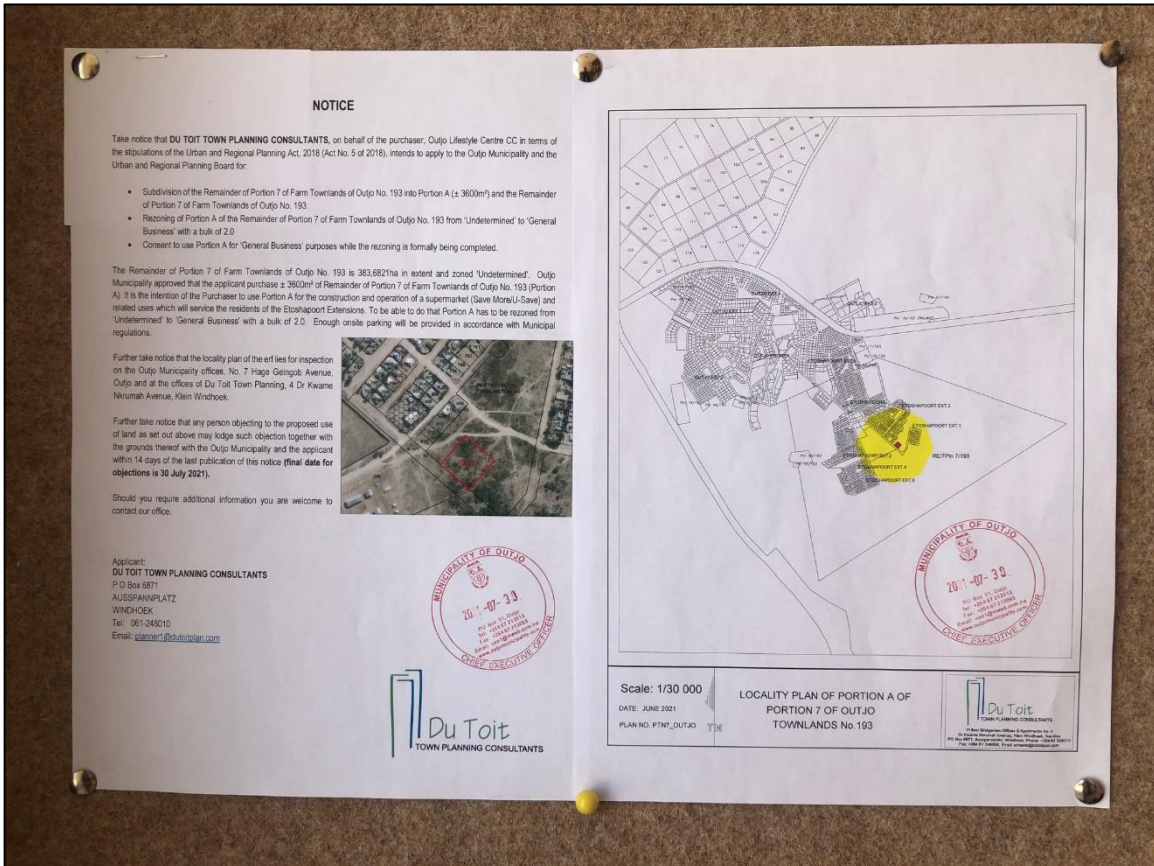
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# NOTICE ON NOTICE BOARD



# ENVIRONMENTAL MANAGEMENT PLAN