




***ENVIRONMENTAL IMPACT ASSESSMENT TO  
FINALISE THE TOWN PLANNING PROCEDURES  
FOR THE REZONING OF PORTIONS RE/5, 29  
AND 33 OF FARM DOBRA No. 49 AND THE  
ALIGNMENT OF PUBLIC ROADS ON THE  
PORTIONS***

***2022***

***App - 003822***



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|----------------|---|
| Project Name:  | <p align="center"><b>ENVIRONMENTAL IMPACT ASSESSMENT TO<br/>FINALISE THE TOWN PLANNING PROCEDURES<br/>FOR THE REZONING OF PORTIONS RE/5, 29<br/>AND 33 OF FARM DOBRA No. 49 AND THE<br/>ALIGNMENT OF PUBLIC ROADS ON THE<br/>PORTIONS</b></p>   |
| The Proponent: | <p align="center">Bonnex Properties (Pty) Ltd<br/>P O Box 90800<br/>KLEIN WINDHOEK</p>  |
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## EXECUTIVE SUMMARY

*Green Earth Environmental Consultants* were appointed by the Proponent, *Bonnex Properties (Pty) Ltd*, to conduct an Environmental Impact Assessment to obtain an Environmental Clearance to finalize the town planning procedures for the rezoning of Portions 5, 29 and 33 of Farm Dobra No. 49 and the alignment of public roads as per the City of Windhoek requirements on the Portions. The land within the immediate vicinity of the project site is predominately characterized by residential, commercial, and farming activities. In terms of the Regulations of the Environmental Management Act (No 7 of 2007) an Environmental Impact Assessment has to be done to address the following 'Listed Activities':

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

5.1 *The rezoning of land from -*

(a) *residential use to industrial or commercial use.*

### **INFRASTRUCTURE**

10.1 *The construction of-*

(b) *public roads;*

10.2 *The route determination of roads and design of associated physical infrastructure where -*

(a) *It is a public road*

(b) *the road reserve is more than 30m wide, or*

(c) *the road caters for more than one lane of traffic in both directions*

The project site namely Portions Remainder 5, 29 and 33 of Farm Dobra No. 49 is located east of the B1 Windhoek to Okahandja dual-carriage road, east of the Klein Windhoek River and west of the District Road 1512. The site is used for a transport and warehousing business (*Snyman Transport*) for the parking of vehicles and warehousing purposes. The Portions Re/5, 29 and 33 are 7, 2475ha, 5ha and 5,2108ha in extent respectively and are zoned 'residential' with a density of 1 dwelling per 5ha. To align the current use with the stipulations of the Windhoek Town Planning Scheme, the portions must be rezoned to 'restricted business'.

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

| <b>Impact on environment</b>  | <b>Nature of impact</b>   |
|---|---|
| More efficient and intensive use of land.                                   | Positive for the City of Windhoek and Namibia in general.   |
| Creation of employment and transfer of skills.                              | Positive as employment will be created during construction and operation.   |
| Provision of additional commercial land.                                    | Positive as commercial land is required.  |
| Impact on utilization of municipal and other infrastructure and facilities. | Negative during construction due to municipal infrastructure which must be relocated to accommodate the facilities but positive due to the better utilization of existing municipal infrastructure. |

|  |  |
|--|--|
| The creation of dust.                          | Negative during construction and use as some of the roads will be gravel roads.  |
| There will be an impact on traffic.            | Negative during construction and once operational as the site will result in the increase in traffic in the town and on the main roads in the area.  |
| The creation of noise.                         | Negative during construction but low and on par with the noise levels associated with the residential uses on the neighbouring land.   |
| Possible impact on cultural/heritage aspects.  | No items of archeologic value or graves were observed during the site visit which means the impact will be low. If any items or graves are found during construction, the impact will be high and irreversible.                |
| Impact on fauna and flora.                     | Animals, reptiles, and birds will be disturbed during the clearing of the land to be used for road construction. Vegetation must be removed to construct the roads. Permits must be obtained to remove protected tree species. |
| There might be a possible visual impact.       | Medium to high as land will be cleared for the alignment and construction of the roads.  |
| Impact on groundwater, surface water and soil. | The impact will be negative in case of spilling of hazardous materials during construction and operation.  |
| Impact on health and safety.                   | Low if mitigated during construction and operations.   |

The negative impacts associated with the project are the impact on the vegetation, the natural drainage systems, noise and dust during construction and operation, the danger of residents and visitors being injured during construction, the transmission of diseases from people or to people involved in construction and the loss of land during the alignment and construction of roads. However, mitigation measures will be provided that can control the extent, intensity, and frequency of these named impacts in order not to have substantial negative effects or results.

The type of activities that will be carried out on the site will not negatively affect the amenity of the locality and the activities do not adversely affect the environmental quality of the neighbouring portions or areas. None of the potential impacts identified are regarded as having a significant impact to the extent that the proposed project should not be allowed. However, the operational activities further on need to be controlled and monitored by the assigned subcontractors and the proponent.

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

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

1. Accept the Environmental Impact Assessment;
2. Approve the Environmental Management Plan;
3. Issue an Environmental Clearance to finalize the town planning procedures for the rezoning of Portions 5, 29 and 33 of Farm Dobra No. 49 and the alignment of public roads as per the City of Windhoek requirements on the Portions and for the following "listed activities":

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

*5.1 The rezoning of land from -*

*(a) residential use to industrial or commercial use.*

### **INFRASTRUCTURE**

*10.1 The construction of-*

*(b) public roads;*

*10.2 The route determination of roads and design of associated physical infrastructure where -*

*(a) It is a public road*

*(b) the road reserve is more than 30m wide, or*

*(c) the road caters for more than one lane of traffic in both directions*

# TABLE OF CONTENTS

|  |    |
|--|----|
| LIST OF FIGURES.....   | 8  |
| LIST OF ABBREVIATIONS .....                                  | 9  |
| 1. INTRODUCTION .....  | 10 |
| 2. TERMS OF REFERENCE .....                                  | 10 |
| 3. NEED AND DESIRABILITY .....                               | 11 |
| 4. BACKGROUND INFORMATION ON PROJECT .....                   | 14 |
| 4.1. PROPOSED PROJECT.....                                   | 14 |
| 4.2. PROJECT LOCATION .....                                  | 16 |
| 4.3. PORTION SIZE, ZONING AND USE.....                       | 23 |
| 4.4. TOPOGRAPHY .....  | 23 |
| 4.5. APPROVALS OBTAINED.....                                 | 23 |
| 4.5.1. CITY OF WINDHOEK – RECOMMENDATIONS AND APPROVAL ..... | 23 |
| 5. BULK SERVICES AND INFRASTRUCTURE .....                    | 29 |
| 5.1. ACCESS REQUIREMENTS .....                               | 30 |
| 5.2. WATER SUPPLY .....                                      | 35 |
| 5.3. ELECTRICITY .....                                       | 35 |
| 5.4. SEWAGE DISPOSAL .....                                   | 35 |
| 5.5. SOLID WASTE.....  | 35 |
| 6. APPROACH TO THE STUDY .....                               | 36 |
| 7. ASSUMPTIONS AND LIMITATIONS .....                         | 36 |
| 8. ADMINISTRATIVE, LEGAL AND POLICY REQUIREMENTS .....       | 37 |
| 9. AFFECTED RECEIVING ENVIRONMENT .....                      | 48 |
| 9.1. BIODIVERSITY AND VEGETATION.....                        | 48 |
| 9.2. GEOLOGY AND SOILS .....                                 | 48 |
| 9.3. SOCIO ECONOMIC ENVIRONMENT .....                        | 49 |
| 9.4. CLIMATE .....   | 49 |
| 9.5. HYDROLOGICAL COMPONENT.....                             | 50 |
| 9.6. CULTURAL HERITAGE.....                                  | 51 |
| 10. IMPACT ASSESSMENT AND EVALUATION.....                    | 51 |
| 10.1. IMPACTS DURING THE CONSTRUCTION ACTIVITY .....         | 52 |
| 10.1.1. WATER USAGE.....                                     | 52 |
| 10.1.2. ECOLOGICAL IMPACTS.....                              | 53 |
| 10.1.3. DUST POLLUTION AND AIR QUALITY .....                 | 53 |
| 10.1.4. NOISE IMPACT.....                                    | 53 |
| 10.1.5. HEALTH, SAFETY AND SECURITY.....                     | 54 |
| 10.1.6. CONTAMINATION OF GROUNDWATER.....                    | 55 |

|          |  |    |
|----------|--|----|
| 10.1.7.  | SEDIMENTATION AND EROSION .....                          | 55 |
| 10.1.8.  | GENERATION OF WASTE .....                                | 55 |
| 10.1.9.  | CONTAMINATION OF SURFACE WATER .....                     | 56 |
| 10.1.10. | TRAFFIC AND ROAD SAFETY .....                            | 56 |
| 10.1.11. | FIRES AND EXPLOSIONS .....                               | 57 |
| 10.1.12. | SENSE OF PLACE .....                                     | 57 |
| 10.2.    | IMPACTS DURING THE OPERATIONAL PHASE .....               | 57 |
| 10.2.1.  | ECOLOGICAL IMPACTS.....                                  | 57 |
| 10.2.2.  | DUST POLLUTION AND AIR QUALITY .....                     | 58 |
| 10.2.3.  | CONTAMINATION OF GROUNDWATER.....                        | 58 |
| 10.2.4.  | GENERATION OF WASTE .....                                | 58 |
| 10.2.5.  | FAILURE IN RETICULATION PIPELINES.....                   | 59 |
| 10.2.6.  | FIRES AND EXPLOSIONS .....                               | 59 |
| 10.2.7.  | HEALTH, SAFETY AND SECURITY.....                         | 59 |
| 10.3.    | CUMULATIVE IMPACTS.....                                  | 60 |
| 11.      | ENVIRONMENTAL MANAGEMENT PLAN .....                      | 60 |
| 12.      | CONCLUSION .....   | 61 |
| 13.      | RECOMMENDATION.....                                      | 62 |
|          | APPENDIX A: NEWSPAPER NOTICES.....                       | 64 |
|          | APPENDIX B: NOTICE AT MUNICIPALITY .....                 | 68 |
|          | APPENDIX C: NOTICE ON SITE.....                          | 69 |
|          | APPENDIX D: CURRICULUM VITAE OF CHARLIE DU TOIT .....    | 70 |
|          | APPENDIX E: CURRICULUM VITAE OF CARIEN VAN DER WALT..... | 72 |
|          | APPENDIX F: ENVIRONMENTAL MANAGEMENT PLAN .....          | 73 |

## LIST OF FIGURES

|   |    |
|---|----|
| <i>Figure 1: Utilisation of the site by Snyman Transport</i> .....                          | 15 |
| <i>Figure 2: One of Snyman Transport's vehicles</i> .....                                   | 15 |
| <i>Figure 3: Access requirements</i> .....  | 30 |
| <i>Figure 4: Entrance to site</i> .....   | 31 |
| <i>Figure 5: Road leading to Project Site</i> .....   | 31 |
| <i>Figure 6: Arterial roads</i> .....   | 33 |
| <i>Figure 7: Right of way servitudes</i> .....  | 34 |
| <i>Figure 8: Flowchart of the Impact Process</i> .....                                      | 47 |
| <i>Figure 9: Biomes in Namibia (Atlas of Namibia, 2002)</i> .....                           | 48 |
| <i>Figure 10: Geology of Namibia (Atlas of Namibia Project, 2002)</i> .....                 | 48 |
| <i>Figure 11: Image showing the activities around the portions</i> .....                    | 49 |
| <i>Figure 12: Average annual temperatures in Namibia (Atlas of Namibia Project, 2002)</i> . | 50 |



## **LIST OF ABBREVIATIONS**

|       |   |
|-------|---|
| CAN   | Central Area of Namibia                       |
| EC    | Environmental Clearance                       |
| ECO   | Environment Control Officer                   |
| EIA   | Environmental Impact Assessment               |
| EMP   | Environmental Management Plan                 |
| I&APs | Interested and Affected Parties               |
| MEFT  | Ministry of Environment, Forestry and Tourism |
| SQM   | Square Meters                                 |

## 1. INTRODUCTION

The Proponent, Bonnex Properties (Pty) Ltd, appointed Green Earth Environmental Consultants to conduct an Environmental Impact Assessment and develop an Environmental Management Plan to obtain an Environmental Clearance to finalize the town planning procedures for the rezoning of Portions 5, 29 and 33 of Farm Dobra No. 49 and the alignment of public roads on the Portions as per the requirements of City of Windhoek.

The project site is Portions Re/5, 29 and 33 of Farm Dobra No. 49 which is located east of the B1 Windhoek to Okahandja dual-carriage road, east of the Klein Windhoek River and west of the District Road 1512. The site is used by the Proponent for a transport business (Snyman Transport) for the parking of vehicles and warehousing purposes. The Portions Re/5, 29 and 33 are 7, 2475ha, 5ha and 5,2108ha in extent respectively and are zoned 'residential' with a density of 1 dwelling per 5ha. To align the intended use with the stipulations of the Windhoek Town Planning Scheme, the portions must be rezoned to 'restricted business'.

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

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

*5.1 The rezoning of land from -*

*(a) residential use to industrial or commercial use.*

### **INFRASTRUCTURE**

*10.1 The construction of-*

*(b) public roads;*

*10.2 The route determination of roads and design of associated physical infrastructure where -*

*(a) It is a public road*

*(b) the road reserve is more than 30m wide, or*

*(c) the road caters for more than one lane of traffic in both directions*

The Environmental Impact Assessment below contains information on the proposed project and the surrounding areas, the proposed activities, the applicable legislation to the study conducted, the methodology that was followed, the public consultation that was conducted, and the receiving environment's sensitivity and any potential ecological, environmental, and social impacts.

## 2. TERMS OF REFERENCE

To be able to implement the proposed 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 was:

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

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

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

The public consultation process as per the guidelines of the Act has been followed. The methods that were used to assess the environmental issues and alternatives included the collection of data on the project site and surrounding area, info obtained from the proponent and the Ministry of Environment, Forestry and Tourism and identified and affected stakeholders. Consequences of impacts were determined in five categories: nature of impact, expected duration of impact, geographical extent of the event, probability of occurring and the expected intensity.

All other permits, licenses or certificates that are further on required for the operation of the proposed project still needs to be applied for by the proponent.

### **3. NEED AND DESIRABILITY**

The following information was obtained from Du Toit Town Planning Consultants:

Portions 29 and 5 of the Farm Döbra No. 49 are developed, but not to full capacity - there is still room for more development. Portion 33, a portion of Portion 5 of the Farm Döbra No. 49 is largely undeveloped and therefore has great potential for development.

It is a natural urban phenomenon that the rural areas on the fringes of a city get under pressure as the city grows and expands. Where initially there was no pressure for non-residential uses and higher densities, the population growth and urbanization cause more people to move to the city requiring land.

With the increase in various economic activities in recent years, particularly for uses such as the ones in discussion there has been an equally increased demand for huge parcels of land which are not exactly available in the city hence the extension in a northerly direction towards the Brakwater / Döbra location.

The need for industrial / restricted business purposes for warehouses, storage and transportation purposes has increased significantly over the past 5 years. Since there is no such land (especially large erven) available in the city, the natural extension for this need is in a northerly direction to the Brakwater / Döbra area. The upgrading of the Trunk Road between Windhoek and Okahandja has also contributed to this need considerably.

Based on a site visit and observation, it is evident that land along the National Road and the arterial roads are much in demand for 'restricted business' / 'light industrial' uses such as the intended. The area surrounding Portions 29/6/49, Re/5/49 and 33/5/49 is not suitable for 'residential' purposes anymore.

For a restricted business development, a relatively flat topographical area is required which is only available to the north of Windhoek in the Brakwater / Döbra area. Vacant / available industrial zoned / restricted business zoned land in the established industrial areas of Windhoek has also become very expensive.

This, together with the upgrading of the B1 National Road, is one of the reasons why the Brakwater / Döbra area has become so popular especially for transport and warehousing operations.

Due to the changing character of the Döbra area, there is clearly a need for more land for 'restricted business' purposes, and support for the rezoning of Portions 29/6/49, Re/5/49 and 33/5/49 would thus further compliment the changing character and already established non-residential uses.

The existing uses and other surrounding uses are all already restricted business activities, mainly warehousing and storage facilities and thus the proposed rezoning will fit in with the existing character.

The establishment of business activities in the Döbra area, also provide employment opportunities for residents living in the northern suburbs of Windhoek.

As the advertisement procedures were completed already, the returned forms from all the adjacent neighbours indicates they have no objection to the intended rezoning (and consolidation).

Portion 29/6/49 and Re/5/49 belongs to the same entity – Bonnex Properties (Pty) Ltd and Mr Snyman wish to consolidate it. A consolidated Portion will also ensure easier placement of buildings as there are no building lines to consider.

According to the information mentioned above, it is believed that there is a need and desirability for the project. The proposed project is desirable as the study area is suitable for the proposed operations, the activities will have a limited impact on the bio-physical environment, enough water is available for construction and proper accesses can be provided to the proposed operations.

Determining what the impact of the operations would be are broken down into different categories and environmental aspects and dealt with in the Environmental Management Plan (EMP). As per the ISO 14001 definition: *an environmental aspect is an element of an organization's activities, products and/or services that can interact with the environment to cause an environmental impact e.g., land degradation or land deterioration among others, that will cause harm to the environment.*

All concerns and potential impacts raised during the public participation process and consultative meetings were evaluated. Predictions were made with respect to their magnitude and an assessment of their significance was made according to the following criteria:

**The Nature of the activity:** The possible impacts that may occur are that water will be used in the construction and operational phases, wastewater will be produced that will be handled either by the Municipality or by the proponent, land will be used for the proposed activities, a sewage system will be constructed, and general construction activities will take place, namely the building of infrastructure.

**The Probability of the impacts to occur:** The probability of the above-named impacts to occur and have a negative or harmful impact on the environment and the community is small since the Environmental Management Plan will also guide these activities. Water will still be used, and wastewater produced, however guidelines will be set that will ensure the impact is minimum.

**The Extent of area that the project will affect:** The specific project will most likely only have a small impact on the proposed project site itself and not on the surrounding or neighbouring land except for noise, traffic, roads, electricity and dust and there may be a visual impact because of the size of the proposed development. Therefore, the extent that the project will have a negative impact on is not extensive.

**The Duration of the project:** The duration of the project is uncertain. Water will still be used, and waste produced on a continuous basis and the structures that were constructed will remain and may be visually unpleasing to surroundings.

**The Intensity of the project:** The intensity of the project is mostly limited to the site however for the above-named items/processes where the intensity of the project will be felt outside the borders of the project site.

According to the information that was present while conducting the Environmental Impact Assessment for the construction and operation of the project, no high-risk impacts were identified and therefore it is believed that the operations will be feasible in the short and long run. Most of the impacts identified were characterized as being of a low impact on the receiving and surrounding environment and with mitigation measures followed, the impacts will be of minimum significance or avoided.

A number of rezoning applications for similar bulk factors in the Brakwater / Döbra area has been approved recently:

| Portion                   | New zoning                   |
|---------------------------|------------------------------|
| Portion 131, Brakwater:   | Industrial bulk 0.4          |
| Portion 11, Brakwater:    | Industrial bulk 0.75         |
| Portion 10, Brakwater     | Industrial bulk 0.5          |
| Cons Ptns of Ptn 25 & 33  | Industrial bulk 1.0          |
| Re/Ptn 25, Brakwater      | Industrial bulk 0.75         |
| Re/Ptn 18, Brakwater      | Industrial bulk 1.0          |
| Ptn/Ptn 14, Nubuamis      | Industrial bulk 0.4          |
| Ptn 32, Döbra             | Industrial bulk 0.4          |
| Portion 3 of Ptn 2, Döbra | Restricted Business bulk 0.4 |
| Ptn 451, Brakwater        | Industrial bulk 0.75         |
| Ptn 452, Brakwater        | Industrial bulk 0.4          |
| Ptn Re/H, Brakwater       | Industrial bulk 0.75         |
| Ptn 87, Brakwater         | Industrial bulk 0.1          |
| Ptn 30 of Ptn 5 Döbra     | Restricted Business bulk 0.5 |
| Ptn 176, Brakwater        | Industrial 0.1               |
| Ptn 160/29 Brakwater      | Industrial 0.5               |

| <i>Applications awaiting approval</i> |                              |
|---------------------------------------|------------------------------|
| Ptn 162, Brakwater                    | Industrial bulk 0.75         |
| Ptn 35, Brakwater                     | Industrial bulk 0.4          |
| Ptn 390 & Re70, Brakwater             | Industrial bulk 0.5          |
| Ptn Re/6, Döbra                       | Restricted Business bulk 0.5 |

The proposed bulk of 0.5 for Portions 29/6/49, Re/5/49 and 33/5/49 are in line with Council's Policy (*Du Toit Town Planning Consultants, 2020*).

## **4. BACKGROUND INFORMATION ON PROJECT**

### **4.1. PROPOSED PROJECT**

Portions 29 and the Remainder of Portion 5 are currently used 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 Döbra No. 49.



Figure 1: Utilisation of the site by Snyman Transport



Figure 2: One of Snyman Transport's vehicles

The site (Remainder of Portion 5 and Portion 29 of the Farm Döbra No. 49) is occupied with the Snyman Transport business buildings, dwelling house and other equipment. It is their intention to build additional warehouses on the vacant Portion 33 of the Farm Döbra No. 49 and to rent it to interested transporters or distributors (*Du Toit Town Planning Consultants, 2020*).

## **4.2.PROJECT LOCATION**

The project site is Portions 5, 29 and 33 of Farm Dobra No. 49 which is located in the northern parts outside Windhoek. Portion 29, the Remainder of Portion 5 and Portion 33 of the Farm Döbra 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. See below the locality plan of the project site:



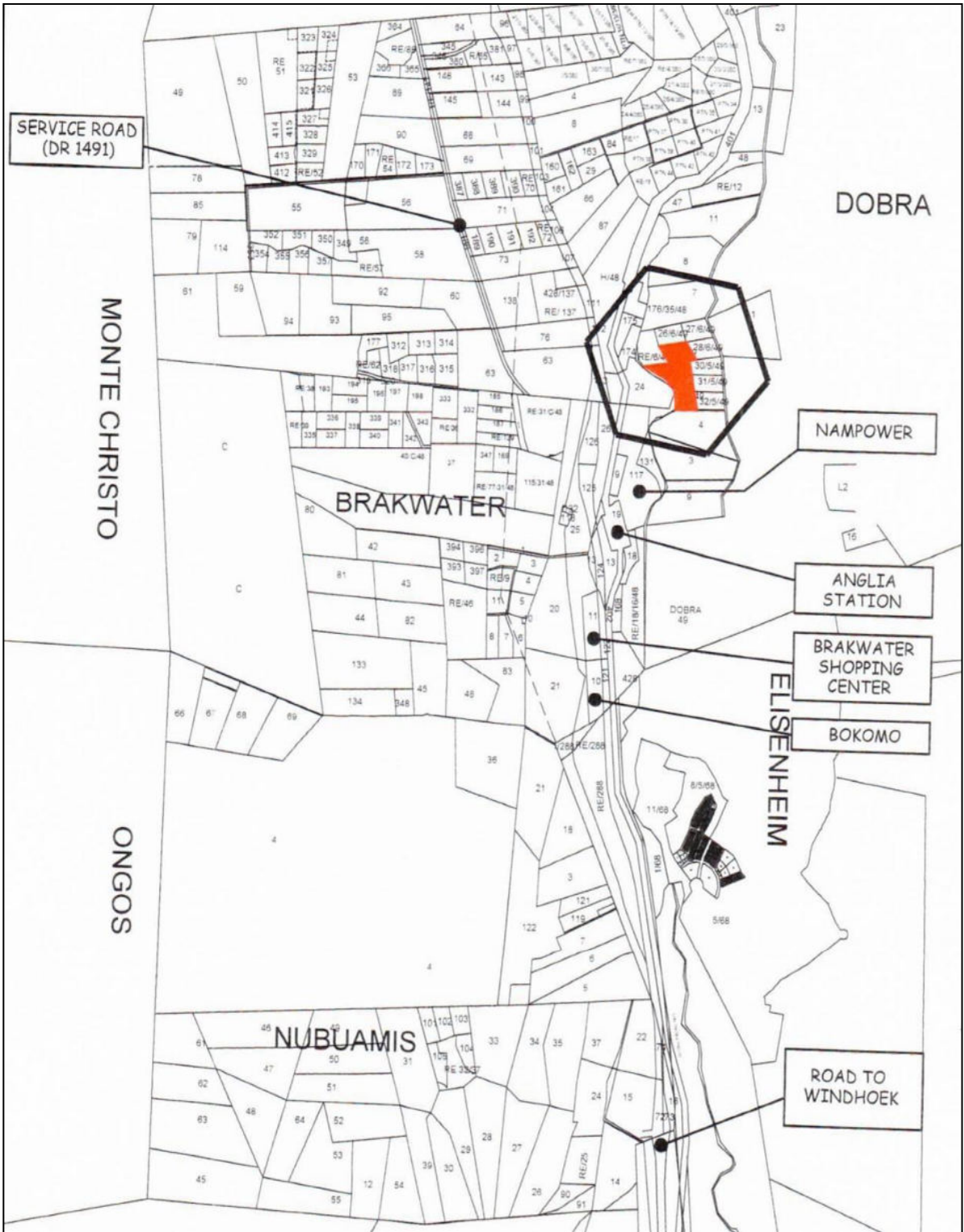


Figure 3: Locality of Project Site

See plan below for the locality of the project site:

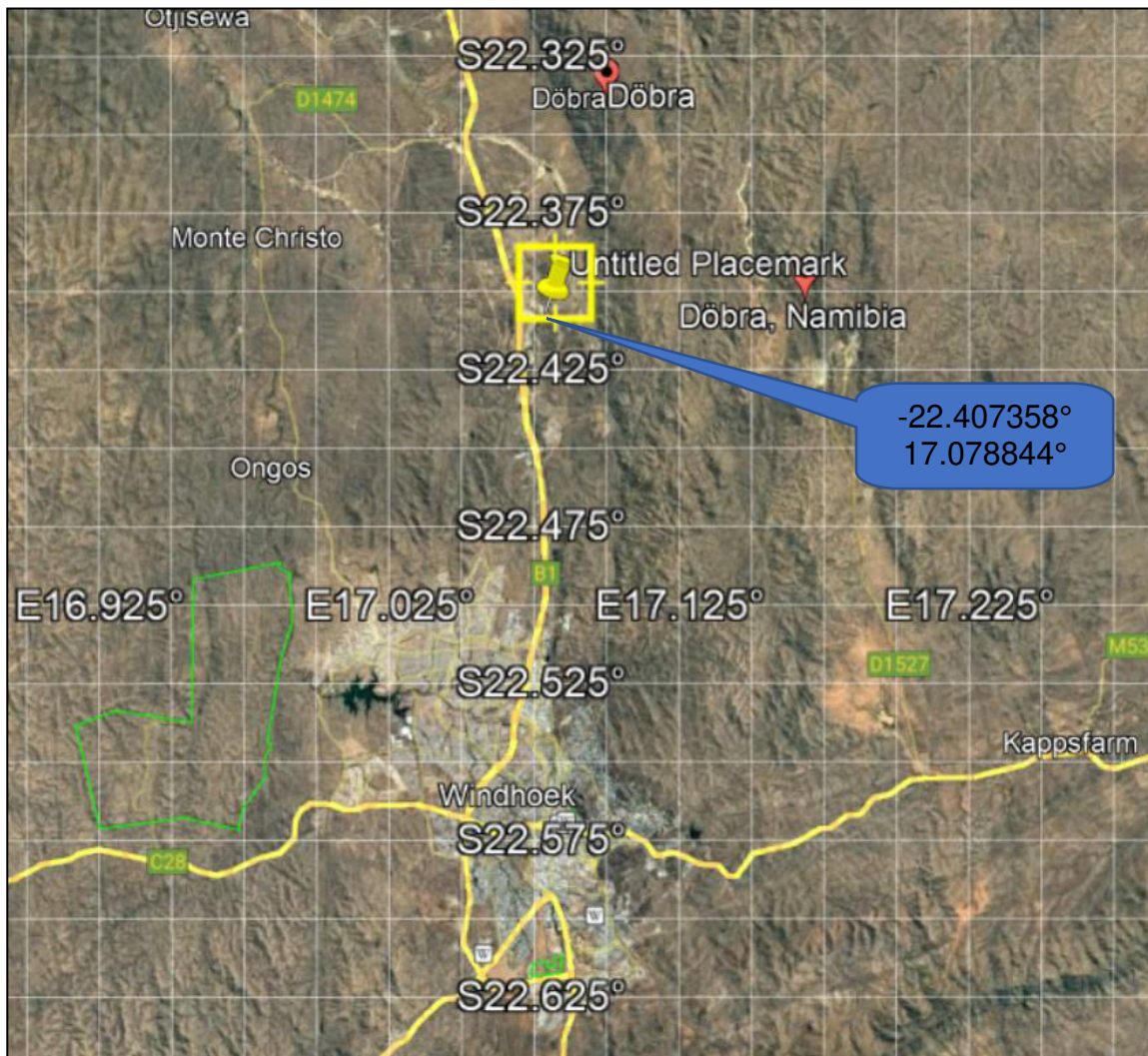


Figure 4: Location of Project Site

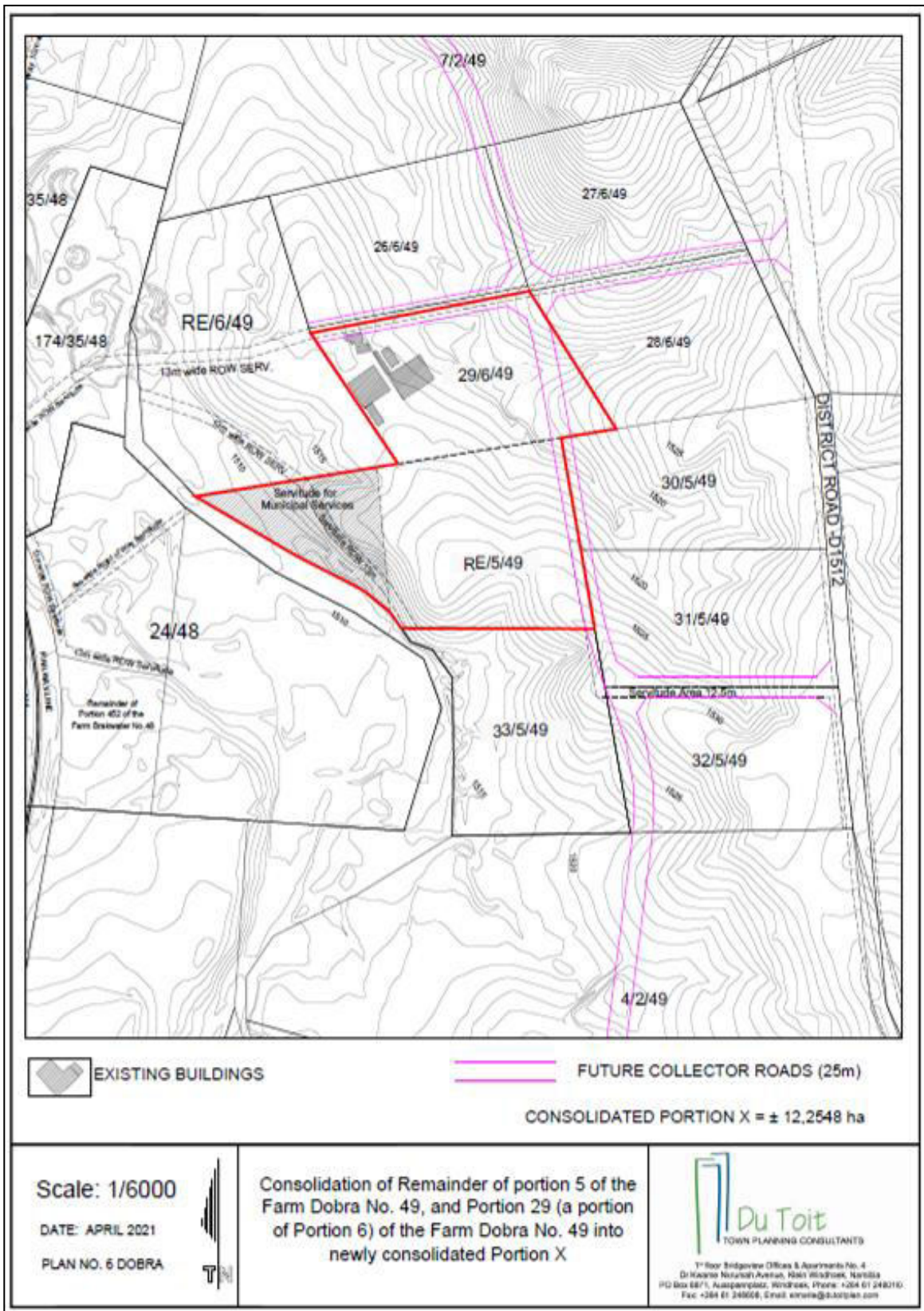


Figure 5: Consolidation Plan

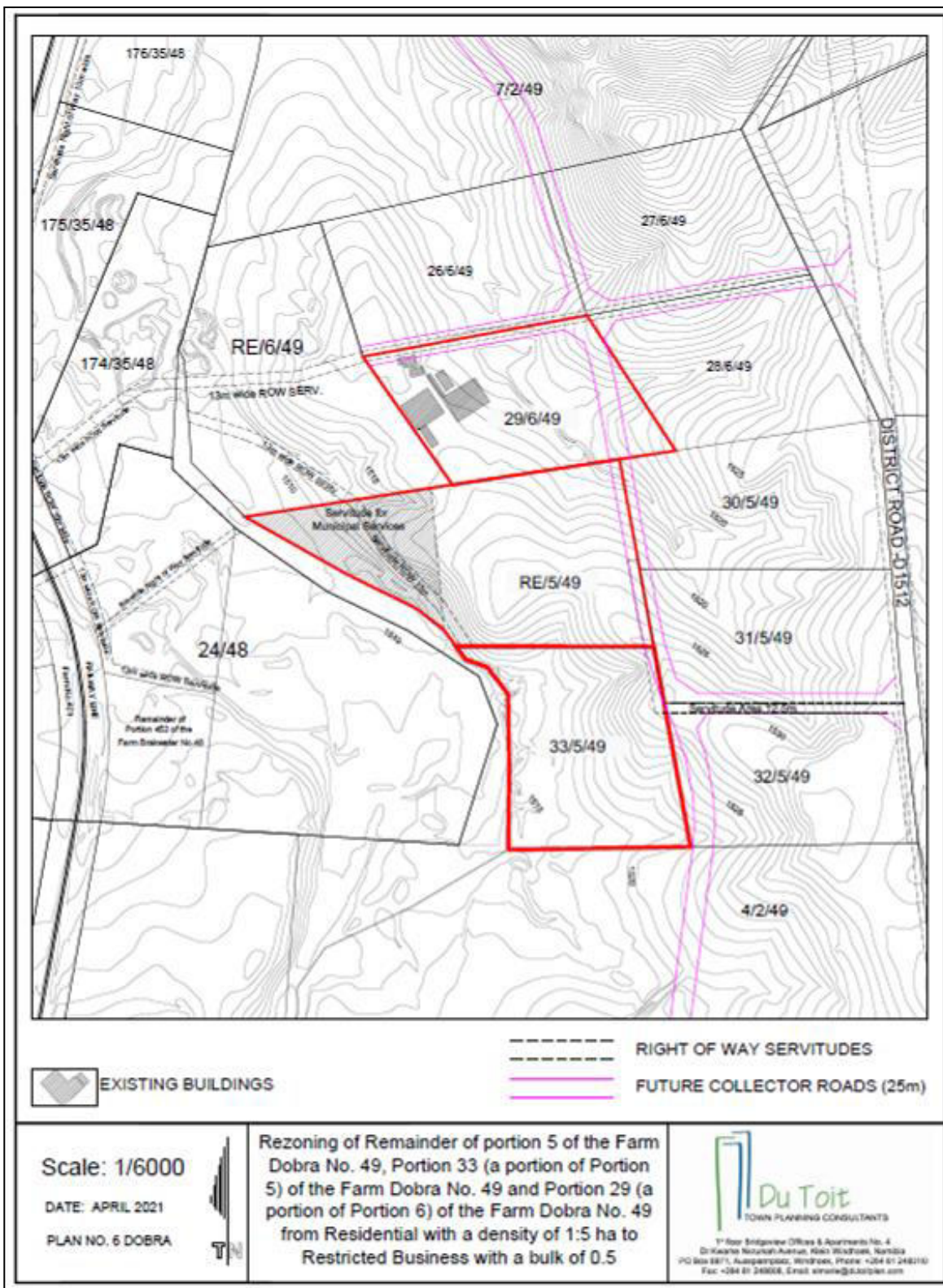


Figure 6: Rezoning Plan



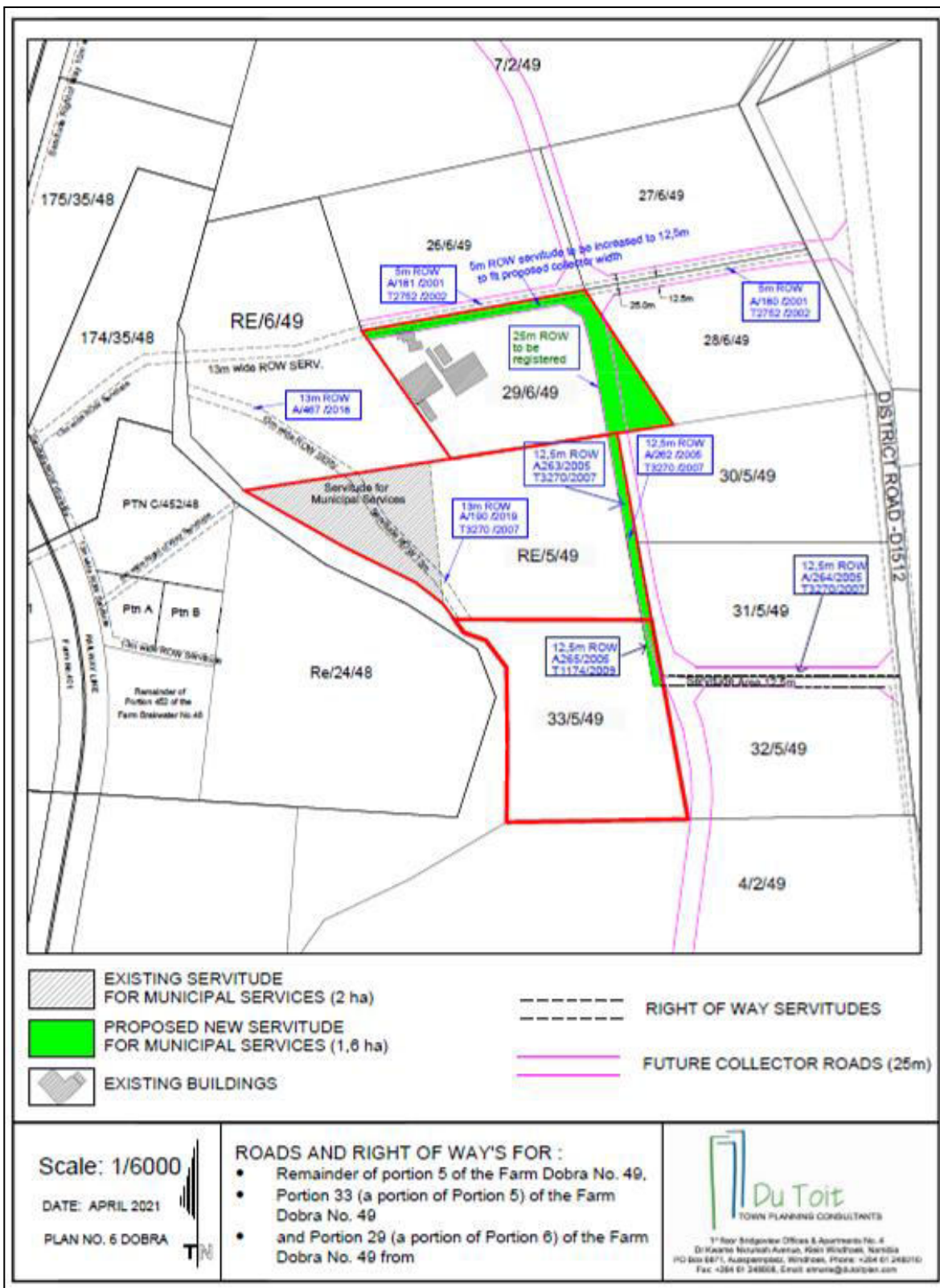


Figure 8: Roads and Right of Way Servitudes

### **4.3. PORTION SIZE, ZONING AND USE**

The Portions Re/5, 29 and 33 are 7, 2475ha, 5ha and 5,2108ha in extent respectively and are zoned 'residential' with a density of 1 dwelling per 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 current 'commercial use' is not permitted if an erf is zoned 'residential'. Rezoning to 'restricted business' is thus required to bring the current use in line with the stipulations of the Windhoek Town Planning Scheme (*Du Toit Town Planning Consultants, 2020*).

Portion 33 borders Interpack which is a processing, bottling, procurement, and distribution business on Ptn 32/5/49, directly to the west, with the Remainder of Portion 5 and Portion 29 north of it. All the surrounding land uses are similar in that it includes warehouses, storage facilities, transport logistics and other transport businesses.

### **4.4. TOPOGRAPHY**

The terrain can be considered flat, as most of it has been levelled. There is a natural dam along the northern boundary of Portion 29, otherwise the topography is considered flat. The slope on the Remainder of Portion 5 of the Farm Döbra No. 49 is downwards in a westerly direction towards the Klein Windhoek River. The availability of developable land however is sufficient for the proposed uses. Portion 33 has also been cleared and flattened for the larger part of the portion (*Du Toit Town Planning Consultants, 2020*).

### **4.5. APPROVALS OBTAINED**

#### **4.5.1. CITY OF WINDHOEK – RECOMMENDATIONS AND APPROVAL**

City of Windhoek conditionally approved the rezoning of Portions 5, 29 and 33 of Farm Dobra No. 49 from 'residential' with a density of 1 per 5ha to 'restricted business' under Council Resolution 259/11/2021. See copy of the Council Resolution below:

## Department of Urban & Transport Planning

✉ 59

80 Independence Avenue

**WINDHOEK, NAMIBIA**

Tel: (+264) 61 290 2073 • Fax: (+264) 61 290 2060 • [www.cityofwindhoek.org.na](http://www.cityofwindhoek.org.na)



**Enq:** Mr G F de Klerk

**Ref:** L /5/49/DÖ

29/6/49/ DÖ

33/5/49/DÖ

**Tel:** 290 2104

**Date:** 07 March 2022

Du Toit Town Planning Consultant  
P O Box 6871  
Ausspannplatz  
Windhoek

Dear Madam,

### SECTION 109 NOTICE: COUNCIL RESOLUTION 259/11/2021

**SUBJECT: APPLICATION FOR THE REZONING OF PORTION 29 (A PORTION OF PORTION 6) OF THE FARM DÖBRA NO. 49; THE REMAINDER OF PORTION 5 OF THE FARM DÖBRA NO. 49 AND PORTION 33 (A PORTION OF PORTION 5) OF THE FARM DÖBRA NO. 49 FROM 'RESIDENTIAL' WITH A DENSITY OF ONE (1) DWELLING PER 5 HECTARES TO 'RESTRICTED BUSINESS' WITH A BULK OF 0.5 AND SUBSEQUENT CONSOLIDATION OF TWO (2) PORTIONS**

Attached please find Council Resolution 259/11/2021.

Yours faithfully

G F De Klerk  
Town Planner

**NB:** Please take note that this document only constitutes a notice in terms of Section 109 of the Urban and Regional Planning Act and does not represent an approval of the application in any manner or form.



[Municipal Council Minutes: 2021-11-30(18)]

9.2.24 **FNS.17 [UTP] APPLICATION FOR THE REZONING OF PORTION 29 (A PORTION OF PORTION 6) OF THE FARM DÖBRA NO. 49; THE REMAINDER OF PORTION 5 OF THE FARM DÖBRA NO. 49 AND PORTION 33 (A PORTION OF PORTION 5) OF THE FARM DÖBRA NO. 49 FROM 'RESIDENTIAL' WITH A DENSITY OF ONE (1) DWELLING PER 5 HECTARES TO 'RESTRICTED BUSINESS' WITH A BULK OF 0.5 AND SUBSEQUENT CONSOLIDATION OF TWO (2) PORTIONS (L/Brakwater)**

On proposal by Councillor Ms N Lalandja, it was

**RESOLVED**

- 1 That the application for the rezoning of Portion 29 (a portion of Portion 6) of the Farm Döbra No. 49, from 'residential' with a density of 1:5 hectare to 'restricted business' with a bulk of 0.5, be supported.
- 2 That the rezoning of the Remainder of Portion 5 of the Farm Döbra No. 49 from 'residential' with a density of 1:5 hectare to 'restricted business' with a bulk of 0.5, be supported.
- 3 That the rezoning of Portion 33 (a portion of Portion 5) of the Farm Döbra No. 49 from 'residential' with a density of 1:5 hectare to 'restricted business' with a bulk of 0.5, be supported.
- 4 That the consent to utilise Portions 5, 29 and 33 for restricted business purposes while the rezoning is being finalised, not be supported at this stage as it is outside the exiting Policy area.
- 5 That the northern boundary of Zone D of the Brakwater Policy Zones as per Plan P/3555/A Rev. 4, attached as pages 647 – 649 to the agenda, be extended northward to the northern boundary of Portion 13 of the Farm Döbra No. 49, as per the hatched area on the drawing, attached as page 651 to the agenda.
- 6 That adjacent properties approve the existing collector road alignment in writing or propose an acceptable alternative and that the rezoning only be submitted to the Urban and Regional Planning Board upon confirmation of the proposed collector road alignment.
- 7 That the proposed consolidation of Portion 29 with the Remainder of Portion 5 of the Farm Döbra No. 49, be supported subject to the following conditions:
  - 7.1 That the applicant take note of the collector road running on the northern boundaries of the consolidated portion, as per the plans, attached as pages 647 - 649 to the agenda.
  - 7.2 That it be noted that the collector road is 25 metre wide, and the exact co-ordinates can be obtained from the Strategic Executive: Urban and Transport Planning.

- 7.3 That the 12.5 metre be reserved as street by each adjacent property, and a building restriction servitude be registered over the portion.
- 7.4 That the applicant further take note of the collector road running on the eastern boundaries of portion.
  - 7.4.1 That it be noted that the collector road is 25 metre wide, to be reserved as street.
  - 7.4.2 That a building restriction servitude be registered over the portion, of which the exact co-ordinates can be obtained from the Strategic Executive: Urban and Transport Planning.
- 7.5 That all adjacent neighbouring properties accept the collector alignment in writing or propose an acceptable one.
- 7.6 That all right of way servitudes be a minimum of 25 metre wide for restricted business use.
- 7.7 That the parking requirements for restricted business be one (1) parking bay per 50 m<sup>2</sup> of utilised bulk.
- 8 That the applicant appoint a registered professional Engineer to compile a detailed 50 year flood report of the Klein Windhoek River and stormwater courses at own cost and risk.
- 9 That the applicant apply the conditions as stipulated in the detailed 50 year flood report.
- 10 That the applicant accept the outcome of the detailed 50 year flood report, and if allowed by the flood report, and appoint a registered professional Engineer to submit detailed Engineering plans as to how the proposed portion is to be protected against any potential flood damage.
- 11 That no adjacent or opposite property be negatively affected by the proposed development along any river or stormwater course.
- 12 That no development be allowed within the 50 year flood level of any river or stormwater course.
- 13 That no development be allowed onto or over any stormwater system or structure.
- 14 That any stormwater crossing/river crossing be accommodative of at least a 50 year flood.
- 15 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme (see Info 35 of the Town Planning Scheme), stating:
  - 15.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:
    - The flow of stormwater from a higher lying property to a lower lying property is impeded or obstructed and through which any property is or may be endangered; or

- The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.
- 15.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.
- 15.3 That prior approval be obtained from the Strategic Executive: Urban and Transport Planning if the accommodation of the stormwater on the erf is contemplated.
- 15.4 That engineering drawings on how the stormwater would be accommodated to the satisfaction of the Strategic Executive: Urban and Transport Planning be submitted for approval simultaneously with the building plans.
- 15.5 That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted, prior to the approval thereof.
- 15.6 That no building plans be approved until the stormwater conditions are met.
- 15.7 That a condition for the resale of this property be included in the Title Deed of the erf, whereby transfer to a third party only take place with approval of the Municipal Council of Windhoek. [Approval will only be granted after the Strategic Executive: Urban and Transport Planning has certified that the stormwater has been accommodated satisfactorily.]
- 16 That roads and stormwater be planned, designed and constructed to municipal standard.
- 17 That access and right of way servitudes be according to the conditions as stipulated by the Strategic Executive: Urban and Transport Planning.
- 18 That it be noted that no existing bulk water and sewer services are available.
- 19 That it be noted that Council conducted a bulk Water and Sewer Reticulation Master Plan for the entire Brakwater area during 2010, and the bulk services requirements anticipated for the area is specified in the said document.
- 20 That the supply of bulk water and sanitation/sewerage services, if feasible for the applicant, be executed in-line with the bulk services framework established for the entire area.
- 21 That all cost for the provision of bulk and internal services be borne by the applicant, including the cost of bulk infrastructure upstream and downstream from the erf.
- 22 That all new water and sewer infrastructure requirements comply with the standard conditions to large subdivisions in respect of services, and it be noted that these requirements can be obtain from the Strategic Executive: Infrastructure, Water and Technical Services.
- 23 That the applicant appoint a registered professional Engineer to design the water supply and sewer reticulation to the applicable municipal standards, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services, before construction commence.

- 24 That the applicant provide its own water storage for the erf with a storage capacity of 48 hours.
- 25 That it be noted that the Municipal Council of Windhoek will not be held responsible for the provision of water if the groundwater supply deteriorates in case of boreholes.
- 26 That the applicant appoint a registered professional Engineer to propose an acceptable waste water disposal system, subject to the following conditions:
  - 26.1 That no pollution of the ground water occur.
  - 26.2 That there be no health risks to the users and surrounding residents.
  - 26.3 That the possibility to re-use the purified effluent be addressed.
  - 26.4 That final effluent at all times comply with applicable legislation.
- 27 That the sewer system and proposed treatment of waste water be submitted to the Strategic Executive: Infrastructure, Water and Technical Services for approval prior to approval of any building plans.
- 27.1 That the issuing of the Waste Water Discharge Permit be subject to the adherence of all conditions pertaining to such permit.
- 28 That only full waterborne waste systems be utilised and all Windhoek service standards apply.
- 29 That final effluent from any treatment facilities comply with the Special Discharge Standards as prescribed by the Directorate of Water Affairs.
- 30 That the operation and maintenance of all water and sewer infrastructure be the responsibility of the applicant.
- 31 That the design criteria be in accordance with the 'The Guidelines for Human Settlement, Planning and Design' as published by the Council of Scientific and Industrial Research (CSIR), available on-line at [http://www.csir.co.za/Built\\_environment/RedBook/](http://www.csir.co.za/Built_environment/RedBook/).
- 32 That the applicant take note that the Municipal Council of Windhoek do not have any network infrastructure in the area at this stage and provision of electricity are supplied by NamPower, should the proposed establishment be close to their existing grid.
- 33 That the applicant and/or their professional electrical engineering consultant approach NamPower for an electrical supply point or the upgrade thereof, when required, and the applicant/Developers be responsible for all cost related thereto.
- 34 That the applicant and/or Consulting Engineers be advised to approach NamPower, well in advance, before any layout and building plans are approved to allow them ample time to determine whether the existing network will be able to handle any additional loading as a result of the new development.

- 35 That where MV/HV overhead lines are in close proximity and servitudes have not been registered, the following horizontal clearing width apply for allowing access to the line and for safety reasons:
- 220/132 kV - 25 metres either side of the overhead line structure; and
  - 66/33/22/19/11 kV - 11 metres either side of the overhead line structure, and therefore **no permanent structure be erected within the stipulated area.**
- 35.3 That no permanent structures be erected within any powerline servitude area.
- 35.4 That a minimum vertical working clearance of 4.3 metres from the ground and horizontal working clearance of 2.9 metres from the body centre line be maintained at all times, possible during road construction parallel or perpendicular to the line or crossing underneath the line with machineries/trucks etc.
- 35.5 That it be noted that encroaching this clearance will result in electric shocks and hence fatalities.
- 36 That the applicant apply for the Environmental Management Clearance Certificate to rezone from 'residential' to 'industrial/business'.
- 37 That the applicant register and submit an Environmental Assessment Scoping Report to the Municipal Council of Windhoek for review.
- 38 That the applicant submit copies of the Environmental Management Plan (EMP) and Environmental Management Clearance Certificate upon approval by the Environmental Commissioner's office.
- 39 That the applicant conduct an Environmental Impact Assessment (EIA) before any construction of a sewer treatment plant and construction of additional road infrastructures to cater for the new businesses.
- 40 That the applicant acknowledge receipt and accept the conditions in writing of this Council Resolution, within twenty one (21) days from the date of this letter.

**RESOLUTION 259/11/2021**

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City of Windhoek's recommendation and approval is subject to obtaining final approval by the Urban and Regional Planning Board. The final approval of the rezoning of the site by the Urban and Regional Planning Board is further subject to obtaining an Environmental Clearance as per Paragraph 39 of City of Windhoek's Resolution as the rezoning from 'residential' to 'commercial' and the 'alignment of public roads' are listed activities.

## **5. BULK SERVICES AND INFRASTRUCTURE**

Since Portion 29/6/49, the Remainder of Ptn 5 and Ptn 33 was occupied by Snyman Transport for many years already, there are basic services available at the properties. Any further development could require upgrade of the provision of infrastructure for the responsibility of the owner. These upgrades will have to be according to the satisfaction and requirements of the City of Windhoek.

## 5.1.ACCESS REQUIREMENTS

**Current Access** to the activities of Snyman Transport which is mainly on Portion 29 and Rem/Ptn 5 is from an existing 13m Right of Way Servitude that has been registered over the Remainder of Portion 6 of Farm Döbra No. 49 for many years.

The existing main access is from the new Döbra interchange on the B1, whereafter it follows the arterial road and then the 13m Right of Way registered along the northern boundary of Portion 451 of the Farm Brakwater No. 48. From here it crosses the railway line (approved crossing), follow a registered 10m Right of Way Servitude along the western boundary of Portion 174 and then turn in an easterly direction over Portion 174, over the Klein Windhoek River. It then crosses the Re/6/49 horizontally to the northern boundary of Portion 29/6/49 where there is a gate to the property, and further east across Portion 28/6/49 towards the D1512. The access is indicated below:

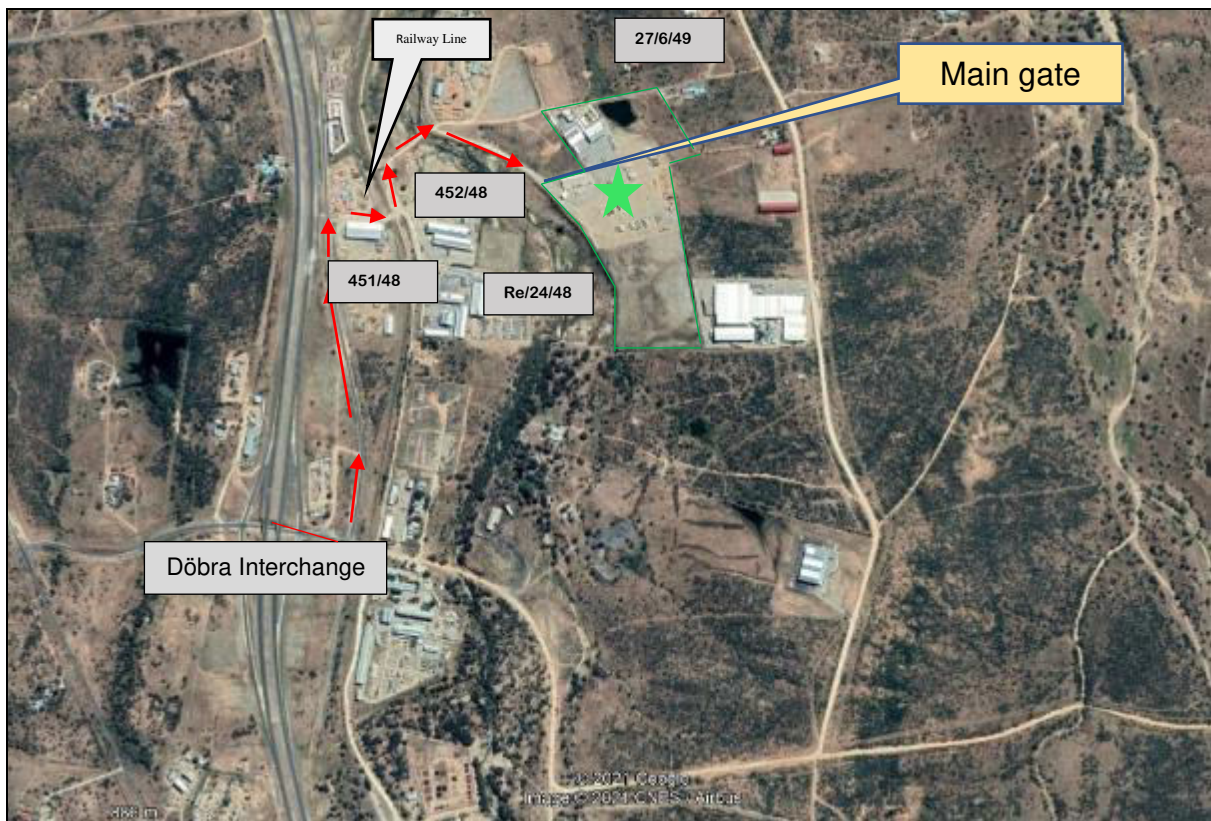


Figure 3: Access requirements

Although not in use, the current access to Portion 33 is via 13m Right of Way over Portion Re/5/49. The access and servitudes will be discussed in more detail below.



*Figure 4: Entrance to site*



*Figure 5: Road leading to Project Site*

**Access, Servitudes and Municipal Reserve** - as mentioned above, current access to Portion 29/6/49, Re/5/49 and Portion 33/5/49 is from existing roads and registered right of way servitudes and partly over other neighbouring properties, mainly because this is the shortest route and was the easiest options to navigate through the properties all the years. A plan showing the Right of Way Servitudes registered on/over the different portions of this application is attached (*Du Toit Town Planning Consultants, 2020*).

Since City of Windhoek has approved the collector road system for Brakwater area, planning applications need to address changes in Right of Way Servitudes and

registration of new servitudes. In some cases, portions are also subdivided to be transferred back to the City of Windhoek in lieu of Betterment Fee.

Access to the proposed Consolidated Portion X and Ptn 33/5/49 can be addressed as follow:

- **Option 1 – Existing Right of Ways and revisions of it**
- **Option 2 – Via already constructed collector road system & D1512**

### **Option 1 – Existing Right of Ways and revisions of it**

- As a number of existing right of way servitudes over different properties affect the access to Portion 29/6/49, Re/5/49 and 33/5/49 our office consulted the Department Transportation in March 2021 for guidance on the continued use of the existing right of way servitudes as interim measure until such time the main arterials and collector roads has been constructed (*Du Toit Town Planning Consultants, 2020*).
- Another problem encountered is that the width of the existing right of way servitudes are not always according to the latest requirements of the City. From the meeting we had, it was comprehended that the City would accept the existing right of way(s) and its width where it cannot change or where the new arterial/collector road is not yet constructed (*Du Toit Town Planning Consultants, 2020*).
- If one uses the assumption that the access routes and right of way servitudes described in the application for the rezoning of the Remainder of Portion 6 of Farm Döbra No. 49 will be/has been approved as requested, a new 13m Right of Way Servitude will exist over Portion 174/35/48 and Rem/6/49 in an east west direction in favour of the Remainder of Portion 6 of the Farm Döbra as well as Re/5/49, 26/6/49 and 29/6/49. *This application has not been finalized yet.* This servitude also connects with the one indicated on Diagram A467/2018 which connect with the one registered over the Re/5/49 per Diagram A190/2019 and is the main entrance to the premises (*Du Toit Town Planning Consultants, 2020*).

### **Option 2 – Via already constructed collector road system & D1512**

- The second option would be according to the planned road network from the City where access is taken from District Road 1512 onto a 13m Right of Way Servitude between portions 26 to 29 of the Remainder of Farm Döbra or alternatively the road servitude area between Portion 31/5/49 and 32/5/49 (*Du Toit Town Planning Consultants, 2020*).
- The main arterial from the interchange still needs to be constructed.



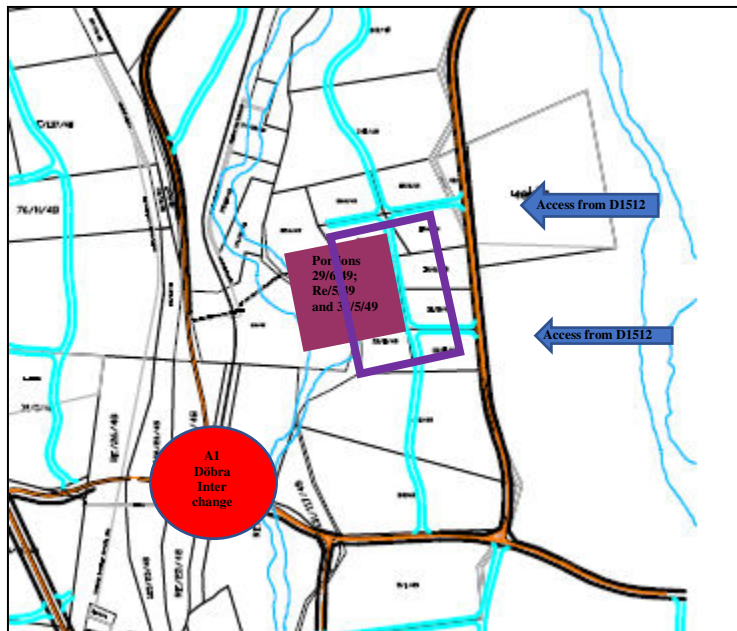


Figure 6: Arterial roads

The following existing Right of Way Servitudes has been registered on the portions:

- **Portion 29 (a portion of Portion 6) of Farm Döbra No. 48**

- 5m Right of Way Servitude on the northern boundary of Portion 29 as per **Diagram A 181/2001**. The total width of this servitude including the servitude that is on the southern boundary of Portion 26/6/49 is 10m.
- The collector road plan for the Brakwater area, show this as a collector road that will connect with the D1512 and the width should therefore be adjusted to 12,5m.

These servitudes do not exist/are not used as such, only a small gravel road can be seen from aerial photos inside Portion 27/6/49.

- Since Portion 29 will be consolidated with Re/5/49, the Servitude diagrams and Notarial Deed of Servitudes will be revised for the relevant Servitudes (*Du Toit Town Planning Consultants, 2020*).

**New Servitude to be registered:**

- The 5m Right of Way Servitude per diagram A181/2001 needs to increase to 12,5m and registered in favour of Portion 29/6/49 and Re/6/49.
- A Right of Way Servitude of  $\pm 25m$  in favour of the Municipality to be reserved in order to be subdivided once the collector road is being constructed.

- **Remainder of Portion 5 of Farm Döbra No. 48**

- A 13m Right of Way Servitude on the Remainder of Portion 5 indicated on **Diagram A190/2019** – approximately along the eastern bank of the Klein Windhoek River. The road has been properly constructed by the owners and

serves as the main access road to the activities on the portions. This servitude can be cancelled with the consolidation of Portion 29 and Rem/Ptn 5 and just used as internal access road, if necessary (*Du Toit Town Planning Consultants, 2020*).

- The servitude continues in a northerly direction over Re/6/49 (A467/2018) where it connects with the road that ultimately provide access onto the B1 Highway. From the meeting with the Department Transportation, it was resolved that the connection with the east-west servitude over Re/6/49 and 174/35/48 need to change to a 90° T-junction (*Du Toit Town Planning Consultants, 2020*).

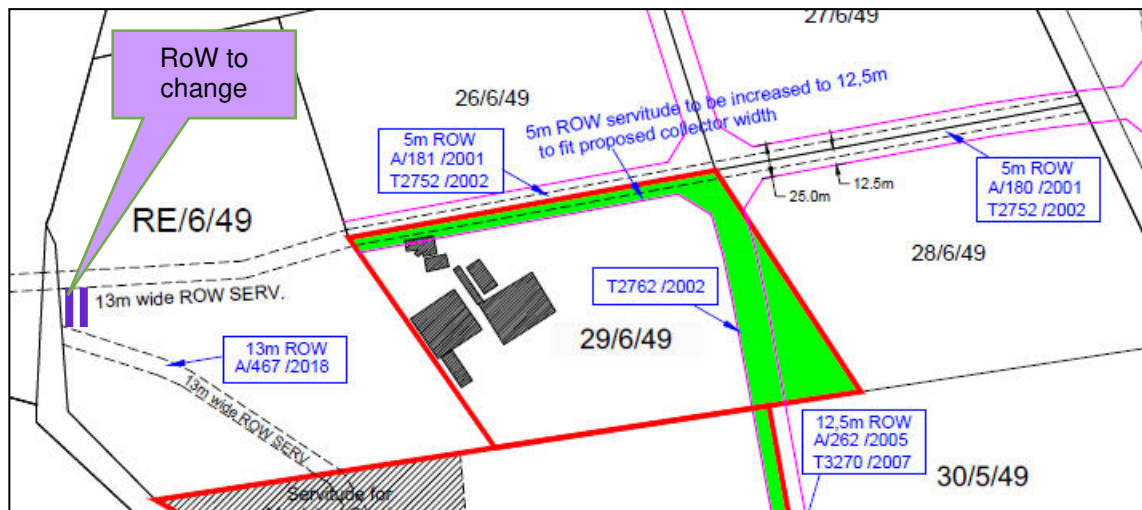


Figure 7: Right of way servitudes

- A 12,5m Right of Way Servitude (**Diagram A 262/2005 and A263/2005**) along the eastern boundary of the portion in favour of Portion Re/5/49, 29/6/49, Re/6/49, 28/5/49, and 30/5/49 and 31/5/49.

- **Portion 33 (a portion of Portion 5) of the Farm Döbra No. 48**

- A 12,5m Right of Way Servitude along the eastern boundary with Ptn 31 was registered to make provision for the collector road system. Indicated on Diagram A265/2005.
- This servitude form part of the 25m collector road and the T-junction which connect with D1512.

Municipal Reserves: As was the practice some years ago, a municipal reserve needed to be registered when plots were subdivided. The municipal reserve for Rem/Ptn 5 was allocated along the western and northern boundaries. Should these reserves still be valid, it is requested that this particular reserve be cancelled in place of the reserves of the collector roads and the small triangle that formed between the collector road and Portion 28/6/49 (*Du Toit Town Planning Consultants, 2020*).

## **5.2.WATER SUPPLY**

Water to Portions 29/6/49, Rem/Ptn 5/49 and Ptn 33/5/59 is currently supplied directly from the Municipal water reticulation system of Brakwater which is directly linked to the NamWater line connecting Windhoek with Von Bach Dam. Water to the any further development will be obtained through the same network as no on-site water resources are available. The necessary water connection to the portion will be to the requirements of the City of Windhoek (*Du Toit Town Planning Consultants, 2020*).

## **5.3.ELECTRICITY**

NamPower is currently supplying power to Portions 29/6/49, Rem/Ptn 5/49 and Ptn 33/5/59 although the City of Windhoek is in the process to take the infrastructure and supply over. The owner of all three properties will be responsible for the provision of electricity to the satisfaction of the Municipality (*Du Toit Town Planning Consultants, 2020*).

## **5.4.SEWAGE DISPOSAL**

There is currently no municipal sewer network in the Brakwater and Döbra area and it will be the responsibility of the owner of the property to install an appropriate system for sewerage disposal in compliance with the municipal regulations and other authorities (*Du Toit Town Planning Consultants, 2020*).

## **5.5.SOLID WASTE**

The expected solid waste to be generated by the 'restricted business' use can be classified as general municipal waste, dry waste such as packing materials and possibly spares and liquids from workshop operations. The owner of the portions already has a solid waste removal system in place. This can be adapted according to the needs from the activities. From the on-site storage, the waste will have to be deposited at the approved Brakwater Municipal waste collection facility which is under the management of the Municipal Solid Waste Management Department from where it will be taken to the Kupferberg Municipal waste disposal/landfill site (*Du Toit Town Planning Consultants, 2020*).

## **5.6.FIRE PROTECTION**

The Proponent will put in the necessary fire protection infrastructure as per City of Windhoek requirements.

## **6. APPROACH TO THE STUDY**

The assessment included the following activities:

### a) Desktop sensitivity assessment

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

### b) Site assessment (site visit)

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

### c) Public participation

The public was invited to give input, comments and opinions regarding the proposed project. Notices were placed in the Namibian and New Era (see Appendix) on two consecutive weeks (17 and 24 February 2022) inviting public participation and comments on the proposed project. Notices were also displayed on the Municipal notice board of the City of Windhoek (see Appendix). A notice was also placed on the gate of the project site (see Appendix). The closing date for any questions, comments, inputs or information was 11 March 2022.

### d) Scoping

Based on the desk top study, site visit and public participation, the environmental impacts were determined in five categories: nature of project, expected duration of impact, geographical extent of the event, probability of occurring and the expected intensity. The findings of the scoping have been incorporated in the environmental impact assessment report below.

### e) Environmental Management Plan (EMP)

To minimize the impact on the environment, mitigation measures have been identified to be implemented during planning, construction, and implementation. These measures have been included in the Environmental Management Plan to guide the planning, construction and operation of the development which can also be used by the relevant authorities to ensure that the project is planned, developed, and operated with the minimum impact on the environment.

## **7. ASSUMPTIONS AND LIMITATIONS**

It is assumed that the information provided by the proponent (Bonnex Properties (Pty) Ltd), Du Toit Town Planning Consultants and City of Windhoek is accurate. No

alternative portions for the proposed project were examined. The site was visited several times and any happenings after this are not mentioned in this report. (The assessment was based on the prevailing environmental conditions and not on future happenings on the site.) However, it is assumed that there will be no significant changes to the proposed project, and the environment will not adversely be affected between the compilation of the assessment and the implementation of the proposed activities.

## **8. 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 rezoning of Portions 5, 29 and 33 of Farm Dobra No. 49 are the following:

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

### **THE NAMIBIAN CONSTITUTION**

Article 95 of Namibia's constitution provides that:

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

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

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

“Unless otherwise provided by this Constitution or Act of Parliament, the general rules of public international agreements binding upon Namibia under this Constitution shall form part of the law of Namibia”. This article incorporates international law, if it conforms to the Constitution, automatically as “law of the land”. These include international agreements, conventions, protocols, covenants, charters, statutes, acts, declarations, concords, exchanges of notes, agreed minutes, memoranda of understanding, and agreements (Ruppel & Ruppel-Schlichting, 2013). It is therefore important that the international agreements and conventions are considered (see section 4.9).

In considering these environmental rights, Bonnex Properties (Pty) Ltd (the Proponent) should consider the following in devising an action plan in response to these articles:

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

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

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

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

*5.1 The rezoning of land from -*

*(a) residential use to industrial or commercial use.*

### **INFRASTRUCTURE**

*10.1 The construction of-*

*(b) public roads;*

*10.2 The route determination of roads and design of associated physical infrastructure where -*

*(a) It is a public road*

*(b) the road reserve is more than 30m wide, or*

*(c) the road caters for more than one lane of traffic in both directions*

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

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

### **Cradle to Grave Responsibility**

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

### **Precautionary Principle**

It provides that if there is any doubt about the effects of a potentially polluting activity, a cautious approach must be adopted.

## **The Polluter Pays Principle**

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

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

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

### **CONCLUSION AND IMPACT**

Some of the surrounding portions have been cleared from vegetation and structures have been constructed on the portions or are in the process of being constructed. The proposed activity will thus fit in with the surrounding activities and not have a negative impact on the prevailing environment. It will be ensured that all protected trees and plant species will be retained where possible.

## **THE WINDHOEK TOWN PLANNING SCHEME AND COUNCIL'S POLICIES**

Du Toit Town Planning Consultants submitted an application to City of Windhoek on behalf of the owners of the properties, in terms of Section 105(1) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) for (*Du Toit Town Planning Consultants, 2020*) for:

- Rezoning of Portion 29 (a portion of Portion 6) of the Farm Döbra No. 49, from “Residential” with a density of 1:5ha to “Restricted Business” with a bulk of 0.5.
- Rezoning of Remainder Portion 5 of the Farm Döbra 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 Döbra 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 Döbra No. 49 with the Remainder of Portion 5 of the Farm Döbra No. 49.

Portion 29/6/49 and Re/5/49 is registered in the name of Bonnex Properties (Pty) Ltd while Portion 33/5/49 is owned by Nemi Investments Forty Five (Pty) Ltd.

The Windhoek Town Planning Scheme (as amended in Windhoek Amendment Scheme No. 96 – promulgated 30 January 2018) applies to the area as indicated on the scheme maps and corresponds with the Townlands Diagram for Windhoek Town and Townlands.

The general purpose of this Scheme is the coordinated and harmonious development of the area of Windhoek (including, where necessary, the reconstruction and redevelopment of any part which has already been subdivided whether there are buildings on it or not) 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 in the process of development and improvement of communications, and where it is expedient in order to promote proper planning or development, may provide for the suspending the operation of any provision of law or any bylaw or regulation made under such law, in so far as such provision is similar to or inconsistent with any of the provisions so the Scheme.

In terms of the Town Planning Scheme's provisions as well as other supporting policies, the City of Windhoek supports the proposed uses on the portion and approved the subdivision of the Portion as per the subdivision plan. Council has various Policies guiding the development in Brakwater which will be consulted in the assessment process.

In Council's approval and resolution (No. 401/11/2020), the terms and conditions are listed regarding the subdivision of the Portion as well as how it must be provided with services. Council's letter and resolution is attached.

**CONCLUSION AND IMPACT**

The proposed project has been considered under the stipulations of the Windhoek Town Planning Scheme and the Local Authorities Act. The project is in line with City of Windhoek's Town Planning Scheme and will not have a negative impact on the surrounding environment.

**OTHER LAWS, ACTS, REGULATIONS AND POLICIES**

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

*Table 1: Laws, Acts, Regulations and Policies*

| <b>Laws, Acts, Regulations &amp; Policies consulted:</b> |  |  |
|--|--|--|
| <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 | The Proponent must abide to the Electricity Act. |



|   |   |  |
|---|---|--|
|   | licenses will be obtained.  |  |
| <b>Pollution Control and Waste Management Bill (guideline only)</b> | The <b>Pollution Control and Waste Management Bill</b> is currently in preparation and is therefore included as a guideline only. Of reference to the mining, Parts 2, 7 and 8 apply. Part 2 provides that no person shall discharge or cause to be discharged, any pollutant to the air from a process except under and in accordance with the provisions of an air pollution license issued under section 23. Part 2 also further provides for procedures to be followed in license application, fees to be paid and required terms of conditions for air pollution licenses. Part 7 states that any person who sells, stores, transports or uses any hazardous substances or products containing hazardous substances shall notify the competent authority, in accordance with subsection (2), of the presence and quantity of those substances. The competent authority for the 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. | The Proponent must adhere to the Pollution Control and Waste Management Bill.  |
| <b>Water Resources Management Act</b>                               | 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 taken to ensure the prevention of surface and groundwater pollution and water resources should be used in   | The Act must be consulted. Fresh water abstraction and waste-water discharge permits should be obtained when required. |

|   |   |   |
|---|---|---|
|   | 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   | No removal of protected tree species or removal of mature trees should happen. The Ministry of Environment,                 |

|   |   |   |
|---|---|---|
|   | 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.  | Forestry and Tourism should be consulted when required.   |
| <b>EU Timber Regulation: FSC (2013)</b> | Forest Stewardship Council (FSC) came into effect in March 2013, with the aim of preventing sales of illegal timber and timber products in the EU market. Now, any actor who places timber or timber products on the market for the first time must ensure that the timber used has been legally harvested and, where applicable, exported legally from the country of harvest.   | The Proponent is advised to adhere to the regulation.   |
| <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>Communal Land Rights</b>             | Communal land is land that belongs to the State and is held in trust for the benefit of the traditional communities living in those areas. Communal land cannot be bought or sold, but one can be given a customary land right or right of leasehold to a part of communal land in accordance with the provisions of the <b>Communal Land Reform Act (No. 5 of 2002)</b> and <b>Communal Land Reform Amendment Act (No. 13 of 2013)</b> . The Communal Land Reform Act provide for the allocation of rights in respect of | Consent should be obtained from Traditional Authorities, Communal Boards, Chiefs, Kings, Queens etc. if required. |

|   |  |  |
|---|--|--|
|   | communal land to establish Communal Land Boards to provide for the powers of Chiefs and Traditional Authorities and boards in relation to communal land and to make provision for incidental matters. Consent and access to land for the proposed project should be requested from the relevant traditional authority through the Regional Council and Regional Communal Land Boards.  |  |
| <b>Traditional Authorities Act (No. 17 of 1995)</b> | The <b>Traditional Authorities Act (No. 17 of 1995)</b> provide for the establishment of traditional authorities, the designation and recognition of traditional leaders; to define their functions, duties and powers; and to provide for matters incidental thereto.   | Traditional Authorities should be consulted when required.                                 |
| <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 in order 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 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,        | The proponent, contractor and workforce should adhere to the restrictions and regulations. |

|   |   |   |
|---|---|---|
|   | contractor and subcontractors should adhere to all the international, regional and local Covid-19 health restrictions and protocols.  |   |
| <b>National Heritage Act (No. 27 of 2004)</b>                                   | All protected heritage resources discovered need to be reported immediately to the National Heritage Council (NHC) and require a permit from the NHC before it may be relocated. This should be applied from the NHC.   | The National Heritage Council should be consulted when required.  |
| <b>National Monuments Act of Namibia (No. 28 of 1969) as amended until 1979</b> | No person shall destroy, damage, excavate, alter, remove from its original site or export from Namibia:<br>(a) any meteorite or fossil; or<br>(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<br>(c) any implement, ornament or structure known or commonly believed to have been used as a mace, used or erected by people referred to in paragraph; or<br>(d) the anthropological or archaeological contents of graves, caves, rock shelters, middens, shell mounds or other sites used by such people; or<br>(e) any other archaeological or palaeontological finds, material or object; except under the authority of and in accordance with a permit issued under this section. | 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. |
| <b>Public Health Act (No. 36 of 1919)</b>                                       | Under this act, in section 119: “No person shall cause a nuisance or shall suffer to exist on any land or premises owned or occupied by him or of which he is in charge any nuisance or other condition liable to be injurious or dangerous to health.”   | The proponent will ensure that all legal requirements of the project in relation to protection of the health of their employees and surrounding residents is protected and will be included in the EMP. Relevant protective equipment shall be provided for employees in construction.  |

|   |   |  |
|---|---|--|
|   |   | The development shall follow requirements and specifications in relation to water supply and sewerage handling and solid waste management so as not to threaten public health of future residents on this piece of land. |
| <b>Soil Conservation Act (No. 76 of 1969)</b>     | The objectives of this Act are to: Make provisions for the combating and prevention of soil erosion; Promote the conservation, protection and improvement of the soil, vegetation, sources and resources of the Republic;   | Only the area required for the operations should be cleared from vegetation to ensure the minimum impact on the soil through clearance for construction.   |
| <b>Air Quality Act (NO. 39 of 2004)</b>           | 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.  | The proponent and contractor should adhere to the Air Quality Act.   |
| <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.   |

## CONCLUSION AND IMPACT

It is believed the above administrative, legal and policy requirements which specifically guide and governs development will be followed and complied with in the planning, implementation and operations of the activity.

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

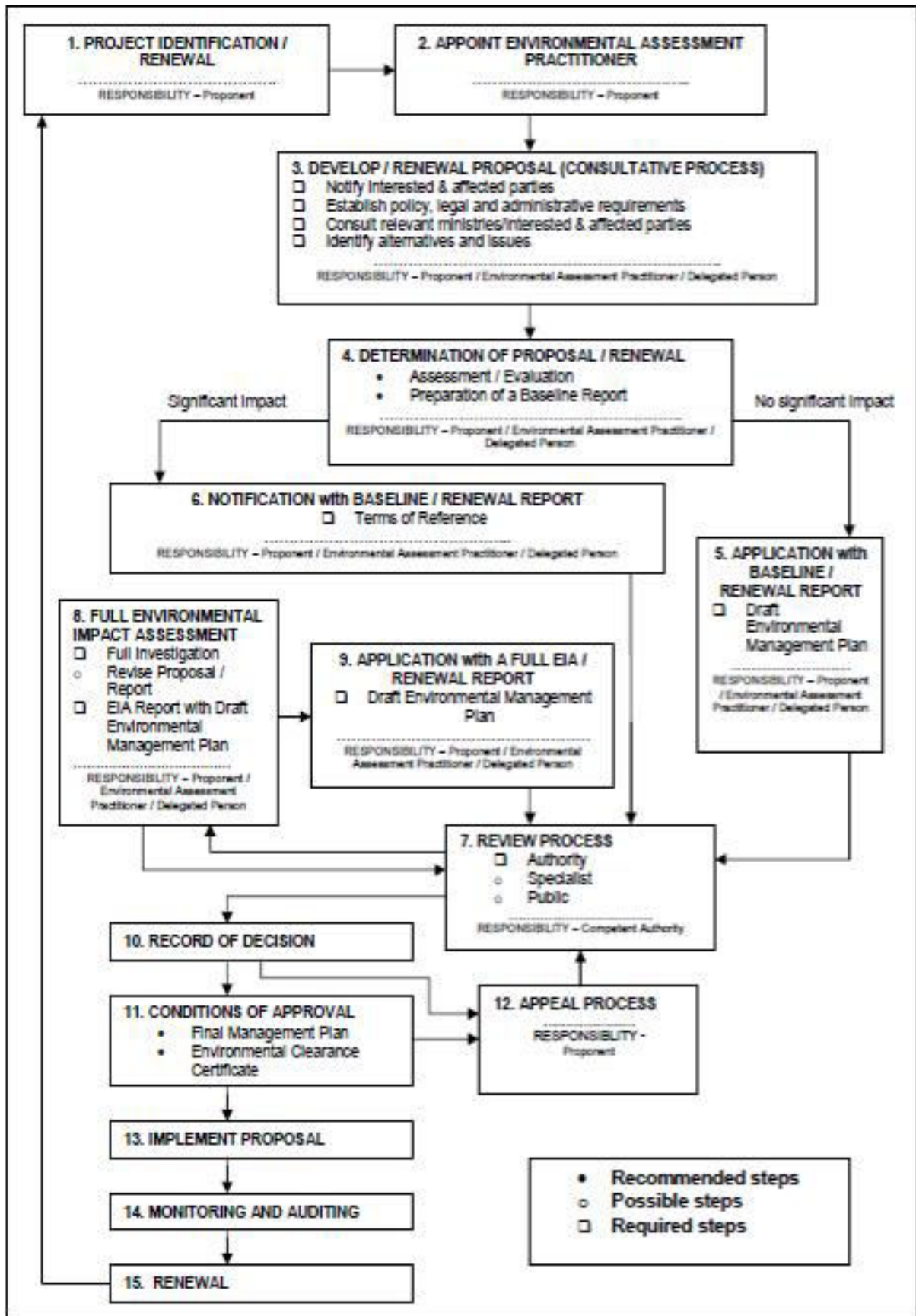


Figure 8: Flowchart of the Impact Process

## 9. AFFECTED RECEIVING ENVIRONMENT

### 9.1. BIODIVERSITY AND VEGETATION

Portions 5, 29 and 33 of Farm Dobra No. 49 forms part of the Tree and Shrub Savannah Biome (specifically the Highland Savannah). The project site is showing evidence of some human interference namely informal tracks are present and vegetation was cleared on some areas of the Portion and a few gravel roads are present on the site.

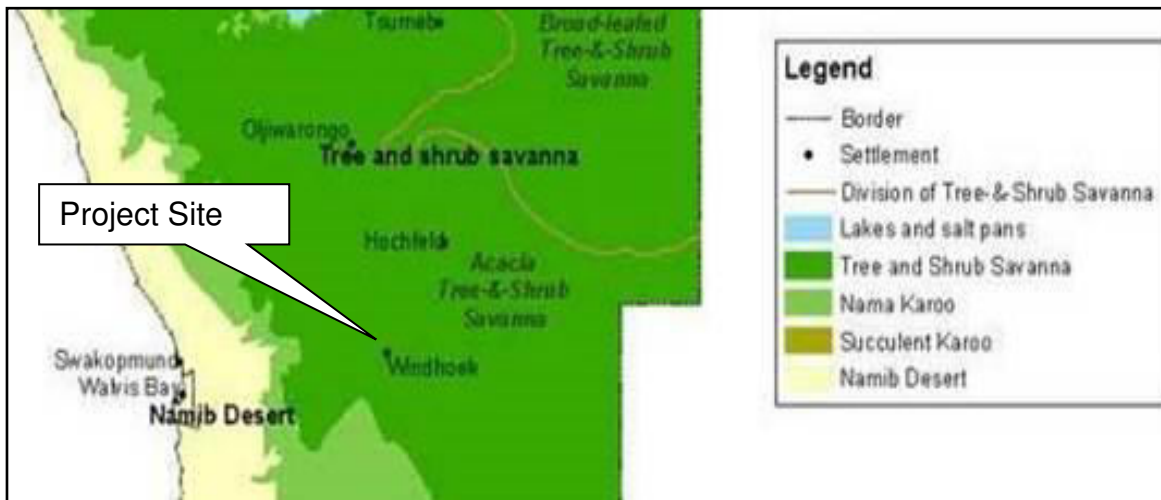


Figure 9: Biomes in Namibia (Atlas of Namibia, 2002)

Only the necessary plants/vegetation will be removed for the construction phase. The natural characteristics of the project site namely the vegetation clearance and the destruction of habitats is expected to further on have a low impact on the environment before the mitigation measures are taken and after the mitigation measures are taken, the impact will be very low.

### 9.2. GEOLOGY AND SOILS

Portions 5, 29 and 33 of Farm Dobra No. 49 is located in the Khomas Trough on a geological area classified as Damara Supergroup and Gariep Complex. See Map below:

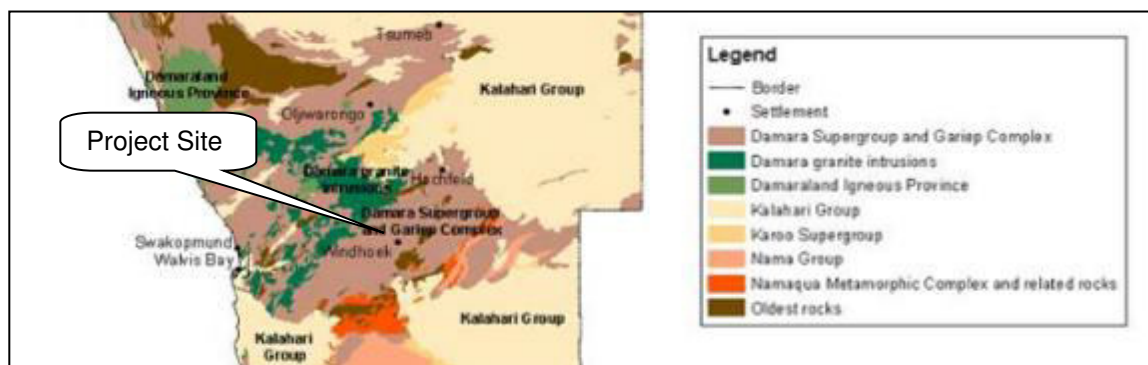


Figure 10: Geology of Namibia (Atlas of Namibia Project, 2002)



The Khomas Trough was formed during sedimentation of the Late Proterozoic Damara Sequence. The basin that was filled by a thick sequence, now preserved as metagreywackes and pelites of the Kuiseb Formation, which were subsequently multiply deformed and thrust during the Damaran Orogeny. Minor lithologies included are graphite schists, calc-silicates and scapolite schists (*Grunert, 2003*).

The project site is generally even with some higher areas at places. Natural slopes are seen near natural drainage courses on the project site. The soil is suitable for development however the soil is also erodible and should not be cleared unnecessarily from vegetation if not required for the placement of buildings or roads. Unnecessary clearing of soil will lead to erosion (*Grunert, 2003*).

### 9.3.SOCIO ECONOMIC ENVIRONMENT

The uses surrounding Portion 29/6/49, Re/5/49 and 33/5/49 are all similar. It ranges from warehousing for general storage to transportation and logistical companies that need space for all their heavy vehicles.

The image below gives an indication of the uses surrounding the mentioned portions:



Figure 11: Image showing the activities around the portions

### 9.4.CLIMATE

No specific climate data is available for Portions 5, 29 and 33 of Farm Dobra No. 49 however Windhoek and surroundings in general is characterized with a semi-arid highland savannah climate typified as extremely hot in summer and moderate dry in

winter. The highest temperatures are measured in December with an average daily temperature of maximum 31°C and a minimum of 17°C. The coldest temperatures, conversely, are measured in July with an average daily maximum of 20°C and minimum 6°C (*Weather - the Climate in Namibia, 1998 – 2012*). The area therefore has low frost potential.

Rainfall in the form of thunderstorms is experienced in the area during the summer months between October and April. The annual average rainfall for Windhoek and surroundings is 350mm to 400mm however the average evaporation rate is 3 400mm a year (*Weather - the Climate in Namibia, 1998 – 2012*). Over 70% of the rainfall occurs in the in the summer months' period between November and March. Rainfall in the area is typically sporadic and unpredictable however the average highest rainfall months are January to March.

The prevailing wind direction is expected to prevent the spread of any nuisance namely noise and smell. The predominant wind in the region is easterly with westerly winds from September to December (*Weather - the Climate in Namibia, 1998 – 2012*). Extreme winds are experienced in the months of August and September and thus significant wind erosion on disturbed areas is visible.

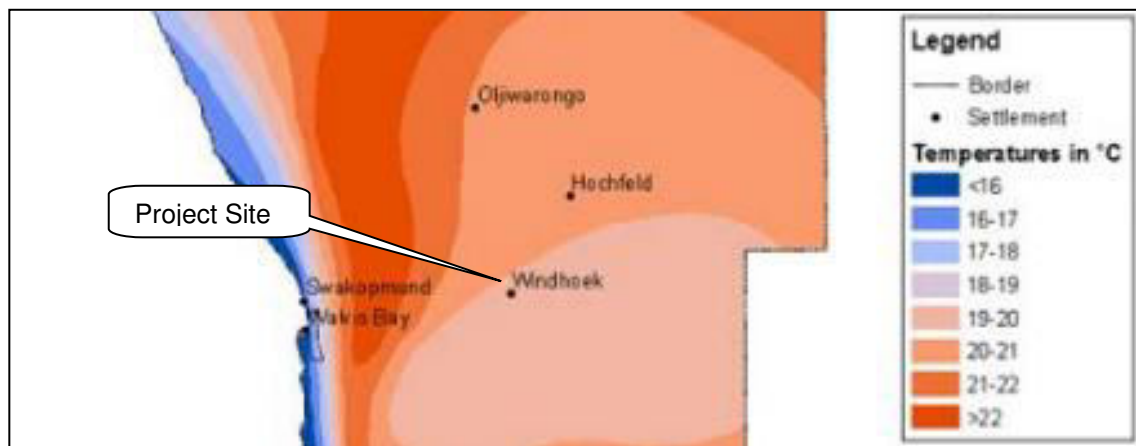


Figure 12: Average annual temperatures in Namibia (*Atlas of Namibia Project, 2002*)

## 9.5. HYDROLOGICAL COMPONENT

The area where the project site is located has generally an average groundwater potential from a permeability and yield perspective (*Grunert, 2003*). However, groundwater is one of the important water sources and the protection thereof should be regarded as a high priority. The main uses of water in the area are for business, industrial and domestic purposes and agriculture and farming activities.

Although most of the surface water evaporates, runoff can be expected due to the impermeability of soils (*Grunert, 2003*). The storage and accumulation of substances, which might pollute river courses or basins because of surface water drainage, should be prevented. No potential pollutants should be channelled or directed towards any rivers.

Surface storm water runoff should be accommodated according to Clause 35 of the Windhoek Town Planning Scheme. Thus, no stormwater drainage pipe, canal, work or obstruction may be constructed on or over property or located in such a way that:

- the flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which property is or may be endangered, or
- the flow of a natural watercourse is or can be changed, canalized or impeded.

From the hydrological assessment perspective, no major geological structures that will enhance groundwater recharge or flow are evident on the proposed project site and the development that will take place will not pose any long-term negative effects on the hydrological cycle (*Grunert, 2003*).

## 9.6. CULTURAL HERITAGE

The proposed project site is not known to have any historical significance prior to or after Independence in 1990. The specific area does not have any National Monuments and the specific site has no record of any cultural or historical importance or on-site resemblance of any nature. No graveyard or related article was found on the site.

## 10. IMPACT ASSESSMENT AND EVALUATION

The Environmental Impact Assessment sets out potential positive and negative environmental impacts associated with the proposed project site which is located on Portions 5, 29 and 33 of Farm Dobra No. 49. The following assessment methodology will be used to examine each impact identified, see *Table* below:

*Table 1: Impact Evaluation Criterion (DEAT 2006)*

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

| Probability:            | Duration:     |
|-------------------------|---------------|
| 5 – Definite/don't know | 5 - Permanent |

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

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

## 10.1. IMPACTS DURING THE CONSTRUCTION ACTIVITY

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

### 10.1.1. WATER USAGE

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

#### Impact Evaluation

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

## 10.1.2. ECOLOGICAL IMPACTS

The proposed infrastructure will be constructed in a semi disturbed natural area which is partly covered with vegetation. Special care should be taken to limit the destruction or damage of the vegetation when and if these roads are constructed. However, impacts on fauna and flora are expected to be minimal. Disturbance of areas outside the designated working zone is not allowed.

### Impact Evaluation

| Aspect  | Impact Type | Scale | Duration | Magnitude | Probability | Significance |           |
|---------|-------------|-------|----------|-----------|-------------|--------------|-----------|
|         |             |       |          |           |             | Unmitigated  | Mitigated |
| Ecology | -           | 1     | 2        | 4         | 2           | L            | L         |

## 10.1.3. DUST POLLUTION AND AIR QUALITY

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

### Impact evaluation

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

## 10.1.4. NOISE IMPACT

An increase of ambient noise levels at the proposed site is expected due to the construction activities. Noise pollution due to heavy-duty equipment and machinery might be generated. It is not expected that the noise generated during construction will impact any third parties due to the distance of the neighbouring activities. Ensure all mufflers on vehicles are in full operational order; and any audio equipment should not be

played at levels considered intrusive by others. The construction staff should be equipped with ear protection equipment.

Impact evaluation

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

### 10.1.5.HEALTH, SAFETY AND SECURITY

The safety, security and health of the labour force, employees and general public are of great importance. Workers should be orientated with the maintenance of safety and health procedures and they should be provided with PPE (Personal Protective Equipment). A health and safety officer should be employed to manage, coordinate and monitor risk and hazard and report all health and safety related issues in the workplace.

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

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

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

Impact evaluation

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

### 10.1.6. CONTAMINATION OF GROUNDWATER

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

#### Impact Evaluation

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

### 10.1.7. SEDIMENTATION AND EROSION

The area is covered by vegetation. The vegetation is stabilizing the area against wind and water erosion. Vegetation clearance and creation of impermeable surfaces could result in erosion in areas across the proposed area. The clearance of vegetation will further reduce the capacity of the land surface to slow down the flow of surface water, thus decreasing infiltration, and increasing both the quantity and velocity of surface water runoff. The proposed construction activities will increase the number of impermeable surfaces and therefore decrease the amount of groundwater infiltration. As a result, the amount of storm water during rainfall events could increase. If proper storm water management measures are not implemented this will impact negatively on the water courses close to the site.

#### Impact Evaluation

| Aspect                    | Impact Type | Scale | Duration | Magnitude | Probability | Significance |           |
|---------------------------|-------------|-------|----------|-----------|-------------|--------------|-----------|
|                           |             |       |          |           |             | Unmitigated  | Mitigated |
| Erosion and Sedimentation | -           | 1     | 2        | 4         | 2           | M            | L         |

### 10.1.8. GENERATION OF WASTE

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

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

#### Impact Evaluation

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

### 10.1.9. CONTAMINATION OF SURFACE WATER

Contamination of surface water might occur through oil leakages, lubricants and grease from the equipment and machinery during the installation, construction and maintenance of bulk services at the site. Oil spills may form a film on water surfaces in the nearby streams causing physical damage to water-borne organisms.

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

#### Impact Evaluation

| Aspect        | Impact Type | Scale | Duration | Magnitude | Probability | Significance |           |
|---------------|-------------|-------|----------|-----------|-------------|--------------|-----------|
|               |             |       |          |           |             | Unmitigated  | Mitigated |
| Surface water | -           | 2     | 2        | 4         | 3           | M            | L         |

### 10.1.10. TRAFFIC AND ROAD SAFETY

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

#### Impact Evaluation

| Aspect  | Impact Type | Scale | Duration | Magnitude | Probability | Significance |           |
|---------|-------------|-------|----------|-----------|-------------|--------------|-----------|
|         |             |       |          |           |             | Unmitigated  | Mitigated |
| Traffic | -           | 2     | 2        | 4         | 3           | M            | L         |



## 10.1.11. FIRES AND EXPLOSIONS

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

## 10.1.12. SENSE OF PLACE

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

### Impact Evaluation

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

## 10.2. IMPACTS DURING THE OPERATIONAL PHASE

### 10.2.1. ECOLOGICAL IMPACTS

Staff and visitors should only make use of walkways and existing roads to minimise the impact on vegetation. No firewood may be collected on the site. Minimise the area of disturbance by restricting movement to the designated working areas during maintenance and drives.

### Impact Evaluation

| Aspect          | Impact Type | Scale | Duration | Magnitude | Probability | Significance |           |
|-----------------|-------------|-------|----------|-----------|-------------|--------------|-----------|
|                 |             |       |          |           |             | Unmitigated  | Mitigated |
| Ecology Impacts | -           | 1     | 2        | 4         | 2           | L            | L         |

## 10.2.2.DUST POLLUTION AND AIR QUALITY

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

### Impact Evaluation

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

## 10.2.3.CONTAMINATION OF GROUNDWATER

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

### Impact Evaluation

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

## 10.2.4.GENERATION OF WASTE

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

### Impact Evaluation

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

## 10.2.5.FAILED IN RETICULATION PIPELINES

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

### Impact Evaluation

| Aspect                           | Impact Type | Scale | Duration | Magnitude | Probability | Significance |           |
|----------------------------------|-------------|-------|----------|-----------|-------------|--------------|-----------|
|                                  |             |       |          |           |             | Unmitigated  | Mitigated |
| Failure of Reticulation Pipeline | -           | 1     | 1        | 4         | 2           | M            | L         |

## 10.2.6.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     | 1        | 4         | 2           | M            | L         |

## 10.2.7.HEALTH, SAFETY AND SECURITY

The safety, security and health of the labour force, employees and neighbours are of great importance, workers should be orientated with the maintenance of safety and health procedures and they should be provided with PPE (Personal Protective

Equipment). Workers should be warned not to approach or chase any wild animals occurring on the site. No open flames, smoking or any potential sources of ignition should be allowed at the project location. Signs such as 'NO SMOKING' must be prominently displayed in parts where inflammable materials are stored on the premises.

#### Impact Evaluation

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

### 10.3. CUMULATIVE IMPACTS

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

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

#### Impact Evaluation

| Aspect             | Impact Type | Scale | Duration | Magnitude | Probability | Significance |           |
|--------------------|-------------|-------|----------|-----------|-------------|--------------|-----------|
|                    |             |       |          |           |             | Unmitigated  | Mitigated |
| Cumulative Impacts | -           | 1     | 3        | 4         | 3           | L            | L         |

## 11. ENVIRONMENTAL MANAGEMENT PLAN

The Environmental Management Plan (EMP) provides management options to ensure impacts of the proposed construction are minimised. An EMP is an environmental management tool used to ensure that undue or reasonably avoidable adverse impacts of the operations are prevented, and the positive benefits of the projects are enhanced.

The objectives of the EMP are:

- ✓ to include all components of the proposed project.
- ✓ to prescribe the best practicable control methods to lessen the environmental impacts associated with the project.
- ✓ to monitor and audit the performance of the project personnel in applying such controls.
- ✓ To ensure that appropriate environmental training is provided to responsible project personnel.

The EMP acts as a document that can be used during the various phases of the proposed project. The contractor as well as the management and staff should be made aware of the contents of the EMP. See Appendix for EMP.

## **12. CONCLUSION**

The proposed portions have been used for its current use for a number of years already. The owner therefore wishes to bring the zoning in line with the Windhoek Town Planning Scheme and thus the application to rezone the portions to “restricted business” uses for their current cross border transportation business as well as increase the development potential of the property. The consolidation of Portion 29/6/49 and Re/5/49 is also a logistical exercise to keep the activities of Snyman Transport on one property.

Based on the fact that businesses of this nature require large portions of fairly flat land and given that the surrounding properties are all of a similar use, the rezoning is not believed to have any negative impacts on the area, nor is it believed to contravene any zoning regulations.

The EIA has been completed in line with the requirements of the Environmental Management Act, 2007 and Regulations and it is concluded and recommended that the specific site identified namely Portions 5, 29 and 33 of Farm Dobra No. 49 has the full potential to be used for the proposed activities. The identified environmental and social impacts can be minimized and managed through implementing preventative measures and sound management systems. It is recommended that the environmental performance be monitored regularly to ensure compliance and that corrective measures be taken if necessary.

In general, the construction and operation of the proposed project would pose limited environmental risks, provided that the EMP for the activity is used properly. The EMP should be used as an onsite tool during the construction and operation of the project. Parties responsible for non-conformances of the EMP should be held responsible for any rehabilitation that has to be undertaken. After assessing all information available on this project, Green Earth Environmental Consultants are of the opinion that the proposed project site is suitable for the proposed activities. The accompanying EMP will focus on mitigation measures that will remediate or eradicate the negative or adverse impacts.

### **13. RECOMMENDATION**

It is therefore recommended that the Ministry of Environment, Forestry and Tourism through the Environmental Commissioner support and approve the Environmental Clearance to finalize the town planning procedures for the rezoning of Portions 5, 29 and 33 of Farm Dobra No. 49 and the alignment of public roads as per the City of Windhoek requirements on the Portions and to issue an Environmental Clearance for the following 'Listed Activities':

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

*5.1 The rezoning of land from -*

*(a) residential use to industrial or commercial use.*

#### ***INFRASTRUCTURE***

*10.1 The construction of-*

*(b) public roads;*

*10.2 The route determination of roads and design of associated physical infrastructure where -*

*(a) It is a public road*

*(b) the road reserve is more than 30m wide, or*

*(c) the road caters for more than one lane of traffic in both directions*

## LIST OF REFERENCES

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**Green Earth ENVIRONMENTAL CONSULTANTS**

**CALL FOR PUBLIC PARTICIPATION/COMMENTS ENVIRONMENTAL IMPACT ASSESSMENT AND ENVIRONMENTAL MANAGEMENT PLAN TO OBTAIN AN ENVIRONMENTAL CLEARANCE TO FINALISE THE TOWN PLANNING PROCEDURES FOR THE ZONING OF PORTIONS REIS, 29 AND 33 OF FARM DOBRA No. 49, WINDHOEK, KHOMAS REGION.**

**REPUBLIC OF NAMIBIA MINISTRY OF TRADING & INDUSTRY LIQUOR ACT, 1986 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1986**

Regulations 14, 26 & 30

Notice is given that an application in terms of the Liquor Act, 1986, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: **OMAHANGWANA**

- Name and postal address of applicant: **PO BOX 905, GOSBERG, OKAVANGA DISTRICT**
- Name of business or proposed business to which applicant wishes to apply: **SAMURIA GENERAL DEALER**
- Address/location of premises to which application relates: **SPURRO PO BOX 3**
- Nature and details of application: **LIQUOR LICENSE**
- Clerk of the court with whom application will be lodged: **GOSBERG MAGISTRATE OFFICE**
- Date on which application will be lodged: **11 FEBRUARY 2022**
- Date of meeting of Committee at which application will be heard: **17 MARCH 2022**

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 15 days before the date of the meeting of the Committee at which the application will be heard.



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**Name of proponent:** Bonnex Properties (Pty) Ltd

**Project location and description:** The project site is Portions REIS, 29 and 33 of Farm Dobra No. 49 which is located east of the B1 Windhoek to Okavango dual-carriage road, east of the Main Windhoek River and west of the District Road 1512. It is the intention of the proponent to use the site for a transport business (Stryman Transport) for the parking of vehicles and warehousing purposes. The Portions REIS, 29 and 33 are 7,2475ha, 5ha and 5,2108ha in extent respectively and are zoned 'residential' with a density of 1 dwelling per 5ha. To align the intended use with the stipulations of the Windhoek Town Planning Scheme, the portions must be rezoned to 'restricted business'. A locality plan of the site is displayed on the Town Planning Notice Board at the Customer Care Center, Main Municipal Offices, Rev. Michael Scott Street, Windhoek or can be obtained from Green Earth Environmental Consultants at Stadsveewer 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. A public meeting will be held only if there is enough public interest. Only I&AP's that registered will be notified of the possible public meeting to be held.

The last date for comments and/or registration is **11 March 2022**.

**Contact details for registration and further information:**  
Green Earth Environmental Consultants  
Contact Persons: Charlie Du Toit/Carien van der Walt  
Tel: 0612123145  
E-mail: charlie@greenearthnamibia.com and carlen@greenearthnamibia.com

**REPUBLIC OF NAMIBIA MINISTRY OF TRADING & INDUSTRY LIQUOR ACT, 1986 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1986**

Regulations 14, 26 & 30

Notice is given that an application in terms of the Liquor Act, 1986, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: **OKAVANGAWANA**

- Name and postal address of applicant: **GOTTFRED MUNZIGWE PO BOX 215, OKAVANGAWANA**
- Name of business or proposed business to which applicant wishes to apply: **OMBI STORE & RESTAURANT**
- Address/location of premises to which application relates: **OMBI LUMUNIBONGE OKAVANGAWANA DISTRICT**
- Nature and details of application: **SPIRITEN LIQUOR LICENSE**
- Clerk of the court with whom application will be lodged: **OKAVANGAWANA MAGISTRATE OFFICE**
- Date on which application will be lodged: **12 FEBRUARY 2022**
- Date of meeting of Committee at which application will be heard: **13 APRIL 2022**

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 15 days before the date of the meeting of the Committee at which the application will be heard.



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- Copy of citizenship/residential status

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**REPUBLIC OF NAMIBIA MINISTRY OF TRADING & INDUSTRY LIQUOR ACT, 1986 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1986**

Regulations 14, 26 & 30

Notice is given that an application in terms of the Liquor Act, 1986, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: **OSANAHOTI**

- Name and postal address of applicant: **PENEBANG NEAR PONDOSHALLI HANUNOTO**
- Name of business or proposed business to which applicant wishes to apply: **CHINA ENTERTAINMENT BAR**
- Address/location of premises to which application relates: **OSANAHOTI**
- Nature and details of application: **SPIRITEN LIQUOR LICENSE**
- Clerk of the court with whom application will be lodged: **TOLANE MAGISTRATE OFFICE**
- Date on which application will be lodged: **26 FEBRUARY 2022**
- Date of meeting of Committee at which application will be heard: **13 APRIL 2022**

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 15 days before the date of the meeting of the Committee at which the application will be heard.



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Legal Notices

**REZONING NOTICE** Take notice that **RITTA KHIBA PLANNING CONSULTANTS CC (TOWN AND REGIONAL PLANNERS)** on behalf of the owner of Erf 2459 & 2460, Botumelo Street, Goreangab Extension 1, intends applying to the Municipal Council of Windhoek for: **REZONING OF ERVEN 2459 AND 2460 GOREANGAB, EXTENSION 1, FROM RESIDENTIAL WITH A DENSITY OF 1:50 TO BUSINESS WITH A BULK OF 0.5 AND CONSENT TO OPERATE A PHARMACY AND SUBSEQUENT CONSOLIDATION OF BOTH ERVEN INTO ERF X (720 m<sup>2</sup>).**

Erven 2459 and 2460 Goreangab are zoned Residential with a density of 1:50 and is approximately 365 m<sup>2</sup> and 355 m<sup>2</sup> in extent respectively. Erf 2459 is vacant while 2460 Goreangab, had an existing building used as a pharmacy. Once Council approves the proposed rezoning and consolidation, the intention is to use both erven for 'business purposes' (Pharmacy). The number of vehicles for which parking will be provided on-site will be in accordance with the Windhoek Town Planning Scheme.

Take notice that the locality plan of the Erf lies for inspection on the town planning notice board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek as well as at **RITTA KHIBA PLANNING CONSULTANT CC, Erf 1012 Doradopark**. Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Municipality and with the applicant in writing within 14 days of the last publication of this notice, on 10 March 2022.

**APPLICANT:**  
**RITTA KHIBA PLANNING CONSULTANTS CC**  
TOWN, REGIONAL PLANNERS & ENVIRONMENTAL CONSULTANTS  
PO Box 22543, Windhoek  
Tel: 061 - 225062 or Fax: 086614935 (fax to email)  
Mobile: 0815788154 / Email Address: info@rkpc.com.na / rkhiba@gmail.com  
08602200399392

**IN THE** High Court of Namibia Case No. 1633/2016  
In the matter between: **STANDARD BANK NAMIBIA LIMITED**, Plaintiff and **WILLEM JOHANNES GROENEWALD**, 1st Defendant  
**WILLEM JOHANNES GROENEWALD**, 2nd Defendant  
**CHRISTINA ELIZABETH GROENEWALD**, 3rd Defendant  
**MAROELEA FALING**, 4th Defendant  
**NOTICE OF SALE IN EXECUTION**

In execution of a Judgment of the above Honourable Court against Fourth Defendant, dated 6 APRIL 2018 in the above action, a sale will be held by the Deputy Sheriff, OUTJO, at the front of the Magistrates Court, Outjo, on 7 March 2022, at 09H00, of the under mentioned property:

**CERTAIN** Farm Jannie No 365 **SITUATE** Registration Division "A", Kunene Region  
**MEASURING**: 4007,3421 (Four Nil Nil Seven Comma Three Four Two One) Hectares.  
**IMPROVEMENTS**: 2x Water Points, 2x boreholes (powered by 5 solar panels), cattle-proof fence with five to six strand wires on wooden poles and droppers, 2x concrete water reservoirs, 1x corrugated iron water reservoir, 2x troughs.  
**TERMS** 10% of the purchase price and the auctioneers' commission must be paid on the date of the sale. The further terms and conditions of the sale will be read prior to the auction and lie for inspection at the office of the Deputy Sheriff, OUTJO and at the offices of the execution creditor's attorneys.  
Dated at Windhoek this 10th day of January 2022.  
**DR WEDER KAUTA & HOVEKA INC**  
Legal Practitioner for Plaintiff  
3RD Floor WKH House  
Jan Jonker Road  
WINDHOEK  
[PKK/pg/STA00094]  
08602200399392

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Legal Notices

**CALL FOR PUBLIC PARTICIPATION COMMENTS** ENVIRONMENTAL IMPACT ASSESSMENT AND ENVIRONMENTAL MANAGEMENT PLAN TO OBTAIN AN ENVIRONMENTAL CLEARANCE TO FINALISE THE TOWN PLANNING PROCEDURES FOR THE REZONING OF PORTIONS RE/5, 29 AND 33 OF FARM DOBRA No 49, WINDHOEK, KHOMAS REGION.  
Green Earth Environmental Consultants have been appointed to assist to and complete an Environmental Impact Assessment and Environmental Management Plan (EMP) 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 4876 of 6 February 2012) to finalize the town planning procedures for the rezoning of Portions Re/5, 29 and 33 of Farm Dobra No 49, Windhoek, Khomas Region.

Name of proponent: **Bonhex Properties(Pty) Ltd**  
Project location and description: The project site is Portions Re/5, 29 and 33 of Farm Dobra No. 49 which is located east of the B1 Windhoek to Clahandja dual-carriage road, east of the Klein Windhoek River and west of the District Road 1512. It is the intention of the proponent to use the site for a transport business (Striptan Transport) for the parking of vehicles and warehousing purposes. The Portions Re/5, 29 and 33 are 72475 ha, 51 ha & 21218 ha in extent respectively and are zoned residential with a density of 1 dwelling per 5ha. To align the intended use with the stipulations of the Windhoek Town Planning Scheme, the portions must be rezoned to 'restricted businesses'. A locality plan of the site is displayed on the Town Planning Notice Board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek, or can be obtained from 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. A public meeting will be held only if there is enough public interest. Only IEARs that registered will be notified of the possible public meeting to be held.  
The last date for comments and/or registration is 11 March 2022. Contact details for registration and further information: Green Earth Environmental Consultants.  
Contact Persons: **Charlie Du Toit/ Carlien van der Walt**  
Tel: 0811273145  
E-mail: charlie@greenearthnamibia.com and carlien@greenearthnamibia.com  
08602200399392

**IN THE** High Court of Namibia (Main Division)  
Case No: **HC-MD-CIV-ACT-OTH-2019/02372**  
In the matter between: **HOLLARD INSURANCE COMPANY OF NAMIBIA LIMITED**, Execution Creditor and **ADAM JOHANNES JACOBUS DGN**, Execution Debtor  
**NOTICE OF SALE IN EXECUTION**

**IN THE EXECUTION** of a Judgment granted by the High Court signed by the Registrar of the High Court on 17/08/2020, the following movable property will be sold on 11 March 2022 at 10H00 at Erf 3764, Grand Avenue, No 24, Industrial Area, Walvis Bay:  
1x White large coffee table, 1x 5-piece black lounge set, 1x mirror, 4x ottomans, 4x silver bar chairs, 1x glass table & 6 chairs, 1x white Defy deep fridge, 1x Silver 2-door Hisense fridge, 1x water dispenser, 1x white Amber microwave, 1x 4-piece brown lounge set, 1x round can table & 4 chairs, 1x Telefunken Television, 1x television cabinet, 1x Samsung white top loader washing machine, 2x coffee trays, 1x double bed headboard, 1x chest of drawers, 1x Hisense television, 1x dressing table.  
Dated at Windhoek on this 16th day of February 2022.  
**FRANCOIS ERASMUS & PARTNERS**  
LEGAL PRACTITIONERS FOR PLAINTIFF  
5 CONRADIE STREET  
WINDHOEK  
REF FGE/HOLI/1203/rmb  
08602200399392

**035** Regskenningsgewings  
Legal Notices

**REZONING NOTICE** Take notice that **RITTA KHIBA PLANNING CONSULTANTS CC (TOWN AND REGIONAL PLANNERS)** on behalf of the owner of Erf 887, Nehale Lya Mpingana, Academia Extension 1, intends applying to the Municipal Council of Windhoek for: **REZONING OF ERF 887, FROM RESIDENTIAL WITH A DENSITY OF 1:500 M<sup>2</sup> TO HOSPITALITY / Erf 887 Academia Extension 1 is zoned Residential with a density of 1:500 m<sup>2</sup> and is approximately 628 m<sup>2</sup> in extent. The erf is currently vacant. Once Council approves the proposed rezoning, the intention is to use the Erf for Hospitality purposes.**

The number of vehicles for which parking will be provided on-site will be in accordance with the Windhoek Town Planning Scheme.  
Take notice that the locality plan of the Erf lies for inspection on the town planning notice board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek as well as at **RITTA KHIBA PLANNING CONSULTANT CC, Erf 1012 Doradopark**. Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Municipality and with the applicant in writing within 14 days of the last publication of this notice, on 10 March 2022.

**APPLICANT:**  
**RITTA KHIBA PLANNING CONSULTANTS CC**  
TOWN, REGIONAL PLANNERS & ENVIRONMENTAL CONSULTANTS  
P O Box 22543, Windhoek  
Tel: 061 - 225062 or Fax: 086614935 (fax to email)  
Mobile: 0815788154 / Email Address: info@rkpc.com.na / rkhiba@gmail.com  
08602200399392

**NOTICE:** Farm Portions 945 and 952 to 956 of Portion 9 of the Farm Ongos no. 38.  
**ESTABLISHMENT OF THE TOWNSHIPS - MUNICIPALITY OF WINDHOEK**  
Notice is hereby given in terms of Section 107(1) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), that application has been made for the SUB-DIVISION OF FARM PORTIONS 945 AND 952 TO 956 OF PORTION 9 OF THE FARM ONGOS NO. 38. THE ESTABLISHMENT OF TOWNSHIPS IN TERMS OF SECTION 105 (b) OF THE URBAN AND REGIONAL PLANNING ACT, ACT NOS 5 OF 2018 ON PORTIONS 945 AND 952 TO 956 OF PORTION 9 OF THE FARM ONGOS NO. 38 INTO MORE THAN 11 ERVEN RESPECTIVELY.

The application is lying open for inspection at the Office of the Ministry of Urban and Rural Development, Division: Planning, 2nd Floor, Room No. 237/GRN Office Park in Windhoek, the Office of the Surveyor-General in Windhoek, at the Office of the Chief Executive Officer, Municipal Council of Windhoek, and at the Office of Ritza Khiba Planning Consultants CC, Erf 1012 Virgo Street Doradopark.  
Any person who wishes to object to the application or who desires to be heard in the matter, may give personal evidence before the Urban and Regional Planning Board at the Offices of the Ministry of Urban and Rural Development in Windhoek, Decentralization Board Room or submit written evidence to the Urban and Regional Planning Board, Private Bag 12309, Windhoek. Provided that such written evidence shall reach the Secretary of the Urban and Regional Planning Board not later than 10 March 2022 before 12:00.  
**LD UYEPA**  
CHAIRPERSON  
URBAN AND REGIONAL PLANNING BOARD  
08602200399394

**Market Watch**  
To advertise call:  
**The Classifieds**  
t: 061-297 2055

**Market Watch**

**WORK AT OUR HOME**  
**Senior Showroom Consultants**  
Weylands is a world class, contemporary interior decor and furniture retailer with branches throughout South Africa.  
For our **Windhoek Showroom** we currently seek qualified, highly motivated individuals who have relevant experience with a company whose brand synergy is comparable to our own.  
**We need candidates with:**  
- Excellent communication and networking skills  
- Experience with customer account management and reaching monthly sales targets  
- Good admin, systems, PC Skills and Pastel & MS office required  
- A passion for decor  
- Proven sales experience with luxury products & high-end clients  
- Trilingual writing and speaking (Engl, Afrikaans, German) preferred  
If you meet these requirements we would love to hear from you! Please submit your CV with a photo and salary expectations to [h@weylands.com](mailto:h@weylands.com).  
Starting date immediately. Closing date to apply: **Fri, 4 Mar 2022**  
**WEYLANDS**  
EST. 1948  
D5122081

**LOSING CONTROL?**  
**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)

**We are hiring:**  
Position: Client Engagement Executive  
Functional Area: Sales (Coastal Region)  
Purpose of the Job: To be responsible for the management of the full sales cycle for a group of defined accounts on a regional basis. Accountable for the full Revenue target for designated client(s).  
Qualifications and Experience: Relevant Degree 3-5 years ICT sales, Hardware and Software Compliances  
Please send your summarized resume to [Taimi.Malima@bcx.com](mailto:Taimi.Malima@bcx.com) no later than the 4<sup>th</sup> March 2022. Only shortlisted candidates will be contacted.  
DMS020200399782\_02



**POSITION : TWO (2) RESEARCHERS**  
**DURATION : ONE YEAR (12 MONTHS)**  
The Konrad Adenauer-Stiftung (KAS) Namibia-Angola is an independent and non-profit making German political foundation. KAS is recruiting two (2) Researchers for a period of one year (12 months) subject to renewal based on performance. Researchers should have an interest in the current media and political environment in Namibia.  
**REQUIREMENTS:**  
- Namibian citizenship.  
- Bachelor's degree in Politics, Media Studies or any other related fields.  
- Minimum 2 years' experience conducting qualitative or quantitative research in similar environments.  
- Ability to work with high profile professionals and handle highly confidential information.  
- Ability to produce high quality research in very strict and short time frames.  
- Good business etiquette and telephone skills.  
- Good writing and listening skills.  
- Strong attention to detail.  
Applications accompanied by a cover letter, a detailed CV, a research portfolio, copies of relevant qualifications and verifiable references should be forwarded to:  
**Email : [info.namibia@kas.de](mailto:info.namibia@kas.de)**  
**Closing date: 02 MARCH 2022 @ 16:00**  
Late applications will not be considered.

Konrad Adenauer-Stiftung e.V. Foundation Office Namibia and Angola  
Mutual Tower, 7th Floor, P.O. Box 1145, 223 Independence Avenue, Windhoek, Namibia  
**[www.kas.de/namibia](http://www.kas.de/namibia)**

# CLASSIFIEDS

Tel: (061) 208 0800/44

Fax: (061) 220 584

Email: classifieds@nepc.com.na

| Services | Employment | Notice       | Notice       | Notice       | Notice       | Notice       |
|----------|------------|--------------|--------------|--------------|--------------|--------------|
| Offered  | Offered    | Legal Notice | Legal Notice | Legal Notice | Legal Notice | Legal Notice |

### CLASSIFIEDS

**Rules and Deadlines**

To avoid disappointment of an advertisement not appearing on the date you wish, please book to us early - Classifieds create and notice: 10:00, two working days prior to placing - Calculations and alterations: 10:00, two days before date of publication in writing only

**Notice**  
(NPL Included)  
Legal Notice N\$400.00  
Legal Notice N\$400.00  
House Change N\$400.00  
Birthdays from N\$200.00  
Deaths from N\$200.00  
Testimonials from N\$200.00  
Thank You Messages from N\$200.00

News and Classifieds Apply.

### Elite Tutorial College



Elite Tutorial College invites applications from professionally qualified teachers to fill in the following grade 11 teaching posts:

- Biology x 4 posts
- Physics x 2 posts
- Chemistry x 2 posts
- Agricultural Science x 3 posts
- Mathematics x 3 posts
- Development Studies x 2 posts
- History x 2 posts
- Geography x 2 posts
- English x 3 posts
- Commerce x 2 posts
- Educational Psychologist x 1 post

Minimum requirements:

- At least a Diploma in Secondary Education majored in the subject applied for.
- At least 5 years teaching experience at Ordinary Level.
- Holders/non-teaching degree/ qualifications must have a post graduate diploma in education.
- Experience as a national teacher in the subject applied for will be an added advantage.
- Ability to teach two subjects will be an added advantage.

ONLY NAMBIANS OR HOLDERS OF PERMANENT RESIDENCE SHOULD APPLY FOR THE ABOVE POSTS. ASSUMPTION OF DUTY DATE IS 14 MARCH 2022.

Interested educators should send their application letters, CVs, scanned certified copies of academic and professional qualifications to [elitetutorial@live.com](mailto:elitetutorial@live.com)

### Job Advert: Specialist Obstetrician and Gynaecologist

Applications are invited for a Specialist Obstetrician and Gynaecologist position at a practice located in Windhoek, Namibia.

### Person Specification

- At least 5 years' experience as a specialist Obstetrician and Gynaecologist
  - Dependence and expertise as a trainer and supervisor in a specialist health care provider in sexual & reproductive health care/family planning services and programmes
  - Specialist registration with the Health Professions Council of Namibia, with a valid licence to practice.
  - Regulate professional indemnity for the specialty
  - Good communication skills and proven writing skills
- Duties and Responsibilities of the post**
- Provide comprehensive obstetric and gynaecology services
  - Support general practitioners in management of women with complicated conditions
  - Participate in a planned corporate social responsibility programme incorporating health-care as an initiative aimed at promoting wellness.
  - Write patient educational articles for the practice website
- Remuneration:**  
To be negotiated with the successful candidate.
- Closing date for applications: 18th March 2022
- Interview date: Short-listed candidate will be advised
- (Unintended and missing requirements please email CV, pdf copies of certified certificates and references to: [admin@elitetutorial.com.na](mailto:admin@elitetutorial.com.na))
- Namibian citizens and residents are given preference. Women are encouraged to apply.
- Closing date: 18/03/2022
- Please note that only shortlisted candidates who meet all of the requirements and qualifications will be contacted. No CVs and documentation will be returned.

REPUBLIC OF NAMIBIA  
MINISTRY OF TRADE & INDUSTRY  
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### PUBLIC NOTICE

Please take notice that Kamsu Town Planning and Development Specialist has been appointed by the owner of Erf 546 Hochlandpark, Windhoek to apply for the City of Windhoek for the following:

Consent to use the respective Erf for a Guesthouse

Erf 546 Hochlandpark is located to the south west of the Windhoek CBD, Suburb Hochlandpark. The respective Erf is located on a flat surface, measures 100sqm in extent and is zoned 'Residential'

The applicant stands to apply for the consent to use the Erf for a Guesthouse. There is sufficient provision made for parking.

Please further take note that -

- (a) For more enquiries regarding the consent application, visit the Department of Town Planning at the City of Windhoek;
- (b) any person having objection to the consent concerned, may in writing lodge such objection 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 10 March 2022.

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**Employment wanted**

Mr. Johannes Rayner is unemployed and seeks work and ONS to take care of. He's eagerly looking for ONS. He is possessing of ONS driving license with more than 10 years' work experience. Contact: 811211544

Mr. Sebastian Thome is unemployed and eagerly looking for ONS work. He is possessing of ONS driving license and has ONS CE driving license. Contact: 811211544

### CALL FOR PUBLIC PARTICIPATION ENVIRONMENTAL IMPACT ASSESSMENT FOR MINING ACTIVITIES ON MINING CLAIMS 72305-72310

This notice serves to inform all interested and affected parties that an application for the environmental clearance certificate will be launched with the Environmental Commissioner in terms of the Environmental Management Act (No. 7 of 2007) and the Environmental Regulations (GN 30 of 2012).

The project's license area is located about 21 km northeast of Anzalis, along the E2 road. The proposed intends to mine the dimension stone blocks from the mining claims.

Proposer: Mr. Jola Shikanga  
Email: [shikanga@impala.com.na](mailto:shikanga@impala.com.na)

Interested and affected parties are hereby invited to register and submit their comments regarding the proposed project on or before 15/03/2022. Contact details for registration and further information:

Impala Environmental Consulting  
Mr. S. Andamba  
Email: [shikanga@impala.com.na](mailto:shikanga@impala.com.na),  
Tel: 0606835598



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CALL FOR PUBLIC PARTICIPATION/COMMENTS ENVIRONMENTAL IMPACT ASSESSMENT AND ENVIRONMENTAL MANAGEMENT PLAN TO OBTAIN AN ENVIRONMENTAL CLEARANCE

CLEARANCE TO FINALISE THE TOWN PLANNING PROCEDURES FOR THE REZONING OF PORTIONS RES, 29 AND 33 OF FARM DOBRA NO. 49, WINDHOEK, KHOMAS REGION

Green Earth Environmental Consultants have been appointed to attend to and complete an Environmental Impact Assessment and Environmental Management Plan (EMP) 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 GD 4978 of 8 February 2012) to finalise the town planning procedures for the rezoning of Portions Res, 29 and 33 of Farm Dobra No. 49, Windhoek, Khomas Region.

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 IMAPs that registered will be notified of the possible public meeting to be held.

The last date for comments and/or registration is 11 March 2022.

Contact details for registration and further information: Green Earth Environmental Consultants  
Contact Persons: Charlie Du Toit/Carlen van der Wall  
Tel: 0611273145  
E-mail: [charlie@greenearthnamibia.com](mailto:charlie@greenearthnamibia.com) and [carlen@greenearthnamibia.com](mailto:carlen@greenearthnamibia.com)

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3. Address/Location of premises in which application will be lodged: **OSKATA - CHRISTA OSKATA**

4. Nature and details of application: **OSKATA - CHRISTA OSKATA**

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MINISTRY OF TRADE & INDUSTRY  
LICENSURE ACT, 1986 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LICENSURE ACT, 1986

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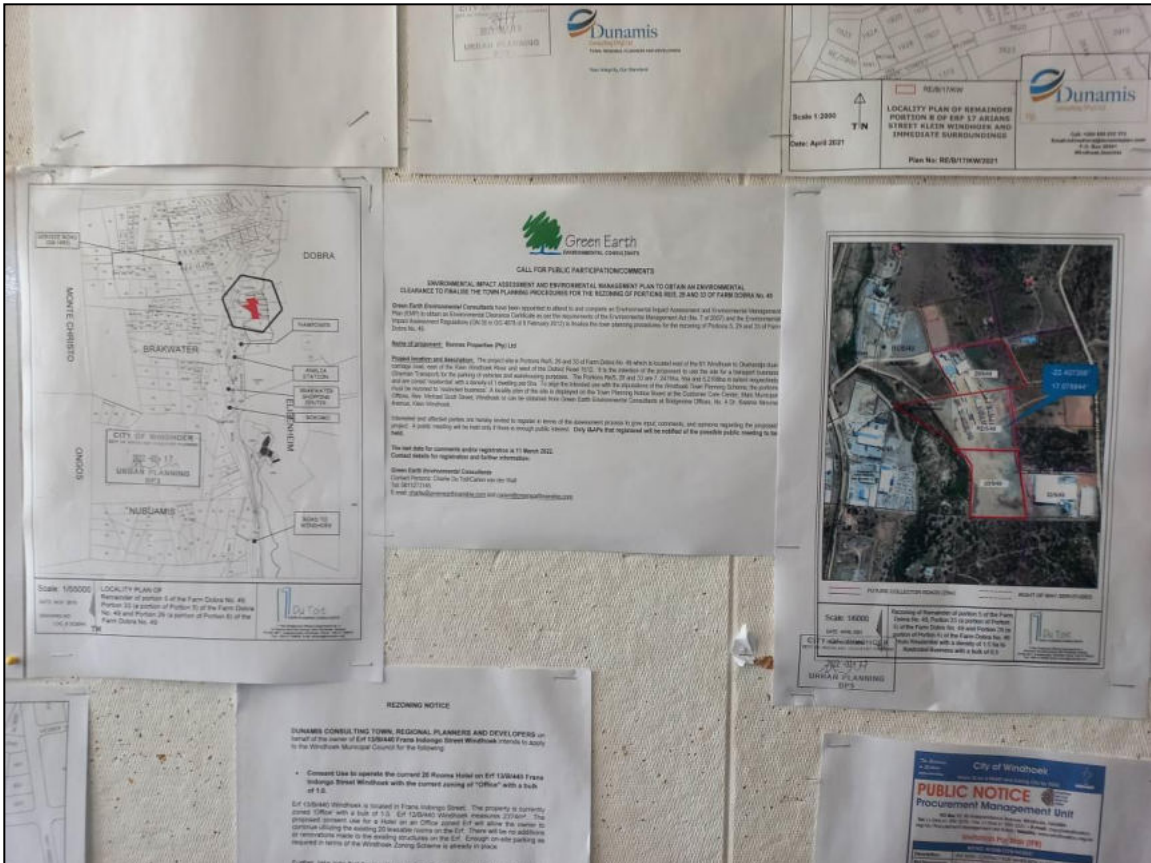
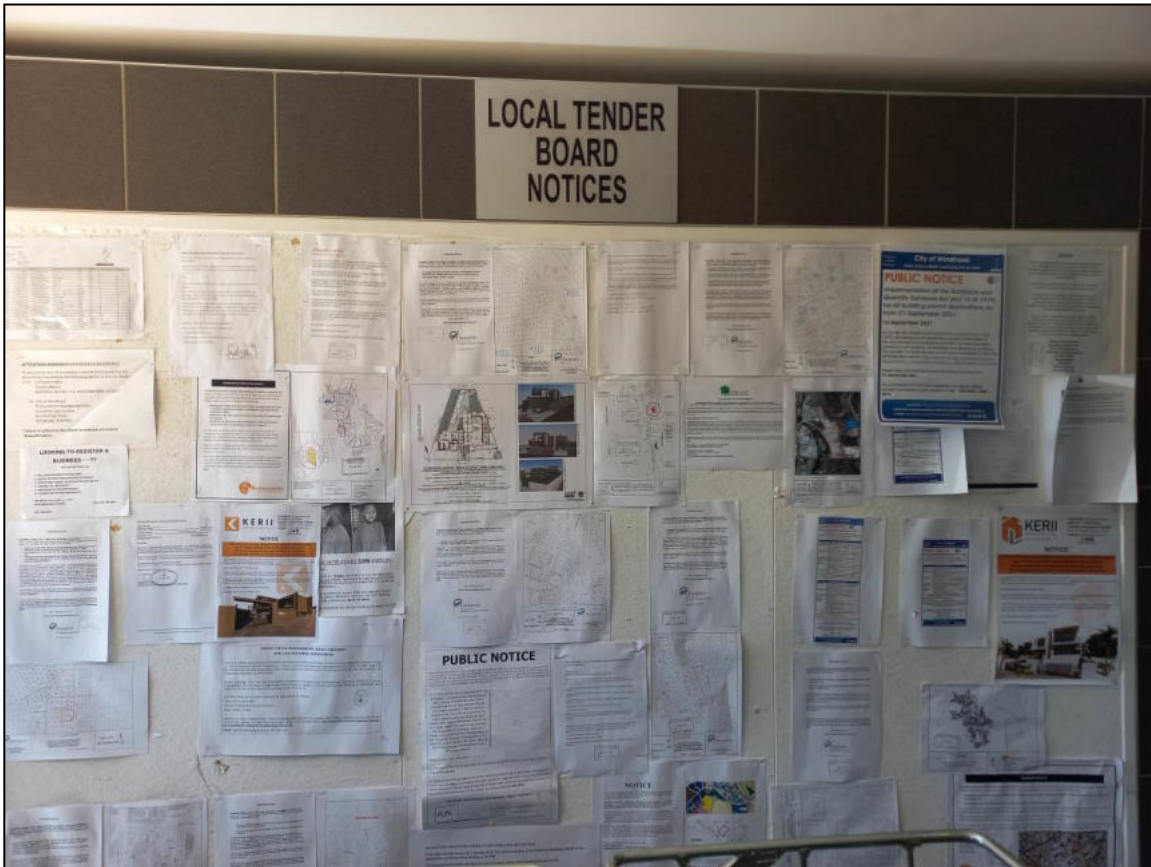
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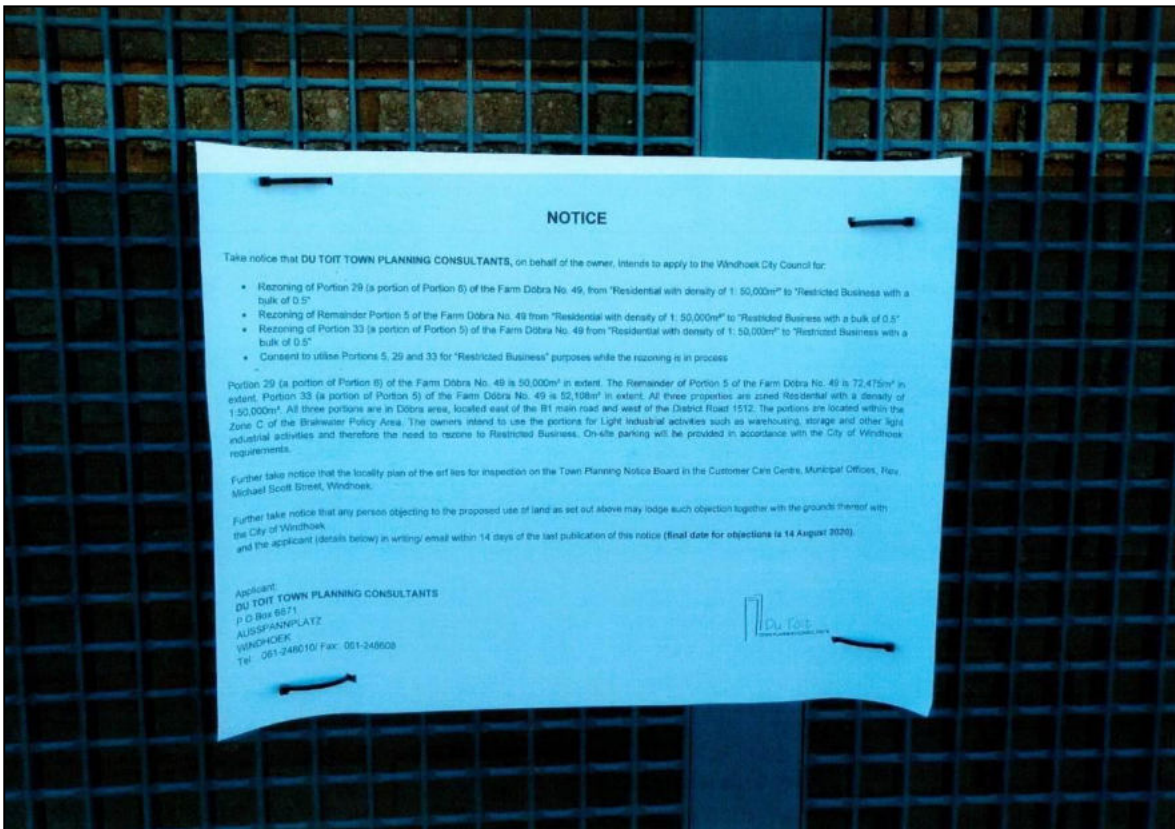
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1. Name and postal address of applicant: **OSKATA - CHRISTA OSKATA**

# APPENDIX B: NOTICE AT MUNICIPALITY



## APPENDIX C: NOTICE ON SITE



## APPENDIX D: CURRICULUM VITAE OF CHARLIE DU TOIT

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

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

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

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

|      |      |                         |                         |
|------|------|-------------------------|-------------------------|
| 1989 | 1995 | Development Corporation | Consultant              |
| 1985 | 1988 | Ministry of Agriculture | Agricultural Researcher |

**Certification:**

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



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**Charl du Toit**

## APPENDIX E: CURRICULUM VITAE OF CARIEN VAN DER WALT

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

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

### 6. Membership of Professional Associations:

EAPAN Member (Membership Number: 113)

### 7. Languages:

| Language  | Speaking | Reading | Writing |
|-----------|----------|---------|---------|
| English   | Good     | Good    | Good    |
| Afrikaans | Good     | Good    | Good    |

### 8. Employment Record:

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

### 9. Detailed Tasks Assigned:

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

### Certification:

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

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Carien van der Walt



## APPENDIX F: ENVIRONMENTAL MANAGEMENT PLAN