

**NOTICE FOR PUBLIC PARTICIPATION**

**ENVIRONMENTAL IMPACT ASSESSMENT**

**PERMANENT CLOSURE OF THE STREET PORTIONS A AND B OF ISMAEL ABRAHAM AND /OR MOSHITILA STREE,SUB-DIVISION OF ISMAEL ABRAHAM AND/OR MOSHITILA STREET AND CONSOLIDATION OF PORTIONS A AND B OF ISMAEL ABRAHAM AND/OR MOSITILA STREET WITH ERVEN 3209 AND R1797, MONDESA, SWAKOPMUND**

SandSea Consulting hereby gives notice to all potential Interested and affectwd Parties (I&APs) that an application will be made to the Environmental Commissioner in terms of the Environmental Managment Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the above-mentioned activity.

**PROJECT LOCATION :** Ismael Abraham and / OR Moshitila Street, Mondesa, Swakopmund

**REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS:** All interested & Affected Parties hereby invited to register and submit their comments, concerns or questions as part of the consulting process. All comments and concerns should be submitted to the details below:

Email: [sandseaconsulting@gmail.com](mailto:sandseaconsulting@gmail.com)  
Mobile: 085 639 0738 on or before **26 April 2024**.



**PUBLIC NOTICE**

Please take note that Kamau Town Planning and Development Specialist has been appointed by the owner of Erf 1503, Khomasdal, Extension 14, Windhoek, to apply to the City of Windhoek and the Urban and Regional Planning Board for the:

1. Rezoning of erf 1503 khomasdal, extension 14, windhoek from "undetermined" to "single residential" with a density of 1:300
2. Subdivision of erf 1503 khomasdal, extension 14, windhoek, into 13 portions and the remainder of erf 1503 (street) in terms of the City of Windhoek Town Planning Scheme and Part 2, Section 105 of the Urban and Regional Planning Act 5 of 2018.

Erf 1503 is located along Gladiola Street, Khomasdal Extension 14, and measures approximately 5 148sqm in extent. The erf is currently zoned 'Undetermined'.

In order to maximize the development potential of the property, the owner of Erf 1503 would like to rezone Erf 1503 Khomasdal, Extension 14, Windhoek from "Undetermined" to "Residential" with a density of 1:300, and subdivide the property into 13 portions and the Remainder of 1503 (Street).

**PLEASE FURTHER TAKE NOTE THAT -**

(a) For more enquiries regarding the rezoning and subdivision application, visit the City of Windhoek's Department of Planning office number 813.

(b) Any person having objections to the rezoning concerned or who wants to comment, may in writing lodge such objections and comments, together with the grounds, with the Chief Executive Officer of the City of Windhoek, and with the applicant within 14 days of the last publication of this notice, i.e. no later than **13 May 2024**.

**FOR MORE INFORMATION AND QUERIES, KINDLY CONTACT:**



No. 04 Wigner street | Windhoek west  
t: +264 81 6532389 | e: +264 61 251975 | f: +264 61 304219 |  
PO BOX 22296 | Windhoek |  
hope@kamautpds.com | w: www.kamau-architects.com



Municipal Council of Windhoek  
Department of Urban and Transport Planning t: +264 61 290 2952  
Eisler.Lisdel@windhoekcc.org.na Office Number: 813, 8th floor.

**PUBLIC NOTIFICATION**  
**ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED SUBDIVISION OF ERF 3573 AND REZONING OF RESULTING PORTIONS FROM PUBLIC OPEN SPACE TO SINGLE RESIDENTIAL, EXTENSION 16, ONDANGWA, OSHANA REGION**

Notice is hereby given to all potential Interested and Affected Parties (I&APs) and relevant stakeholders, that an application for an Environmental Clearance Certificate will be submitted to the Competent Authority and the Ministry of Environment, Forestry, and Tourism (MEFT) for the following activities.

**Project title:** Subdivision of Erf 3573 and Rezoning of Portions A - D from Public Open Spaces to Single Residentials with Density of 1:600

**Project Location:** Extension 16, Ondangwa, Oshana Region

**Proponent:** Easy Care Trading Enterprises cc

**Description:** The proponent has purchased a Portion of Erf 3573 from the Ondangwa Town Council with the aim of a housing development project. The property is currently zoned "Public Open Space", hence certain town planning procedures needs to be applied for the subdivision of Erf 3573 into Portions A, B, C, D and Remainder and subsequent Rezoning of Portions A – D from Public Open Space to Single Residential with Density 1:600 to enable the intended development.

In terms of the Environmental Management Act (Act No. 07 of 2007), the Rezoning of land zoned "Public Open Space "cannot be undertaken without an Environmental Clearance Certificate being obtained.

I&APs are hereby invited to register, request the Background Information Document (BID), and submit comments/inputs to [info@greengain.com.na](mailto:info@greengain.com.na) **The last day to submit inputs is on 25 April 2024.**

**The need for a public meeting will be determined after the consultation and communicated to all registered I&APs.**

**For more information**

Email: [eap@greengain.com.na](mailto:eap@greengain.com.na) or [jkondja@gmail.com](mailto:jkondja@gmail.com)

Cell: +264 811422927 or 0813380114



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### ENVIRONMENTAL IMPACT ASSESSMENT FOR PROPOSED CONSTRUCTION AND OPERATION OF BUFFALO LODGE IN BWABWATA NATIONAL PARK

Advanced Environmental Agency herewith gives notice in terms of the Environmental Management Act, 7 of 2007 and Regulation 21 of the Environmental Impact Assessment (EIA).

**PROPONENT: NYIME SAFARI LODGES CC**

**PROJECT DESCRIPTION: DEVELOPMENT OF A LODGE INSIDE BWABWATA NATIONAL PARK (BUFFALO CORE AREA).**

**PROJECT LOCATION: KAVANGO EAST REGION (Bwabwata National Park)**

Interested and Affected parties (I& AP) are invited to register with Advanced Environmental. Registration can be done by requesting of the Background information document provided in the email below. Any persons having any objection kindly contact AEA consultants on to the email below: **from 01 April 2024 - 14 April 2024.**

**Email:** info.advanceenviroment@gmail.com

**Cell:** 0817606590



### NOTICE FOR PUBLIC PARTICIPATION ENVIRONMENTAL IMPACT ASSESSMENT

Environam Consultants Trading (ECT) hereby gives notice to all potential Interested and Affected Parties (I&APs) that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following:

**PROJECT NAME:** Proposed Construction of a Facility for the Handling and Storage of Radioactive Material on Erven 6230 and 6231, Extension 19, Walvis Bay, Erongo Region

**PROJECT LOCATION:** Erven 6230 and 6231 Rikumbi Kandanga Road, Extension 19, Walvis Bay, Erongo Region

**PROJECT DESCRIPTION:** The proposed project will include the following components:

- Completion Fluids
- Specialised Storage
- Specialised Containers
- Fuel Storage

**PROPONENT:** PGX – MALTA (Pty) Ltd

**PUBLIC MEETING:** A Public consultation meeting will be held on **12 April 2024** at the following venue and time:

- 10:00 – 11:00 at Walvis Bay Municipality Side Hall, Walvis Bay

**REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS:** All I&APs are hereby invited to register and submit their comments, concerns or questions in writing to:

Email: [colin@environam.com](mailto:colin@environam.com)

Mobile: 081 458 4297 on or before **19 April 2024.**

**Please note change in dates from previous notice.**



### PUBLIC NOTIFICATION

ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED SUBDIVISION OF ERF 3573 AND REZONING OF RESULTING PORTIONS FROM PUBLIC OPEN SPACE TO SINGLE RESIDENTIAL, EXTENSION 16, ONDANGWA, OSHANA REGION

Notice is hereby given to all potential Interested and Affected Parties (I&APs) and relevant stakeholders, that an application for an Environmental Clearance Certificate will be submitted to the Competent Authority and the Ministry of Environment, Forestry, and Tourism (MEFT) for the following activities.

**Project title:** Subdivision of Erf 3573 and Rezoning of Portions A - D from Public Open Spaces to Single Residential with Density of 1:600

**Project Location:** Extension 16, Ondangwa, Oshana Region

**Proponent:** Easy Care Trading Enterprises cc

**Description:** The proponent has purchased a Portion of Erf 3573 from the Ondangwa Town Council with the aim of a housing development project. The property is currently zoned "Public Open Space", hence certain town planning procedures needs to be applied for the subdivision of Erf 3573 into Portions A, B, C, D and Remainder and subsequent Rezoning of Portions A – D from Public Open Space to Single Residential with Density 1:600 to enable the intended development.

In terms of the Environmental Management Act (Act No. 07 of 2007), the Rezoning of land zoned "Public Open Space" cannot be undertaken without an Environmental Clearance Certificate being obtained.

I&APs are hereby invited to register, request the Background Information Document (BID), and submit comments/inputs to [info@greengain.com.na](mailto:info@greengain.com.na) **The last day to submit inputs is on 25 April 2024.**

**The need for a public meeting will be determined after the consultation and communicated to all registered I&APs.**



**For more information**

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# Short vs Long-term rental: Which is the best investment



**S**o says Claude McKirby, Co-Principal for Lew Geffen Sotheby's International Realty who adds that real estate market fluctuations are generally not as extreme and property tends to appreciate steadily over time, making it a reliable long-term investment.

"Property ownership therefore tends to offer better long-term financial security and, on another level, being a physical asset with intrinsic value it invokes a sense of security and stability."

However, McKirby says that one of the most critical decisions investors face when acquiring a property to enter the rental market is choosing between letting it on a long-term lease or opting for short-term rentals.

"Each option has its unique attractions, challenges, and benefits, shaped by market demands, the investor's lifestyle, investment goals and risk tolerance.

"For example, investors looking for a hands-off approach may prefer the relative ease of long-term leasing whilst those seeking maximum returns and who are willing to engage more actively with their investment might gravitate towards short-term rentals."

## Long-Term Leasing

**Attraction:** The traditional appeal of long-term leasing lies in its predictability and simplicity. Investors are generally attracted to the steady, predictable income stream, reduced turnover costs, and lower operational demands.

## Pros:

**Stable Income:** Long-term leases provide a consistent and predictable income over the contract period, typically 6-12 months or more.

**Lower Operational Costs:** Fewer tenant turnovers result in reduced costs associated with cleaning, repairs, and marketing for new tenants.

**Less Time-Intensive:** Once a reliable tenant is secured, the day-to-day management of the property is significantly less demanding than with short-term rentals.

## Cons:

**Lower Flexibility:** It's more challenging to adjust rental prices in response to market changes due to the fixed nature of lease agreements.

**Potential for Long-Term Headaches:** Dealing with difficult tenants or ensuring rent is paid on time can become ongoing issues.

**Limited Access:** Owners lose immediate access to their property, making it difficult to use personally or sell during the lease period without complications.

## Short-Term Rentals

**Attraction:** The rise of the sharing economy has propelled platforms like Airbnb, appealing to investors due to potentially higher returns and flexibility.

## Pros:

**Higher Potential Income:** Short-term rentals can command significantly higher nightly rates compared to the monthly rate of long-term leases, especially in high-demand or tourist-centric locations.

**Flexibility:** Owners can adjust pricing dynamically in response to market demand, seasonality, and special events. There's also the flexibility to block out periods for personal use.

**Market Responsiveness:** Investors can quickly adapt to real estate market changes, adjusting their rental strategy as needed.

## Cons:

**Increased Management and Operational Demands:** Short-term rentals require more hands-on involvement, including managing bookings, communicating with potential and current guests, and handling cleaning and maintenance more frequently.

**Income Variability:** Earnings can be significantly higher during peak seasons but may drop off during off-peak times, leading to less predictability in cash flow.

**Potentially more volatile property values:** Although some coastal regions are thriving due to semigration, the values of properties in holiday locations are traditionally more volatile, booming in the good times and crashing when the markets are down.

**Regulatory Challenges:** Some regions have introduced strict regulations around short-term rentals, including licensing requirements, limits on the number of days a property can be rented out, and additional taxes.

McKirby says that whichever option you choose, there are a number of ways in which to minimise risk and optimise returns:

**Ensure you buy in a prime location:** Buy the best you can afford in the best location as your investment is most likely to not only retain its value but also grow and yield better returns.

**In the holiday let market, this is important because in peak season in popular towns, most holiday properties perform well, but out of season and tougher economic times, units in secondary locations could well suffer from low occupancy rates.**

**Consider sectional title:** The upkeep required on older properties and homes on large grounds can easily eat through returns, so unless you are able to put a portion of the rental earned away as a maintenance fund, low maintenance options like lock-up-and-go properties are a better choice.

**There will be a body corporate with trustees who are responsible for the maintenance of the common property, and the upkeep of the complex which significantly reduces the owner's involvement in maintaining the exterior of the property. One word of caution – the levies in some complexes can be quite high.**

**Know your market:** It's essential that investors research the general demographic of the area and decide which segment of market they will be servicing, especially in the long-term rental arena.

**For instance, in the student market, the buyer should choose a suburb close a campus with easy access to public or student transport routes, while families will need to be in close proximity to good schools and sports and shopping amenities. Corporate tenants will favour an upmarket suburb which has quick access to freeways leading to the airport and typically close to business hubs.**

**Familiarise yourself with the relevant legislation:** Legislation regarding the rental sector and short-term rentals have been tightened in recent years for both your and your guests' protection so make sure you operate within these stipulations to avoid potentially costly and stressful pitfalls.

**Consider professional management:** This is especially important if you don't live in the area because there is likely to be a guest or an issue that needs your attention on a regular basis. They will also have a thorough knowledge of all the relevant legalities.

## PUBLIC NOTIFICATION

ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED SUBDIVISION OF ERF 3573 AND REZONING OF RESULTING PORTIONS FROM PUBLIC OPEN SPACE TO SINGLE RESIDENTIAL, EXTENSION 16, ONDANGWA, OSHANA REGION

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**The need for a public meeting will be determined after the consultation and communicated to all registered I&APs.**



## For more information

Email: [eap@greengain.com.na](mailto:eap@greengain.com.na) or [jkondja@gmail.com](mailto:jkondja@gmail.com)

Cell: +264 811 422927 or 0813380114

### CALL FOR PUBLIC PARTICIPATION

#### ENVIRONMENTAL IMPACT ASSESSMENT FOR MINERAL EXPLORATION ON EPL 9162

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).

**Location:** The license area is located about 25 km north of Swakopmund. The proponent intends to explore for Uranium. Exploration methods may include geological mapping, geophysical surveys, sampling and drilling.

**Proponent:** PLOSHAD INVESTMENTS CC

All interested and affected parties are hereby invited to register and submit their comments regarding the proposed project on or before **30/04/2024**. Contact details for registration and further information:

Impala Environmental Consulting

Mr. S. Andjamba  
Email: [public@impalac.com](mailto:public@impalac.com), Tel: 0856630598



### CALL FOR PUBLIC PARTICIPATION

#### ENVIRONMENTAL IMPACT ASSESSMENT FOR MINERAL EXPLORATION ON EPL 8999

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).

**Location:** The license area is located about 7 km southwest of Okahandja. The proponent intends to explore for Copper and Gold. Exploration methods may include geological mapping, geophysical surveys, sampling and drilling.

**Proponent:** VVC MINING CC

All interested and affected parties are hereby invited to register and submit their comments regarding the proposed project on or before **10/05/2024**. Contact details for registration and further information:

Impala Environmental Consulting

Mr. S. Andjamba  
Email: [public@impalac.com](mailto:public@impalac.com), Tel: 0856630598



#### NOTICE OF ENVIRONMENTAL IMPACT ASSESSMENT

##### FOR THE PROPOSED EXPLORATION ACTIVITIES ON EPL 7909 AND EPL 7912 IN THE WALVIS BAY DISTRICT IN ERONGO REGION.

**OUTRUN CONSULTANTS CC HEREBY GIVES NOTICE OF THE ENVIRONMENTAL IMPACT ASSESSMENT FOR THE EXPLORATION ACTIVITIES ON EPLs 7909 & 7912.**

The exact location of the project site is highlighted in the Background and Invitation to participate Document (BID). An EIA is being commissioned as required under the Environmental Management Act, 7 of 2007 and Regulations of 2012. Interested and Affected Parties are invited to register and attend meetings as detailed below.

PROONENT(S): TUMAS GRANITE CC

PROJECT ACTIVITIES: EXPLORATION FOR DIMENSION STONE, NUCLEAR FUELS, INDUSTRIAL MINERALS AND BASE & RARE EARTH METALS.

PROJECT LOCATION: WALVIS BAY DISTRICT -ERONGO REGION - LOCATION MAPS ARE PROVIDED IN THE BIDS.

PUBLIC PARTICIPATION: A FORMAL MEETING WILL BE HELD ONSITE ON THE 11TH OF APRIL 2024.

Josiah - 0812 683 578,

E-Mail: [outrungreeninfo@gmail.com](mailto:outrungreeninfo@gmail.com)



#### PUBLIC NOTIFICATION

##### ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED SUBDIVISION OF ERF 3573 AND REZONING OF RESULTING PORTIONS FROM PUBLIC OPEN SPACE TO SINGLE RESIDENTIAL, EXTENSION 16, ONDANGWA, OSHANA REGION

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Email: [eap@greengain.com.na](mailto:eap@greengain.com.na) or [jkondia@gmail.com](mailto:jkondia@gmail.com)

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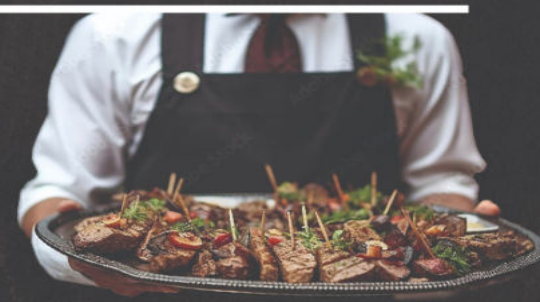
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