

CLASSIFIEDS

Tel: (061) 2080844 Fax: (061) 220584 Email: Classifieds@nepc.com.na

Services	Notices	Notices	Notices	Notices	Notices	Notices
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Company:
DynaCare Diagnostic Laboratory (Ojzondjupa Region)

Position:

MEDICAL LABORATORY TECHNOLOGIST/SCIENTIST

Requirements:

- Registration with HPCNA
- Relevant qualification in clinical pathology
- Can work independently in all disciplines
- Knowledge of Quality and Accreditation requirements
- Driver's license

Email documents to: dynacareoh@gmail.com

LIQUIDATION AND DISTRIBUTION ACCOUNT IN DECEASED ESTATE LYING FOR INSPECTION

In terms of Section 35 (5) of Act 66 of 1965 notice is hereby given that copies of the liquidation and distribution accounts (first and final, unless otherwise stated) in the estates specified below will be open for inspection of all persons interested therein for a period of 21 days (or longer if specially stated) from the date of publication hereof, whichever may be later, and at the offices of the Master's and Magistrate's as stated

Should no objections thereto be lodged with the Master concerned during the specified period, the executors will proceed to make a payment in accordance with the accounts.

Registration Number of the Estate: E 716/2020

Surname: SOPHIE MACDALENA
Christian Names: VAN WYK
Identity Number: 540506 0014 5
Last Address: ERF NO. REHOBOOTH B 25
Masters Office: WINDHOEK

V. T. VAN WYK ATTORNEYS
Hebron House, Plot A 129
Rehoboth
Ref. V T Van Wyk
Tel. 062-523337
Cell. 0811270230

REPUBLIC OF NAMIBIA
MINISTRY OF TRADE & INDUSTRY
LIQUOR ACT, 1988 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1988
(regulations 14, 26 & 33)
Notice is given that an application in terms of the Liquor Act, 1988, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: OSHANOTTA

1 Name and postal address of applicant: **SAREUS TANGEN INUKUNDE, P O BOX 2354, ONGANGWA**

2 Name of business or proposed business to which applicant relates: **Q'MASASA PUB.COM**

3 Address/Location of premises to which application relates: **ONELUMBA - OSHUTUTUMA, EKANGO LYAKAHANI**

4 Nature and details of application: **SPECIAL LIQUOR LICENCE**

5 Clerk of the court with whom application will be lodged: **ONGANGWA MAGISTRATE**

6 Date on which application will be lodged: **20 NOVEMBER 2021**

7 Date of meeting of Committee at which application will be heard: **19 JANUARY 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 21 days before the date of the meeting of the Committee at which the application will be heard.

KERII & ASSOCIATES ARCHITECTS

NOTICE

"Take notice that the owners, Stefania Hamunyela and Lina Hamunyela regard intends applying to the Windhoek Municipal Council for the construction of a two story dwelling unit, exceeding the maximum 214.5 Sqm and Erf 175, Gema Street, Kleine Kuppe"

The proposed construction will allow the owner to erect a two (2) store dwelling unit on Erf 175 Gema Street (Should this application be successful, the number of vehicles for which parking will be provided on site will be in keeping with required per Windhoek 215).

New residential on Erf 175 Gema Street

Further take notice that the plans of the erf lies for inspection on the main planning notice board in Customer Care Centre, Main Municipal Office, Rev. Michael Scott Street, Windhoek.

Further take notice that any person wishing to be considered for the proposed application should lodge and application together with the appropriate fee, with the City ward with appropriate documents in writing, within 14 days of the publication of this notice.

The last date for any objections is 08 December 2021.

Dated at Windhoek on the 28 November 2021.



NOTICES STANDARD NOTICE

Legal Notice

REPUBLIC OF NAMIBIA
MINISTRY OF TRADE & INDUSTRY
LIQUOR ACT, 1988 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1988
(regulations 14, 26 & 33)
Notice is given that an application in terms of the Liquor Act, 1988, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: KHOMAS

1 Name and postal address of applicant: **KENNEDY HAUHOLO P O BOX 18264, ONANDJABA, OKALONGO**

2 Name of business or proposed business to which applicant relates: **ROC NATION BAR**

3 Address/Location of premises to which application relates: **ERF 746, EVELINE STREET, GOREANGAB WINDHOEK**

4 Nature and details of application: **SHEBEN LIQUOR LICENCE**

5 Clerk of the court with whom application will be lodged: **WINDHOEK MAGISTRATE**

6 Date on which application will be lodged: **27 NOVEMBER 2021**

7 Date of meeting of Committee at which application will be heard: **12 JANUARY 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 21 days before the date of the meeting of the Committee at which the application will be heard.

REPUBLIC OF NAMIBIA
MINISTRY OF TRADE & INDUSTRY
LIQUOR ACT, 1988 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1988
(regulations 14, 26 & 33)
Notice is given that an application in terms of the Liquor Act, 1988, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: KHOMAS

1 Name and postal address of applicant: **KENNEDY HAUHOLO P O BOX 18264, ONANDJABA, OKALONGO**

2 Name of business or proposed business to which applicant relates: **ROC NATION BAR**

3 Address/Location of premises to which application relates: **ERF 746, EVELINE STREET, GOREANGAB WINDHOEK**

4 Nature and details of application: **SHEBEN LIQUOR LICENCE**

5 Clerk of the court with whom application will be lodged: **WINDHOEK MAGISTRATE**

6 Date on which application will be lodged: **27 NOVEMBER 2021**

7 Date of meeting of Committee at which application will be heard: **12 JANUARY 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 21 days before the date of the meeting of the Committee at which the application will be heard.

NOTICE OF ENVIRONMENTAL SCOPING ASSESSMENT PROCESS: THE PROPOSED PROSPECTING & EXPLORATION ACTIVITIES ON EXCLUSIVE PROSPECTING LICENSE (EPL) 7246 IN THE OMATJETE DISTRICT, ERONGO REGION

Under the Environmental Management Act No. 7 of 2007 and its 2012 Environmental Impact Assessment (EIA) Regulations, the public is hereby notified that an application for an Environmental Clearance Certificate (ECC) will be submitted to the Environmental Commissioner. The proposed project is a listed activity that cannot be undertaken without an ECC from the Department of Environmental Affairs and Forestry (DEAF).

Project Type & Location: The proposed prospecting and exploration of Base & Rare Metals and Precious Metals on the 24 567-hectare (ha) EPL No. 7246. The EPL is located about 40km west of Kalkfeld and 27km northeast of the Omatjete in the Erongo Region. It covers Farm Erindi Onganga 27, Eremutua Nord Ost 25, Groot Omaue 190, Groot Ongarirwanda 192, Klein Okombahe 21, Onjombomumwiva 32, Otjerwanga 33, Okomborombonga 30, Klein Okombahe Sud Ost 22, Otjondoro 226 and The Farm-Eremutua 225.

The Project Proponent: Mandarin Investments (Pty) Ltd

Environmental Consultant: Excel Dynamic Solutions Pty Ltd (EDS Namibia)

Members of the public are invited to register as Interested and Affected Parties (I&APs) to be able to submit comments, suggestions, raise concerns on the proposed activities and or receive further information on the Environmental Assessment process. Registration requests and comments should reach EDS before end of business on Tuesday, 30 November 2021.

Contact Person: Ms. Fredrika Shagama
Tel.: +264 (0) 61 259 530
Email: public@edsnamibia.com

NOTICE OF ENVIRONMENTAL SCOPING ASSESSMENT PROCESS:

THE CONSTRUCTION AND OPERATION OF A TELECOMMUNICATION TOWER IN EROS, WINDHOEK, KHOMAS REGION: AN APPLICATION FOR ENVIRONMENTAL CLEARANCE CERTIFICATE

Under the Environmental Management Act No. 7 of 2007 and its 2012 Environmental Impact Assessment (EIA) Regulations, the public is hereby notified that an application for an Environmental Clearance Certificate (ECC) for the proposed construction and operation of the telecommunication tower will be submitted to the Department of Environmental Affairs and Forestry (DEAF).

Brief Project Description & Location: An Environmental Scoping process to identify impacts associated with the proposed construction and operation activity of a telecommunication tower in Eros (22°32'26.0"S 17°05'57.7"E), Windhoek.

Proponent: PowerCom (Pty) Ltd

Environmental Consultant: Excel Dynamic Solutions (Pty) Ltd

Members of the public are invited to register as Interested and Affected Parties (I&APs) to be able to submit comments, suggestions, raise concerns on the proposed activity and or receive further information (Background Information Document (BID)) on the Environmental Assessment process as well as further details on the Public Consultation Meetings.

Please note that a Public Consultation Meeting will be held in Windhoek as follows:

Registration requests and comments/concerns should be forwarded to Excel Dynamic Solutions (Pty) Ltd on the contact details below, before or on Friday, 26 November 2021.

Ms. Rose Mtsheni
Email: public@edsnamibia.com
Tel.: +264 (0) 61 259 530

NOTICE OF ENVIRONMENTAL SCOPING ASSESSMENT PROCESS:

THE CONSTRUCTION AND OPERATION OF A TELECOMMUNICATION TOWER IN OKURYANGAVA, WINDHOEK, KHOMAS REGION: AN APPLICATION FOR ENVIRONMENTAL CLEARANCE CERTIFICATE

Under the Environmental Management Act No. 7 of 2007 and its 2012 Environmental Impact Assessment (EIA) Regulations, the public is hereby notified that an application for an Environmental Clearance Certificate (ECC) for the proposed construction and operation of the telecommunication tower will be submitted to the Department of Environmental Affairs and Forestry (DEAF).

Brief Project Description & Location: An Environmental Scoping process to identify impacts associated with the proposed construction and operation activity of a telecommunication tower in Okuryangava (22°29'26.2"S 17°03'31.5"E), Windhoek.

Proponent: PowerCom (Pty) Ltd

Environmental Consultant: Excel Dynamic Solutions (Pty) Ltd

Members of the public are invited to register as Interested and Affected Parties (I&APs) to be able to submit comments, suggestions, raise concerns on the proposed activity and or receive further information (Background Information Document (BID)) on the Environmental Assessment process as well as further details on the Public Consultation Meetings.

Please note that a Public Consultation Meeting will be held in Windhoek as follows:

Registration requests and comments/concerns should be forwarded to Excel Dynamic Solutions (Pty) Ltd on the contact details below, before or on Friday, 26 November 2021.

Ms. Rose Mtsheni
Email: public@edsnamibia.com
Tel.: +264 (0) 61 259 530

NOTICE OF ENVIRONMENTAL SCOPING ASSESSMENT PROCESS:

THE CONSTRUCTION AND OPERATION OF A TELECOMMUNICATION TOWER IN ROCKY CREST, WINDHOEK, KHOMAS REGION: AN APPLICATION FOR ENVIRONMENTAL CLEARANCE CERTIFICATE

Under the Environmental Management Act No. 7 of 2007 and its 2012 Environmental Impact Assessment (EIA) Regulations, the public is hereby notified that an application for an Environmental Clearance Certificate (ECC) for the proposed construction and operation of the telecommunication tower will be submitted to the Department of Environmental Affairs and Forestry (DEAF).

Brief Project Description & Location: An Environmental Scoping process to identify impacts associated with the proposed construction and operation activity of a telecommunication tower in the Rocky Crest area (E2,57667 S; 17,04333 E), Windhoek.

Proponent: PowerCom (Pty) Ltd

Environmental Consultant: Excel Dynamic Solutions (Pty) Ltd

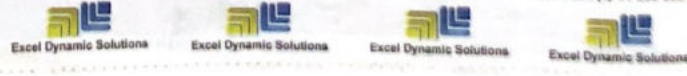
Members of the public are invited to register as Interested and Affected Parties (I&APs) to be able to submit comments, suggestions, raise concerns on the proposed activity and or receive further information (Background Information Document (BID)) on the Environmental Assessment process as well as further details on the Public Consultation Meetings.

Please note that a Public Consultation Meeting will be held in Windhoek as follows:

Date: 23 November 2021
Time: To Be Communicated to Registered I&APs
Venue: To Be Communicated to Registered I&APs

Registration requests and comments/concerns should be forwarded to Excel Dynamic Solutions (Pty) Ltd on the contact details below, before or on Friday, 26 November 2021.

Ms. Althea Brandt
Email: public@edsnamibia.com
Tel.: +264 (0) 61 259 530



Employment

Offered

RIGHTS NOT RESCUE TRUST OF NAMIBIA (NGO's name) available vacancy recruit of Monitoring and Evaluation (M&E) Manager that meet the following criteria:
- Bachelor's degree in social science, public health, epidemiology, biostatistics, development studies or other relevant discipline, from an accredited institution.
- At least 4 years' experience designing and implementing monitoring and evaluating activities for complex programs in developing countries.
- Demonstrated experience in setting up and managing M&E systems that track project performance against targets.
- Proven experience managing a team of M&E staff, researchers, and/or data collectors.
- A firm command of M&E issues with purpose to improve in quality Health services and referral systems.
- Demonstrated understanding, experience, and competency in working with HIV programme among KP community.
- Demonstrated analytical skills to measure the outcomes of the project's activities. Demonstrated skills in quantitative data analysis and data management.
- Strong writing and organizational skills for monitoring and reporting on program outcomes and milestones.
- Experience working on M&E and CLA for USAID/PEPFAR-funded projects.
Kindly note that a suitable candidate will be recruited in time to commence employment with the organization by 15 January 2022. Therefore, Academic Qualifications and Curriculum Vitae should be emailed to RIGHTS NOT RESCUE TRUST OF NAMIBIA: rightsnotrescue@nrt.org.na before or on the 26 November 2021 for approval.
SECOND POSITION FINANCE MANAGER
Finance Manager that meets the following criteria:
- Bachelor's degree or higher in Finance, Accounting, or other relevant field from an accredited institution.
- At least five years of experience managing finance, procurement, contracts, logistics and/or human resource related matters for international development activities.
- A minimum of 3 years work experience with USAID and PEPFAR financial reporting and compliance requirements.
- Namibia citizenship or permanent residency.
Kindly note that a suitable candidate will be recruited in time to commence employment with the organization by 15 January 2022. Therefore, Academic Qualifications and CV should be emailed to DIVERSITY LOBBYING HUMAN RIGHTS ADVOCACY ASSOCIATION: rightsnotrescue@nrt.org.na before or on the 26 November 2021 for approval.
CLAQ210008266

Housing & Property

For Sale

For Sale: Spacious townhouse for sale in Otjomuise Ext 4. Three bedrooms, two bathrooms, open plan kitchen and living room. Carport and big courtyard. Contact 0812019109 for viewing.
CLAQ210008282
WINDHOEK PLOT FOR SALE IN OUMUTHYA IDEAL FOR FLATS.
Size: 900 m². Price: N\$ 250,000. ONLY SERIOUS BUYERS. CONTACT: 061 268 9636 - 0813118928
BUYERS. CONTACT: 0812019109
CLAQ210008078

Motoring

Vehicles for Sale

2013 NISSAN 2.4 NP300 PETROL COMPANY OWNED SINCE NEW-GOOD CONDITION N\$65 000.00 CALL 0811291724 / 0812592745
CLAQ210008188
For sale: 2011 Toyota 2.504D, 88000km, N\$180 000 neg. Contact: 0812240234.
CLAQ210008280

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NOTICE OF ENVIRONMENTAL SCOPING ASSESSMENT PROCESS: THE CONSTRUCTION AND OPERATION OF A TELECOMMUNICATION TOWER IN ROCKY CREST, WINDHOEK KHOMAS REGION: AN APPLICATION FOR ENVIRONMENTAL CLEARANCE CERTIFICATE Under the Environmental Management Act No. 7 of 2007 and its 2012 Environmental Impact Assessment (EIA) Regulations, the public is hereby notified that an application for an Environ-

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mental Clearance Certificate (ECC) for the proposed construction and operation of the telecommunication tower will be submitted to the Department of Environmental Affairs and Forestry (DEAF).
Brief Project Description & Location: An Environmental Scoping process to identify impacts associated with the proposed construction and operation activity of a telecommunication tower in Erros (22°32'26.07"S 17°05'57.7"E), Windhoek.
Propponent: PowerCom (Pty) Ltd
Environmental Consultant: Excel Dynamic Solutions (Pty) Ltd
Members of the public are invited to register as interested and affected Parties (I&APs) to be able to submit comments, suggestions, raise concerns on the proposed activity and/or receive further information (Background Information Document (BID)) on the Environmental Assessment process as well as further details on the Public Consultation Meetings.
Please note that a Public Consultation Meeting will be held in Windhoek as follows:
Date: 24 November 2021
Time: To Be Communicated to Registered I&APs
Venue: To Be Communicated to Registered I&APs
Registration requests and comments/concerns should be forwarded to Excel Dynamic Solutions (Pty) Ltd on the contact details below, before or on Friday, 26 November 2021. Ms. Rose Mufeni
Email: public@edsnamibia.com
Tel.: +264 (0) 61 259 530
page1image13024
CLAQ210008092

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NOTICE OF INTENTION TO APPLY FOR VARIOUS SUBDIVISIONS/REZONING/CONSOLIDATIONS IN KARIBIB Please take notice that Stewart Planning - Town & Regional Planners intends to apply, on behalf of OKR Namibia Navachab Gold Mine (Pty) Ltd, to the Karibib Town Council for consent for the following applications:
Ref: Application Description
01/777: Remainder of Erf 777 Karibib: Rezoning from "Business" to "Single Residential" with a density of one dwelling unit per 300m² (1:300m²) and subsequent subdivision into 2 portions (Portion 1 and the Remainder).
02/101: Erf 101 Karibib: Subdivision into 3 portions (Portions 1, 2 and the Remainder).
03/113: Erf 113 Karibib: Rezoning from "Single Residential" with a density of 1:300m² to "Single Residential" with a density of 1:300m² and subsequent subdivision into 3 portions (Portions 1, 2 and the Remainder).
04/136: Erf 136 Karibib: Rezoning from "Single Residential" with a density of 1:300m² to "Single Residential" with a density of 1:300m² and subsequent subdivision into 9 portions (Portions 1, 2, 3, 4, 5, 6, 7, 8 and the Remainder).
05/394: Erf 394 Karibib: Subdivision into 2 portions (Portion 1 and the Remainder).
06/421: Erven 421, 527 and 528 Karibib: Subdivision of each erf into 2 portions (Portion 1 and the Remainder).
07/458: Erven 458 to 463 Karibib: Rezoning all erven to "Single Residential" with a density of 1:600m² to "Single Residential" with a density of 1:300m² and subsequent subdivision of each erf into 2 portions (Portion 1 and the Remainder).
15/466: Erven 465 and 466 Karibib: Consolidation into consolidated Portion X and rezoning from "Single Residential" with a density of 1:600m² to "Single Residential" with a density of 1:300m² and subsequent subdivision into 4 portions (Portions 1, 2, 3 and the Remainder).
16/469: Erf 469 Karibib: Rezoning from "Single Residential" with a density of 1:600m² to "Single Residential" with a density of 1:300m² and subsequent subdivision of each erf into 2 portions (Portion 1 and the Remainder).
23/512: Erven 512 and 513 Karibib: Rezoning both erven from "Single Residential" with a density of 1:600m² to "Single Residential" with a density of 1:300m² and subsequent subdivision of each erf into 2 portions (Portion 1 and the Remainder).
27/371: Erven 371 and 372 Karibib: Consolidation into consolidated Portion X.
The aforementioned applications are submitted in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and the Karibib Zoning Scheme. The purpose of the applications is to permit the existing houses to be sold separately to the employees of the Navachab Mine.
Please take note that -
(a) the complete application of each erf lies open for inspection at the town planning office of the Karibib Town Council situated at 19 Kaik Street, Karibib or can be downloaded from www.sp.com.na/karibib;
(b) any person having comments or objections to any proposed rezoning and/or subdivision and/or consolidation, may in writing lodge such objections and comments together with the grounds thereof, with the Chief Executive Officer of

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the Karibib Town Council and with Stewart Planning within 14 days of the last publication of this notice.
(c) Written objections must be submitted before or on 17:00 Monday, 13 December 2021.
Local Authority:
Chief Executive Officer
Karibib Town Council
PO Box 19
Karibib
pa2ceo@karibibtown.org
Applicant:
Stewart Planning
PO Box 2095
Walvis Bay
otto@sp.com.na
mellisa@sp.com.na
CLAQ210008223

Notices

Legal

CASE NO: HC-MD-CIV-AC-CON-2018/02747 IN THE HIGH COURT OF NAMIBIA HELD AT WINDHOEK MAIN DIVISION
In the matter between: FIRST NATIONAL BANK OF NAMIBIA LIMITED PLAINTIFF AND SAU JUNIUS DEFENDANT NOTICE OF SALE IN EXECUTION IN EXECUTION OF A COURT ORDER OF THE HIGH COURT FOR THE JURISDICTION OF WINDHOEK, given on 01TH 5TH OF DECEMBER 2019 in the above-mentioned case, a judicial sale by public auction will be held by the SHERIFF OF THE HIGH COURT, MR J A PLEUSTON, on THURSDAY the 9th day of DECEMBER 2021 at 12:00 at ADVANCED REFRIGERATION, MAIN ROAD, OSKHOEK (TELEPHONE : 067-221 8867) of the following:
1 x TOYOTA COROLLA MOTOR VEHICLE - REGISTRATION NUMBER N 10245
CONDITIONS OF SALE:
1. The sale will be sold to the highest bidder.
2. The goods will be sold "as is".
3. Payment shall be made in cash or by bank guaranteed cheque.
DATED AT WINDHOEK on this 25th day of OCTOBER 2021 by FISHER, QUARMBY & PEIFER ANGLUACO INCORPORATED PLAINIFF'S LEGAL PRACTITIONERS
PER: KALANAWA ANGULA UNIT 112 E/F, Block C Maersk Park, Centaurus Street Windhoek
Telephone: 061 - 419 500 REF: KA/JQ/DEB1176
CLAQ210007726

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IN THE HIGH COURT OF NAMIBIA (MAIN DIVISION)
CASE NO: HC-MD-CIV-AC-CON-2021/03223 IN THE MATTER BETWEEN: NAMIBIAN OFFICE EQUIPMENT SUPPLY (PTY) LTD T/A NASHUA NAMIBIA PLAINIFF AND SIMONDEUM INVESTMENTS (PTY) LTD v/a SIMONDEUM FINE MEATS, 1ST DEFENDANT JEAN JACQUES SIMONIS, 2ND DEFENDANT NOTICE OF SALE IN EXECUTION Pursuant to a Judgment of the above Honourable Court, granted on the 19TH day of OCTOBER 2021, the following goods will be sold in execution by public auction on 02ND day of DECEMBER 2021 at 15h00 at Erf 1531, Ndlanzani, Tlokoeng Street, Tsumbe, Republic of Namibia, namely:
1 x Nissan UD80 Cool Truck (Registration N 504 G)
TERMS : CASH to the highest bidder or a guarantee on the purchase price must be given to the deputy sheriff within seven (7) days after the sale.
DATED AT WINDHOEK THIS 02ND DAY OF NOVEMBER 2021.
FISHER, QUARMBY & PEIFER Legal Practitioners for Plaintiff
c/o Robert Mugabe Ave. & Thorpe Street (Entrance 43 Burg Street)
P O Box 37, WINDHOEK
(Ref: SM/Th/246242)
CLAQ210007954

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Legal

IN THE MAGISTRATE COURT OF NAMIBIA FOR THE DISTRICT OF WINDHOEK HELD AT WINDHOEK CASE NO. 6320/2016 in the matter between: M PUPKEWITZ & SONS (PTY) LIMITED PLAINTIFF AND OLIVE CONSTRUCTION CO 1ST DEFENDANT AMOS N DAVID 2ND DEFENDANT NOTICE OF SALE IN EXECUTION Pursuant to a Judgment of the above Honourable Court granted on 03 DECEMBER 2021 at 10h00 in terms of the Magistrate's Court, Republic of Namibia, namely:
1 x Toyota Landcruiser, Engine No: H10662925, JTEB71J70708959, Registration Number N 139 RU
TERMS : CASH to the highest bidder, DATED AT WINDHOEK THIS 11TH of OCTOBER 2021 by FISHER, QUARMBY & PEIFER Legal Practitioners for Plaintiff
c/o Robert Mugabe Ave & Thorpe St Entrance in Burg Street
P O Box 37, WINDHOEK
(Ref: SM/Th/241968)
CLAQ210007953

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IN THE HIGH COURT OF NAMIBIA (Main Division) Case Number: HC-MD-CIV-AC-CON-2018/01482 In the matter between: CAPS FINANCE NAMIBIA (PTY) LTD PLAINTIFF AND WS TRADING AND INVESTMENTS CC ALEXINE ALEXIA JEAN ELIAS-JEAN ELTON JEUA, 1ST DEFENDANT 2ND DEFENDANT 3RD DEFENDANT 4TH DEFENDANT NOTICE OF SALE IN EXECUTION Pursuant to a Judgment of the above Honourable Court granted on the 7th day of July 2021, the following immovable property will be sold "as is" by the Deputy Sheriff for the District of Kunene Region on the 2ND day of DECEMBER 2021, at 10:00 at The Magistrates Court of Outjo.
CERTAIN Farm Renosterkorn no 650 SITUATE Division "A" Kunene Region MEASURING 2494,2634 Hectares HELD BY Deed of Transfer No. T 6665/1999
RESERVE PRICE: N/A
The "Conditions of Sale in Execution" will lie for inspection at the office of the Deputy Sheriff in OUTJO, and at the Office of Plaintiff's Legal Practitioners of Record in Windhoek at Plaintiff's Attorneys, Schockeringling Attorneys, at the undermentioned address. DATED AT WINDHOEK this 6TH DAY OF OCTOBER 2021.
SCHOCKERLING ATTORNEYS FERR CARLI SCHOCKERLING LEGAL PRACTITIONERS FOR PLAINTIFF
NO 8 SCHANZ STREET AUSSPANNRATZ WINDHOEK
Ref: CS/AS/CAPB/0001
CLAQ210008294

Notices

Public

Notice of stolen documents. Documents for Rebecca Goagoseb stolen from her house at Kalulura Central. No lawyers must help them. If found contact 0817983609
CLAQ210008279

Notice
The late Hon. Ignatius Shixwameni
The Shixwameni family wishes to announce the following schedule of events leading to the State funeral of the late Hon. Ignatius Nkotongo Shixwameni
Mini Memorial: FAMILY AND FRIENDS
Date: 20th November 2021, Time 15h00
Venue: Shixwameni Residents
4 P. Danilowitz street
Olympia, WINDHOEK
Special Memorial: NANSO VETERANS
Venue: Immanuel Shifidi Secondary School
Date 22 November 2021, Time 17h00
1st Memorial service
Date: 23 November 2021 Time: 14h00
Venue: Parliament Gardens, WINDHOEK
State Memorial Service
Date: 26 November 2021
Venue: RUNDU Sport Stadium, Kavango East Region
State Funeral
Date: 27 November 2021
Venue: SARUSUNGU CEMETERY RUNDU, Kavango East Region
Enquiries:
Mr Sebastian Kantema: 0811244390
Mr Simon Nambahu : 0811284626
Mr Agapitus Hausiku : 0813797363
Mr Tonabeni Shabudhu: 0811418303



Excel Dynamic Solutions
Consultants, Data Experts, Project Managers

RE: ENVIRONMENTAL SCOPING ASSESSMENT (ESA) FOR THE PROPOSED CONSTRUCTION AND OPERATION A TELECOMMUNICATION TOWER IN ROCKY CREST, WINDHOEK, KHOMAS REGION

PUBLIC CONSULTATION LETTERS – DELIVERY REGISTRY

No.	Name	Capacity & Institution or Erf Number	Cell & Email (if any)	Date of delivery
Interested & Affected Parties / Neighbours to the Site				
1.	Ricon Campbell	Owner Erf 1332 Falkland street	0811240698	25/11/2021
2.	Nancy nganjore	Owner Erf 1297 Falkland Street	0817899687	25/11/2021
3.	XANDRICH PUAATJIE	OWNER ERF 1328 FALKLAND SR	0811625843	25/11/2021
4.	Victoria F.M.S. Kambalala	Owner ERF 1301 Falkland STR	nashipili@yahoo.com 0813437541	25/11/2021
5.	Evelina Sheehama	ERF 1325 Falkland STR	evelinasheehama17@gmail.com	25/11/2021



Excel Dynamic Solutions

— Consultants, Data Experts, Project Managers —

No.	Name	Capacity & Institution or Erf Number	Phone Email (if any)	Date of delivery
6.	TN Amadhila	Owner — 1302 Falkland Str	N/A	25/11/2021
7.	Tashid	Tenant — 1304 Falkland Str	moodleytashid@gmail.com	11
8.	Victor Kaverua	Elena Str. Erf 1012, Raky Crest	0811492830	11
9.	Ebson Stoysen	Erf 1032 Raky Crest Elyna Str.	ebson@rwyg.nz	11
10.	Heinz Angula	Erf 1010 Raky Crest Elyna Str.	benatenheinz@outlook.com	11
11.				
12.				
13.				
14.				



Excel Dynamic Solutions (Pty) Ltd

Physical Address: 112, Robert Mugabe Avenue, Windhoek

Postal Address: PO Box 997154 Maerua Mall, Windhoek

Telephone: +264 (0) 61 259 530 **Fax2email:** +264 (0) 886 560 836

Email: info@edsnamibia.com **Web:** www.edsnamibia.com

Document Type:

BACKGROUND INFORMATION DOCUMENT (BID)

Project Name:

**Environmental Scoping Assessment (ESA) for the proposed
Construction and Operation of a Telecommunication Tower
in Rocky Crest, Windhoek, in the Khomas Region:**

An Application for Environmental Clearance Certificate

Environmental Consultant:

Excel Dynamic Solutions (Pty) Ltd

Proponent:

PowerCom (Pty) Ltd

Date:

November 2021

1 INTRODUCTION

PowerCom (Pty) Ltd (*The Proponent*) proposes to erect and operate a 25 m camouflaged tree tower in the town of Windhoek. The proposed site is located in the area of Rocky Crest area (22°34'36.0" S 17°02'36.0 "E), as indicated on the map in **Figure 1**.

Telecommunication towers and related infrastructure developments are among listed activities that may not be undertaken without an Environmental Clearance Certificate (ECC) under the Environmental Management Act (EMA) (2007) and its 2012 Environmental Impact Assessment (EIA) Regulations. The relevant listed activities as per EIA regulations are:

- *10.1 (g) The construction of masts of any material or type and of any height, including those used for telecommunication, broadcasting, and radio transmission.*

In order to comply with the EMA and its Regulations, The Proponent has appointed Excel Dynamic Solutions (Pty) Ltd, an independent team of Environmental Consultants to conduct the required Environmental Scoping Assessment (ESA) process and submit the ECC application to the Department of Environmental Affairs and Forestry (DEAF) at the Ministry of Environment, Forestry and Tourism (MEFT).

2 PURPOSE OF THIS DOCUMENT

It should be noted that **this Background Information Document (BID) is not an Environmental Scoping Assessment (ESA) Report. The BID is a non-technical summary of the ESA**, aimed at sharing information and a basis for public involvement from the beginning of the ESA process. The purpose of the BID is therefore to provide project background information to stakeholders as well as interested and affected parties (IAPs), thus providing an opportunity for them (IAPs) to receive information, comment and raise issues regarding the environmental authorization process. The aim of this document is to:

- Briefly introduce the proposed project and related activities to potential IAPs and stakeholders, and provide information on the ESA process and how IAPs can get involved,
- invite members of the public to register as IAPs and added to the ESA database so that they can stay informed about the ESA progress throughout its process, and
- to provide all IAPs with an opportunity to comment or provide inputs or raise issues on the proposed project activities. The IAPs' inputs will then form basis of the ESA documents to help the competent and regulatory authorities (Ministry of Information and Communication Technology (MICT) and MEFT), respectively) to make informed decisions on the issuance of the ECC.

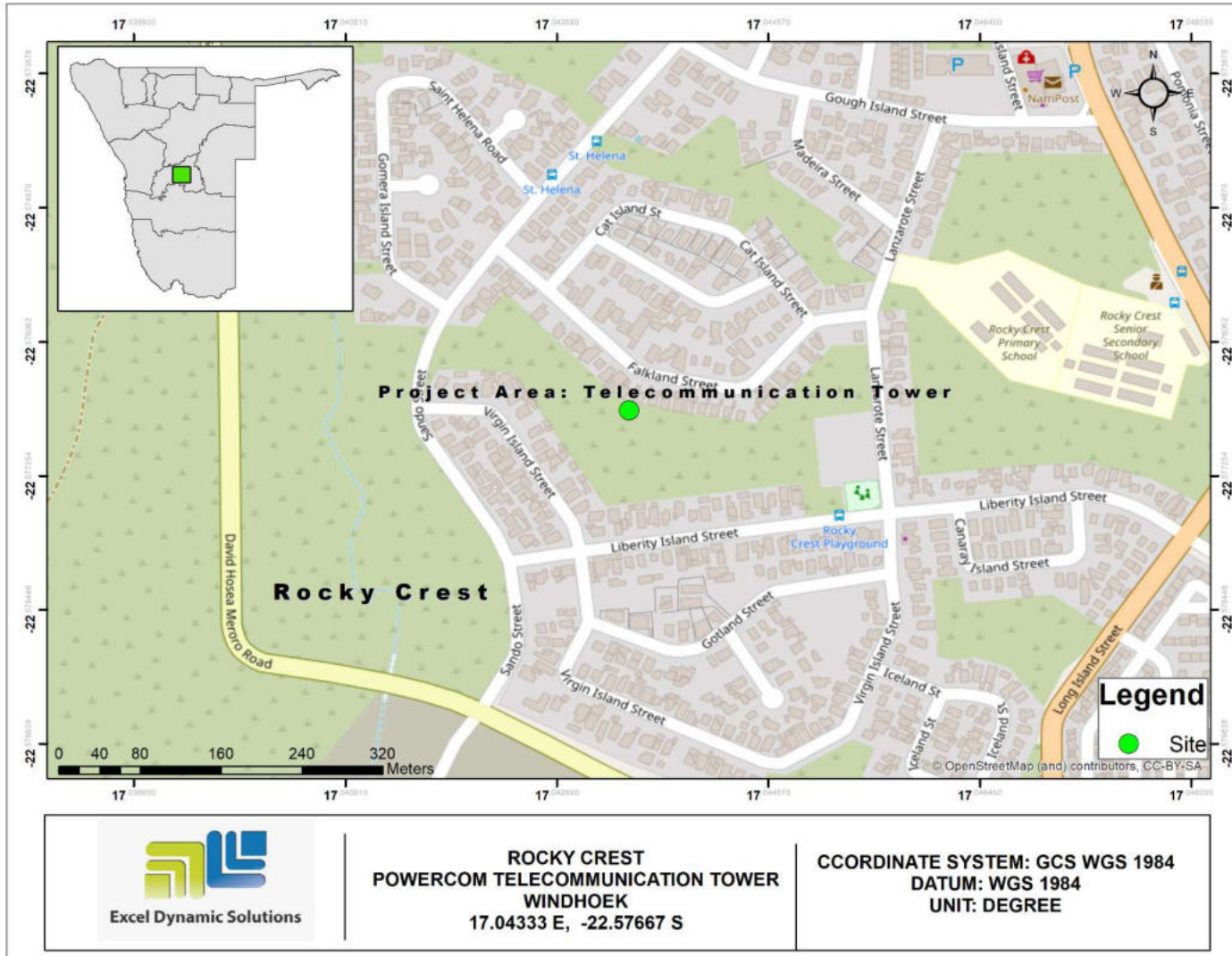


Figure 1: Locality map of the proposed telecommunication tower site in Rocky Crest, Windhoek, in the Khomas Region

3 NEED AND DESIRABILITY OF THE ACTIVITY

Due to the constant growth in the use of mobile communication services in Namibia, the pressure (on service providers) to continuously expand the communications network is increasing. PowerCom has foreseen a shortfall in mobile network access (poor network signal) in this part of Windhoek. This planned activity will provide additional capacity, reducing the congestion problems and improving coverage in the area. This will also ensure improved the quality of service provided to mobile users in the town.

4 PROJECT DESCRIPTION

The Communications Act No. 8 of 2009, requires that service providers first consider sharing existing infrastructure in the area before constructing new structures. There is no other infrastructure near the proposed site, which could be shared by PowerCom to install/mount their antenna, therefore, they would need to construct a new tower.

There are criteria that are usually employed to optimize the positions of new structures in the telecommunication industry.

These include coverage of existing network infrastructure, surrounding topography & built-up environment, established and future urban areas, required footprint and the most appropriate design of the facility (GCS Water & Environmental Consultants, 2017).

Once the Proponent has been issued with an ECC and obtained all relevant and required permits/licensing such as land use /leasehold agreements, the proposed construction activities will commence at the site.

4.1 Site Location and Ownership

The regular network shortfalls experienced by mobile users in the area has led to this site selection. Furthermore, the outcome of the selection criteria used, provided the best potential position of the tower in Rocky Crest. The site is under the ownership of the Windhoek Municipality, and land use (leasehold) agreement to occupy the land for the purpose of constructing a tower by PowerCom is awaiting officially written approval. The locality details of the site are shown in **Table 1** below.

Table 1: Proposed site locality details

Site Name:	Rocky Crest
GPS Coordinates:	22°34'36.0" S 17°02'36.0 "E
Local Authority:	Municipality of Windhoek
Regional Administration:	Khomas Regional Council

4.2 Design and Technical Aspects

The proposed tower will be a 25 m high, camouflaged tree tower structure mounted with antennae. The tower site will also include an outdoor cabinet, a perimeter fence, as well as electrical fencing to restrict unauthorized access. The site will be used to provide 3G/4G coverage for a ±1.5 km radius, in order to have proper in-door and outdoor coverage. The footprint (surface area) to be covered by the tower and associated equipment/accessories is anticipated to be ± 80 m², with only less of that total dedicated to the actual footprints of the tower.

4.3 Construction Phase

There will be minimal earthworks to prepare the sites for the tower construction and installation. The construction work is expected to be completed within 3 months. The structures of the

tower will be mounted to a concrete foundation and will not require any supporting cables. The physical assembling of the network structure and the construction of the foundations will take place on the sites by using manual labour as far as possible.

For safety and security reasons, the tower site will be fenced to ensure restriction of access to the tower to authorised personnel (such as maintenance team) only, and to prevent vandalism.

PowerCom will appoint a contractor to carry out the construction. This work will be carried during weekdays only and between 08h00 and 17h00. Preference for the construction works will be given to locals, i.e., contractors from Windhoek.

The appointed construction contractors will not be housed on site but in their homes (for the locals) and in available accommodation facilities in Windhoek for out-of-town technical staff (if necessary). Therefore, no campsite related to the proposed project will be set up on the site or its vicinity.

PowerCom, as well as the appointed contractor for construction, will be required to adhere to health and safety requirements to be presented in the Environmental Management Plan at the end of this study.

4.4 Operational and maintenance Phase

This is the phase during which the tower will be operational and provide network signal to the residents and other future land users in these parts of the Town. Maintenance of the tower will be carried out by the PowerCom Maintenance Department, as and when required.

Similarly, to the construction phase (works), PowerCom, as well as the appointed contractor for construction, will be required to adhere to health and safety requirements to be presented in the Environmental Management Plan at the end of this study, during this phase.

4.5 Human Resources, Services, and infrastructure

The following services and infrastructure as provided below will be required for the project activities:

Human resources and accommodation: The number of workers required for the construction of the tower can only be determined by the contractor to be appointed for construction works by PowerCom once the ECC is issued. The workforce will include skilled, semi- and unskilled workers, as necessary to complete the work. All non-skilled labour will be given to residents (from Windhoek, preferably within the vicinity of the

tower site).

Power Supply: No electricity is required during the construction of the tower. However, it will be required during the operational maintenance phase of the tower. However, it will be required during the operational maintenance phase of the tower. Alternating Current (AC) power will be required for the operation of the tower and will be connected to the City of Windhoek grid.

Water supply: Minimal amount of water will be required during construction. This water will be used for drinking and efficiently used for in-situ concrete mixture, i.e. the amount of water will be part of the concrete works for foundation casting. The required water will be sourced from the town. This will be upon agreement with the Municipality or relevant water supplier, who can be the nearest home or business owners.

Accessibility (roads): The site is within the town of Rocky Crest, Windhoek; therefore, it will be accessed through the existing access roads and streets.

Waste management: There will be minimal waste generated on site. This will include general, solid, and possibly wastewater (sewage). This different waste will be handled as follows:

General and domestic waste: Enough waste bins (containers) will be made available at the site to manage the accumulation of general and domestic waste on site during construction. The waste bins will be disposed of at the Kupferberg landfill site in Windhoek.

Sewage: Portable ablution facilities will be provided on site and emptied according to manufacturers' instructions. The wastewater will then be transported offsite to the wastewater treatment facility in Windhoek.

Health and Safety: Adequate and appropriate Personal Protective Equipment (PPE) will be provided to every project personnel while on duty at the site. A first aid kit will be readily available on site during construction works.

Potential Accidental Fire Outbreaks: A minimum of basic firefighting equipment, i.e., a fire extinguisher will be readily available in vehicles, at the site.

4.6 Decommissioning: Rehabilitation of Sites

The Proponent will need to properly decommission the construction works and carry out any necessary rehabilitation of the site. This will include backfilling of any side trenches with

topsoil. The aim is to ensure that disturbed site areas are left close to their pre-work state as much as possible.

5 ENVIRONMENTAL SCOPING ASSESSMENT PROCESS

This ESA process is conducted in accordance with the provisions laid out in the Environmental Management Act (No. 7 of 2007) and its' Environmental Impact Assessment Regulations (2012).

The primary objective of the ESA will be to identify potential negative impacts associated with the proposed activity, assess them, and recommend practical and effective mitigation measures to be implemented by the Proponent to minimize these impacts, while maximizing positive impacts.

The main objectives of this ESA are to:

- Comply with Namibia's Environmental Management Act (2007) and its EIA regulations (2012).
- Identify potential impacts associated with the proposed Activity.

PowerCom (Pty) Ltd

- Inform Interested and Affected Parties (I&APs) and relevant authorities about the proposed activities and to provide them with a reasonable opportunity to participate during the EA process.
- Assess the significance of issues and concerns raised.
- Compile a report addressing all identified issues and potential impacts related to various aspects of the activity.
- Compile an Environmental Scoping Report as well as a Draft Environmental Management Plan (EMP) which includes impacts' management and mitigation measures.

5.1 Potential Impacts

The following potential impacts have been identified so far:

Positive:

- **Telecommunications convenience:** Current and future residents (mobile users) will have an improved infrastructure and will not have to struggle with network coverage.

BID: Telecommunication Tower in Rocky Crest, Windhoek

- **Employment creation:** Creation of temporary jobs during the construction of the tower.
- General contribution to local economic development through reliable communications services.

Negative:

- **Physical land / soil disturbance:** excavation activities to erect the tower could potentially lead to site soils' disturbance.
- **Disturbance:** During tower construction, the construction activity may disturb the immediate neighbours to the site.
- **Visual impact:** The presence of the tower in the neighbourhood may be a nuisance to locals.
- **Health and Safety issues:** Electromagnetic Radiation emitted from the antennae of cellular structures may affect human health.
- **Potential health and safety risks** associated with mishandling of construction and operations equipment.

- **Civil Aviation concerns:** The proposed site designs and location need to be verified to ensure that it meets the approval of the Directorate of Civil Aviation regarding the height of the masts and the position and stability of transmitters.
- **Environmental pollution** from improper disposal of waste generated during construction and maintenance phases.
- **Archaeological or cultural heritage impact** through unintentional uncovering of unknown archaeological objects or sites by certain project activities such as excavation (the minimal site works).

The potential impacts listed above are pre-identified and therefore should not be deemed as final or the only ones. Other potential impacts will be identified as the ESA process progresses i.e., upon site visit and consultation with the public (IAPs). All impacts and public concerns/comments will be incorporated and addressed in the Environmental Assessment Report and EMP.

5.2 Public Consultation

Public consultation is an important part of ESA process. During the consultation process, interested or affected members of the public are given an opportunity to find out more about the activity and raise any issues or concerns pertaining to the environmental assessment.

You are hereby invited to the Public Consultation Meeting scheduled as follows:

Date: Tuesday, 23 November 2021

Time: To Be Communicated

Venue: To Be Communicated

To comment or receive further information on the project, please register with Excel Dynamic Solutions (Pty) Ltd using the details below:

Contact Person: Ms. Althea Brandt

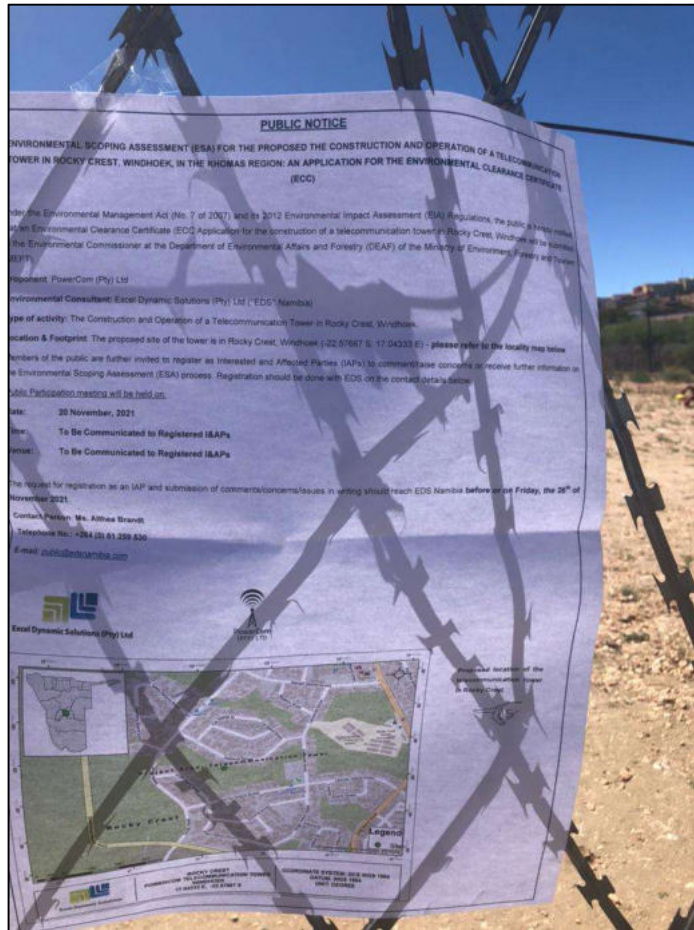
Email: public@edsnamibia.com

Telephone No.: +264 (0) 61 259 530

Please make sure that the comments, issues and concerns should reach EDS **before or on Friday, the 3rd of December 2021**. All registered I&APs will be kept informed throughout the various stages of the project and will be provided the opportunity to comment on the Scoping (ESA) Report.

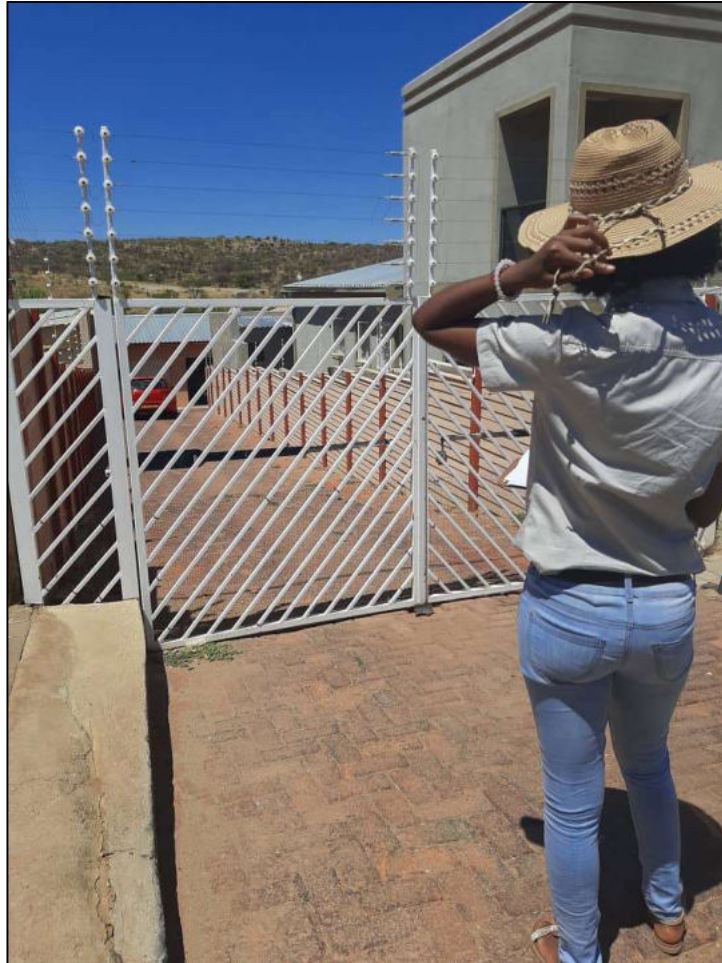


(a)



(b)

Site Notice placed at (a) Rocky Crest shopping centre and (b) Rocky Crest High School



House-to-house consultation conducted in the area of Rocky Crest on the 25 November 2021

List of Stakeholders / Interested and Affected Parties (I&APs)

Environmental Scoping Assessment for Telecommunication Site in Rocky Crest, Khomas Region

No	Name	Position & Organization
The Environmental Assessment Practitioner (EAP) / Environmental Consultant		
1.	Ms. Althea Brandt	Environmental Assessment Practitioner: Excel Dynamic Solutions (Pty) Ltd
The Project Proponent (PowerCom (Pty) Ltd)		
2.	Mercucio Mowes	Site Acquisition Officer
3.	Mr Patrick Britz	Senior Manager: Infrastructure
Ministry of Environment, Forestry and Tourism (Department of Environmental Affairs and Forestry)		
4.	Mr. Teofilus Nghitila	Executive Director
5.	Mr. Timoteus Mufeti	Environmental Commissioner



No	Name	Position & Organization
Ministry of Information and Communication Technology		
6.	Mr. Mbeuta Ua-Ndjarakana	Executive Director
7.	Ms. Emerencia Nguarambuka	Secretary to the ED
8.	Mr. Christopher Muhapi	Senior Information Officer: Otjozondjupa Regional Office
9.	Mr. Fillemon Johannes	Deputy Director - ITID ICT Development
Ministry of Agriculture, Water and Land Reform		
10.	Mr. Percy W. Misika	Executive Director (ED)
11.	Ms. Justy Matheus	Secretary to the ED

No	Name	Position & Organization
12.	Mr. Petrus Nangolo	Director: Land Reform
Ministry of Works and Transport		
13.	Ms Esther Kaapanda	Executive Director (ED)
14.	Ms. Charleen Benade	Secretary to the ED
15.	Ms. Monica A. Uupindi	Personal Assistant to Executive Director
Ministry of Urban and Rural Development		
16.	Mr. N Daniel	Executive Director
17.	Ms. Rosalia Ruben	Secretary to Executive Director
18.	Ms. B. van Wyk	Personal assistant to the ED
19.	D. Kondunda	Housing Department
Communications Regulatory Authority of Namibia (CRAN)		
20.	Mrs. Emilia Nghikembua	Chief Executive Officer



No	Name	Position & Organization
21.	Ms. Ella-Betty Chapoto	Secretary to the CEO
Roads Authority		
22.	Mr C. M. Lutombi	Chief Executive Officer
23.	Mr E. de Paauw	Senior Specialist Road Legislation, Advice & Compliance NP&C
Namibia Civil Aviation Authority (NCAA)		
24.	Mr. Gordon Elliott	Chief Executive Director (CED)
25.	Ms Gwendoline Kali	Secretary to the CED
National Radiation Protection Authority		
26.	Mr Axel Tibinyane	Director
27.		
Khomas Regional Council		
28.	Hon. Laura McLeod-Katjirua	Governor
29.	Mr. Clement Mafwila	Chief Regional Officer



No	Name	Position & Organization
Windhoek West Constituency office		
30.	Hon. Emma Muteka	Councillor
Affected Land Users (Property owners) and Directly Neighbours to sites		
31.	Riaan Campbell	Erf 1332, Falkland Street
32.	Nancy Nganjore	Erf 1297, Falkland Street
33.	Xanrich Plaatjze	Erf 1328, Falkland Street
34.	Victoria Kambalala	Erf 1301, Falkland Street
35.	Evelina Sheehama	Erf 1325, Falkland Street
36.	T. N Amadhila	Erf 1302, Falkland Street
37.	Tashin	Erf 1304, Falkland Street
38.	Victor Kaverua	Erf 1012, Elena Street
39.	Ebson Booysen	Erf 1032, Elena Street
40.	Heinz Angula	Erf 1010, Elena Street



Excel Dynamic Solutions

— Consultants.DataExperts.ProjectManagers —



REPUBLIC OF NAMIBIA

MINISTRY OF INFORMATION AND COMMUNICATION TECHNOLOGY

Private Bag 13344
WINDHOEK
NAMIBIA

OFFICE OF THE EXECUTIVE DIRECTOR

Tel: (+264-61) 283 2386/7
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Email: ED-Office@mict.gov.na

Ref: 13/6/2/1/32
Enquiries: Ms. Johanna Nashipili
Email: Johanna.Nashipili@mict.gov.na
Tel: 061: 2832088

24 November 2021

Mr. Mercucio Mowes
Excel Dynamic Solutions (PTY) Ltd
P.O.Box 40799
Windhoek

Dear Mr. Mowes,

RE: APPLICATION FOR ENVIRONMENTAL CLEARANCE CERTIFICATE FOR PROPOSED CONSTRUCTION AND OPERATIONS OF TELECOMMUNICATION TOWERS IN OKURYANGAVA, ROCKY CREST AND EROS, WINDHOEK ,KHOMAS REGION

Receipt of your three applications for Environmental Clearance Certificates for construction and operations of telecommunication towers in Okuryangava, Rocky Crest and Eros, Windhoek Khomas Region with reference numbers APP-003290, APP-003291 and APP-003289 respectively is hereby acknowledged.

The Ministry of ICT as a competent Authority charged with the responsibility of granting authorization in respect of construction of communication networks including towers, telecommunication and marine telecommunication lines and cables, would like request your

institution to undertake the following in accordance with section 7 of Environmental Impact Assessment Regulations: Environmental Management Act 2007 :

1. After submitting the application to the competent authority the proponent must -

- a) conduct a public consultation process in accordance with regulation 21;
- b) open and maintain a register of all interested and affected parties in respect of the application in accordance with regulation 22;
- c) consider all objections and representations received from interested and affected parties following the public consultation process conducted in terms of paragraph (a), and subject the proposed application to scoping by assessing -
 - (i) the potential effects of the proposed listed activity on the environment;
 - (ii) whether and to what extent the potential effects referred to in subparagraph can be mitigated; and
 - (iii) whether there are any significant issues and effects that require further investigation;
- (d) prepare a scoping report; and
- (e) give all registered interested and affected parties an opportunity to comment on the scoping report in accordance with regulation 23.

(2) After the completion of the processes referred above as per sub regulation (1), of section 7 the proponent must submit to the relevant competent authority (Ministry of ICT) -

- (a) the scoping report;
- (b) the management plan;
- (c) copies of any representations, objections and comments received in connection with the application or the scoping report;
- (d) copies of the minutes of any meetings held by the proponent with interested and affected parties and other role players which record the views of the participants;and
- (e) any responses by the Environmental Assessment Practitioner (EAP) to those representations, objections, comments and views.

Furthermore, kindly share with this Ministry the time slots and the venues of the public consultation for the officials of this Ministry to attend.

Yours Sincerely,



MBEUTA UA NDJARAKANA
EXECUTIVE DIRECTOR



Cc: Communications Regulatory Authority of Namibia
Environmental Commissioner

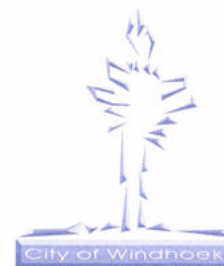
Department of Housing, Property Management and Human Settlements

☒ 59

80 Independence Avenue

WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2170 • www.cityofwindhoek.org.na



ENQ:	P Mundonga	PHONE:	290-3308
E-MAIL:	prh@windhoekcc.org.na		
DATE:	26 October 2021	OUR REF:	L/R/527/RC L/R/934/HAK L/3648/OKU L/130/KWT&TL

The Chief Executive Officer
PowerCom (Pty) Ltd
P O Box 40799
WINDHO/EK

Dear Mr. BT Amadhila

RE: APPLICATION TO LEASE PORTIONS OF ERVEN R/527, ROCKY CREST; 934, HAKAHANA; 3648, OKURYANGAVA AND PORTION 130 OF PORTION B, KLEIN WINDHOEK TOWN AND TOWNLANDS NO. 70 TO ERECT COMMUNICATIONS TOWERS

Reference is made to your application with regard to the subject property and wish to inform you that at a Council meeting held on 2021-09-30, under resolution 197/09/2021, it was resolved as follows:

- 1 *That the lease of a portion of Erf R/934, Hakahana, be noted and not be supported.*
- 1.1 *That it be noted that in terms of section 9.5(f) of the Policy for the Distribution and Future Usage of Public Open Spaces, it stipulated that 'No land designated for a City, Suburban or Neighborhood park should be diminished in any way unless a park development plan exists which indicates clearly that some portion of the land will not be used by the community and represents waste land'.*
- 2 *That a portion of Erf R/527, Rocky Crest ($\pm 64 \text{ m}^2$ in extent) be leased to PowerCom (Pty) Ltd at a monthly rental of N\$2 474.24 for a period of five (5) years, subject thereto that the rental escalate annually in line with Namibia Inflation Rate, but not exceeding 10 %.*
- 3 *That a portion of Erf 3648, Okuryangava ($\pm 64 \text{ m}^2$ in extent) be leased to PowerCom (Pty) Ltd at a monthly rental of N\$2 474.24 for a period of five (5) years, subject thereto that the rental escalate annually in line with Namibia Inflation Rate, but not exceeding 10 %.*
- 4 *That Portion 130 of Portion B, Klein Windhoek Town and Townland No. 70 ($\pm 64 \text{ m}^2$ in extent) be leased to PowerCom (Pty) Ltd at a monthly rental of N\$2*

474.24 for a period of five (5) years, subject thereto that the rental escalate annually in line with Namibia Inflation Rate, but not exceeding 10 %.

- 5 That in the event the applicant fail to conclude the Lease Agreements within the given time that the rental be revised prior to concluding the Lease Agreements.
- 6 That the lease portions only be used for the erection and operation of communication towers.
- 7 That the applicant obtain an Environmental Management Clearance Certificates for respective properties from the Ministry of Environment and Tourism (Environment Commission) before the project commence.
- 8 That the respective Lease Agreements only be concluded once the Environmental Management Clearance Certificates are received by the Strategic Executive: Housing, Property Management and Human Settlement.
- 9 That the Environmental Management Clearance Certificates be renewed regularly as required by the Environment Management Act, 2007 (Act 7 of 2007).
- 10 That should the applicant fail to submit the periodically renewed certificates, that the Lease Agreement be cancelled, with a three (3) month notice.
- 11 That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.
- 12 That only one (1) service connection from the municipal electrical network be allowed per erf.
- 13 That erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative must contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.
- 14 That it be noted that a connection charge be payable at the cost of the applicant and the applicant is advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Electricity Department for information on connection charges.
- 15 That it be noted that there is no water or sewer services affected.
- 16 That all waste that will be generated during the construction phase be disposed of at an approved landfill and satellite sites, as illegal dumping of waste not be tolerated.

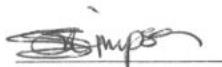
- 17 *That the applicant employ precautionary measures at Erf 3648, Okuryangava by demarcating a safe buffer zone between the tower and residential areas in order to avoid possible health hazards.*
- 18 *That access be obtained from Sando Street to Erf R/527, Rocky Crest.*
- 19 *That access be obtained from Ongava Street to Erf 3648, Okuryangava.*
- 20 *That access be obtained from Heliodoor Street to Portion 130 of Portion B, Klein Windhoek Town and Townlands No. 70.*
- 21 *That the applicant take note that the portion of Heliodoor Street giving access to Portion 130 of Portion B, Klein Windhoek Town and Townlands No. 70 is not upgraded, and Council has no plans to upgrade such portion.*
- 22 *That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme, stating:*
- 22.1 *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.*
- 22.2 *That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.*
- 23 *That access to portions of Erven Erf R/527, Rocky Crest; 3648, Okuryangava and Portion 130 of Portion B, Klein Windhoek Town and Townlands No. 70 be to the satisfaction of the Strategic Executive: Urban and Transport Planning.*
- 24 *That the lease area be surveyed and the lease diagram be attached to the Lease Agreement for each property.*
- 25 *That the applicant submit the respective lease diagram for each property before signing the Lease Agreement.*
- 26 *That each proposed lease property enter into a separate Lease Agreement.*
- 27 *That portions of Erven 527, Rocky Crest and 3648, Okuryangava be temporarily closed in terms of section 50 of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).*
- 28 *That the City prepare the closure notice:*
- 28.1 *That the applicant be responsible for inserting the notice in the media, placing a copy on- site and for the distribution to the affected neighbours.*

- 28.2 *That proof of successful advertising be provided to the Strategic Executive: Urban and Transport Planning before the Lease Agreements are signed.*
- 29 *That the lease be advertised in terms of section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).*
- 30 *That the lease be subject to Ministerial approval in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).*
- 31 *That the Acting Chief Executive Officer (Corporate Legal Adviser) draft the Lease Agreement.*
- 32 *That following a meeting between His Worship the Mayor and PowerCom (Pty) Ltd on 4 August 2021, the Strategic Executive: Housing, Property Management and Human Settlement, in conjunction with the Acting Strategic Executive: Information and Communication Technology, follow-up with PowerCom (Pty) Ltd on their commitment to develop one of the parks in the informal settlement areas, whereafter feedback be provided to Management Committee, in this regard.*
- 32.1 *That in line with the above, the communication between the Municipal Council of Windhoek and PowerCom (Pty) Ltd, attached as pages 50 and 51 respectively to the agenda, be noted.*
- 33 *That the resolution be implemented prior to confirmation of the minutes.*

Further note that you are requested to indicate in writing to the City, whether you accept the conditions of Council Resolution 197/09/2021, within a period of seven (7) days from the date of receipt of this letter. Should you not reply within 7 days the City will regard that you are not interested in leasing the subject property and will rescind the Council resolution 197/01/2021.

Trusting that you find the above in order.

Yours faithfully,



Mrs. S Simpson

MANAGER: PROPERTY MANAGEMENT

[Municipal Council Minutes: 2021-09-30]

9.1.2

**FNS.1 [HPH] APPLICATION TO LEASE
PORTIONS OF ERVEN 527, ROCKY CREST;
934, HAKAHANA; 3648, OKURYANGAVA
AND PORTION 130 OF PORTION B,
KLEIN WINDHOEK TOWN AND
TOWNLANDS NO. 70 TO ERECT
COMMUNICATIONS TOWERS
(3/3/8)**

On proposal by Councillor Ms FN Larandja, it was

RESOLVED

- 1 That the lease of a portion of Erf R/934, Hakahana, be noted and not be supported.
- 1.1 That it be noted that in terms of section 9.5(f) of the Policy for the Distribution and Future Usage of Public Open Spaces, it stipulated that *'No land designated for a City, Suburban or Neighborhood park should be diminished in any way unless a park development plan exists which indicates clearly that some portion of the land will not be used by the community and represents waste land'*.
- 2 That a portion of Erf R/527, Rocky Crest ($\pm 64 \text{ m}^2$ in extent) be leased to PowerCom (Pty) Ltd at a monthly rental of N\$2 474.24 for a period of five (5) years, subject thereto that the rental escalate annually in line with Namibia Inflation Rate, but not exceeding 10 %.
- 3 That a portion of Erf 3648, Okuryangava ($\pm 64 \text{ m}^2$ in extent) be leased to PowerCom (Pty) Ltd at a monthly rental of N\$2 474.24 for a period of five (5) years, subject thereto that the rental escalate annually in line with Namibia Inflation Rate, but not exceeding 10 %.
- 4 That Portion 130 of Portion B, Klein Windhoek Town and Townland No. 70 ($\pm 64 \text{ m}^2$ in extent) be leased to PowerCom (Pty) Ltd at a monthly rental of N\$2 474.24 for a period of five (5) years, subject thereto that the rental escalate annually in line with Namibia Inflation Rate, but not exceeding 10 %.
- 5 That in the event the applicant fail to conclude the Lease Agreements within the given time that the rental be revised prior to concluding the Lease Agreements.
- 6 That the lease portions only be used for the erection and operation of communication towers.
- 7 That the applicant obtain an Environmental Management Clearance Certificates for respective properties from the Ministry of Environment and Tourism (Environment Commission) before the project commence.

- 8 That the respective Lease Agreements only be concluded once the Environmental Management Clearance Certificates are received by the Strategic Executive: Housing, Property Management and Human Settlement.
- 9 That the Environmental Management Clearance Certificates be renewed regularly as required by the Environment Management Act, 2007 (Act 7 of 2007).
- 10 That should the applicant fail to submit the periodically renewed certificates, that the Lease Agreement be cancelled, with a three (3) month notice.
- 11 That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.
- 12 That only one (1) service connection from the municipal electrical network be allowed per erf.
- 13 That erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative must contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.
- 14 That it be noted that a connection charge be payable at the cost of the applicant and the applicant is advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Electricity Department for information on connection charges.
- 15 That it be noted that there is no water or sewer services affected.
- 16 That all waste that will be generated during the construction phase be disposed of at an approved landfill and satellite sites, as illegal dumping of waste not be tolerated.
- 17 That the applicant employ precautionary measures at Erf 3648, Okuryangava by demarcating a safe buffer zone between the tower and residential areas in order to avoid possible health hazards.
- 18 That access be obtained from Sando Street to Erf R/527, Rocky Crest.
- 19 That access be obtained from Ongava Street to Erf 3648, Okuryangava.
- 20 That access be obtained from Heliodoor Street to Portion 130 of Portion B, Klein Windhoek Town and Townlands No. 70.

- 21 That the applicant take note that the portion of Heliodoor Street giving access to Portion 130 of Portion B, Klein Windhoek Town and Townlands No. 70 is not upgraded, and Council has no plans to upgrade such portion.
- 22 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme, stating:
 - 22.1 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.
 - 22.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.
- 23 That access to portions of Erven Erf R/527, Rocky Crest; 3648, Okuryangava and Portion 130 of Portion B, Klein Windhoek Town and Townlands No. 70 be to the satisfaction of the Strategic Executive: Urban and Transport Planning.
- 24 That the lease area be surveyed and the lease diagram be attached to the Lease Agreement for each property.
- 25 That the applicant submit the respective lease diagram for each property before signing the Lease Agreement.
- 26 That each proposed lease property enter into a separate Lease Agreement.
- 27 That portions of Erven 527, Rocky Crest and 3648, Okuryangava be temporarily closed in terms of section 50 of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).
- 28 That the City prepare the closure notice:
 - 28.1 That the applicant be responsible for inserting the notice in the media, placing a copy on-site and for the distribution to the affected neighbours.
 - 28.2 That proof of successful advertising be provided to the Strategic Executive: Urban and Transport Planning before the Lease Agreements are signed.
- 29 That the lease be advertised in terms of section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

- 30 That the lease be subject to Ministerial approval in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).
- 31 That the Acting Chief Executive Officer (Corporate Legal Adviser) draft the Lease Agreement.
- 32 That following a meeting between His Worship the Mayor and PowerCom (Pty) Ltd on 4 August 2021, the Strategic Executive: Housing, Property Management and Human Settlement, in conjunction with the Acting Strategic Executive: Information and Communication Technology, follow-up with PowerCom (Pty) Ltd on their commitment to develop one of the parks in the informal settlement areas, whereafter feedback be provided to Management Committee, in this regard.
- 32.1 That in line with the above, the communication between the Municipal Council of Windhoek and PowerCom (Pty) Ltd, attached as pages 50 and 51 respectively to the agenda, be noted.
- 33 That the resolution be implemented prior to confirmation of the minutes.

RESOLUTION 197/09/2021

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