ENVIRONMENTAL IMPACT ASSESSMENT TO ALIGN AND CREATE RIGHT OF WAY SERVITUDES AND ACCESS ROADS FOR THE NEWLY CREATED PORTIONS FROM THE SUBDIVISION OF PORTION 59 OF FARM OSONA COMMONAGE No. 65, OKAHANDJA, OTJOZONDJUPA REGION INTO 25 PORTIONS AND THE REMAINDER

2025

App - 250318005537

Project Name:	***ENVIRONMENTAL IMPACT ASSESSMENT TO ALIGN AND CREATE RIGHT OF WAY SERVITUDES AND ACCESS ROADS FOR THE NEWLY CREATED PORTIONS FROM THE SUBDIVISION OF PORTION 59 OF FARM OSONA COMMONAGE No. 65, OKAHANDJA, OTJOZONDJUPA REGION INTO 25 PORTIONS AND THE REMAINDER***
The Proponent:	**Hachrismar CC** **PO Box 2781** **Windhoek**
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Release Date:	April 2025
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EXECUTIVE SUMMARY

Green Earth Environmental Consultants were appointed by the Proponent, Hachrismar CC, to conduct an Environmental Impact Assessment to obtain an Environmental Clearance to align and create right of way servitudes and access roads for the newly created portions from the subdivision of Portion 59 of Farm Osona Commonage No. 65, Okahandja, Otjozondjupa Region into 25 portions and the Remainder. The land within the immediate vicinity of the project site is predominately characterized by residential and farming activities. In terms of the Regulations of the Environmental Management Act (No 7 of 2007) an Environmental Impact Assessment must be done to address the following 'Listed Activities':

INFRASTRUCTURE
The construction of:
- *Public roads.*

The route determination of roads and design of associated physical infrastructure where:
- *It is a public road;*
- *The road reserve is wider than 30 meters;*
- *The road caters for more than one lane of traffic in both directions.*

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

Impact on environment	Nature of impact
More efficient and intensive use of land.	Positive for the area and Namibia in general.
Creation of employment and transfer of skills.	Positive as employment will be created during construction and operation.
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 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 general operational activities.
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.

	Vegetation will also 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 construction.
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 environmental impacts during the operational phase of the proposed project:

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

The impact evaluation criterion of the proposed project:

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

The negative impacts associated with the project are the impact on the vegetation, birds and other animals, the natural drainage systems, ground and surface water, waste production, 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 operations, 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 farms, 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 align and create right of way servitudes and access roads for the newly created portions from the subdivision of Portion 59 of Farm Osona Commonage No. 65, Okahandja, Otjozondjupa Region into 25 portions and the Remainder and for the following “listed activities”:

   INFRASTRUCTURE
   The construction of:
   - *Public roads.*

   The route determination of roads and design of associated physical infrastructure where:
   - *It is a public road;*
   - *The road reserve is wider than 30 meters;*
   - *The road caters for more than one lane of traffic in both directions.*

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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, Hachrismar CC, appointed Green Earth Environmental Consultants to conduct an Environmental Impact Assessment and develop an Environmental Management Plan to obtain an Environmental Clearance to align and create right of way servitudes and access roads for the newly created portions from the subdivision of Portion 59 of Farm Osona Commonage No. 65, Okahandja, Otjozondjupa Region into 25 portions and the Remainder.

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:

INFRASTRUCTURE
The construction of:
- *Public roads.*

The route determination of roads and design of associated physical infrastructure where:
- *It is a public road;*
- *The road reserve is wider than 30 meters;*
- *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 create right of way servitudes and access roads, 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, DESIRABILITY AND MOTIVATION

The Proponent appointed Willie Schutz Town and Regional Planning Consultant (*WSTRPC)* to attend to the town planning procedures for the subdivision of Portion 59 of Farm Osona Commonage No. 65. The following information was obtained from *WSTRPC (2024)*:

Urbanisation and overcrowding in the major urban centres of Namibia have resulted in some residents aspiring to live in more tranquil and natural surroundings on larger portions of land. This resulted in the rise of several 'life style' developments where specific aspects of a more rural and closer to nature style of living are provided.

Okahandja as a town has a very strategic location. The town lies conveniently close to the capital of the country on the prominent central areas – coastal and northern transportation spines. This strategic location provides ample opportunities to attract various types of private investment.

The district of Okahandja has been identified by the developer as an area with immense potential to accommodate a lifestyle concept development due to the pristine unspoilt nature of the area. The district of Okahandja also has the benefit of being able to provide the location and setting where interested parties can reside out of the bustling

urban areas such as Okahandja and Windhoek without being too far from the required services and amenities these centres provide.

This natural competitive advantage of the town and its surrounding areas must be harnessed to attract private development and investment, which will have multiplier effects for the town of Okahandja and its residents in the long run.

This development may spur other similar private and public developments with no cost implications for the municipality but can enlarge the economic base in the long run. The development will lead to an Inflow of new residents into the extended municipal area. It is expected that this inflow will be from other regions like Khomas Region rather than Okahandja Town itself. This will relief pressure on the fast-dwindling water and other resources of Cities like Windhoek.

This in turn will attract new and more businesses and possible investments to the town of Okahandja.

The development should benefit the inhabitants of Okahandja in the following manner:

It is envisaged that the development will create work for at least 100 people in the construction phase and at least 30 people after completion. Full time personnel will be working to maintain the infrastructure, domestic workers, gardeners, security guards and other related work. The development will give the area a much needed economic injection which will have a multiplier effect in the community regarding sales and services. Services that will benefit from this development in Okahandja are amongst others shops, doctors, garages, and plumbers' and other service providers. The development will also bring in investments and buying power.

It is thus believed that there is a need for the proposed project and that the selected site is desirable for the project. The site is desirable 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, 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.

4. BACKGROUND INFORMATION ON PROJECT

4.1. SITE INFORMATION AND LOCALITY

Portion 59 (a portion of Portion AA) of Farm Osona Commonage No. 65 is located approximately 10 kilometres to the Southwest of Okahandja, inside the Townlands of Okahandja, northwest of Road D 1972 (M 0087) leading to Gross Barmen. Portion 59 is ±1123 hectares in extent and is presently utilised for agricultural purposes. Access to the portion is obtained from existing accesses from Road D 1972 (M 0087) which links Okahandja with Gross Barmen Resort. It is the intension to subdivide Portion 59 into 25 portions of approximately 1 ha in extent and the Remainder and to use these Portions for a ‘nature estate’ as defined in the Okahandja Town Planning Scheme. Access to the newly created portions will be via 20m wide right of way servitudes and access roads to be aligned and constructed as part of the development. See locality maps below showing the project site:

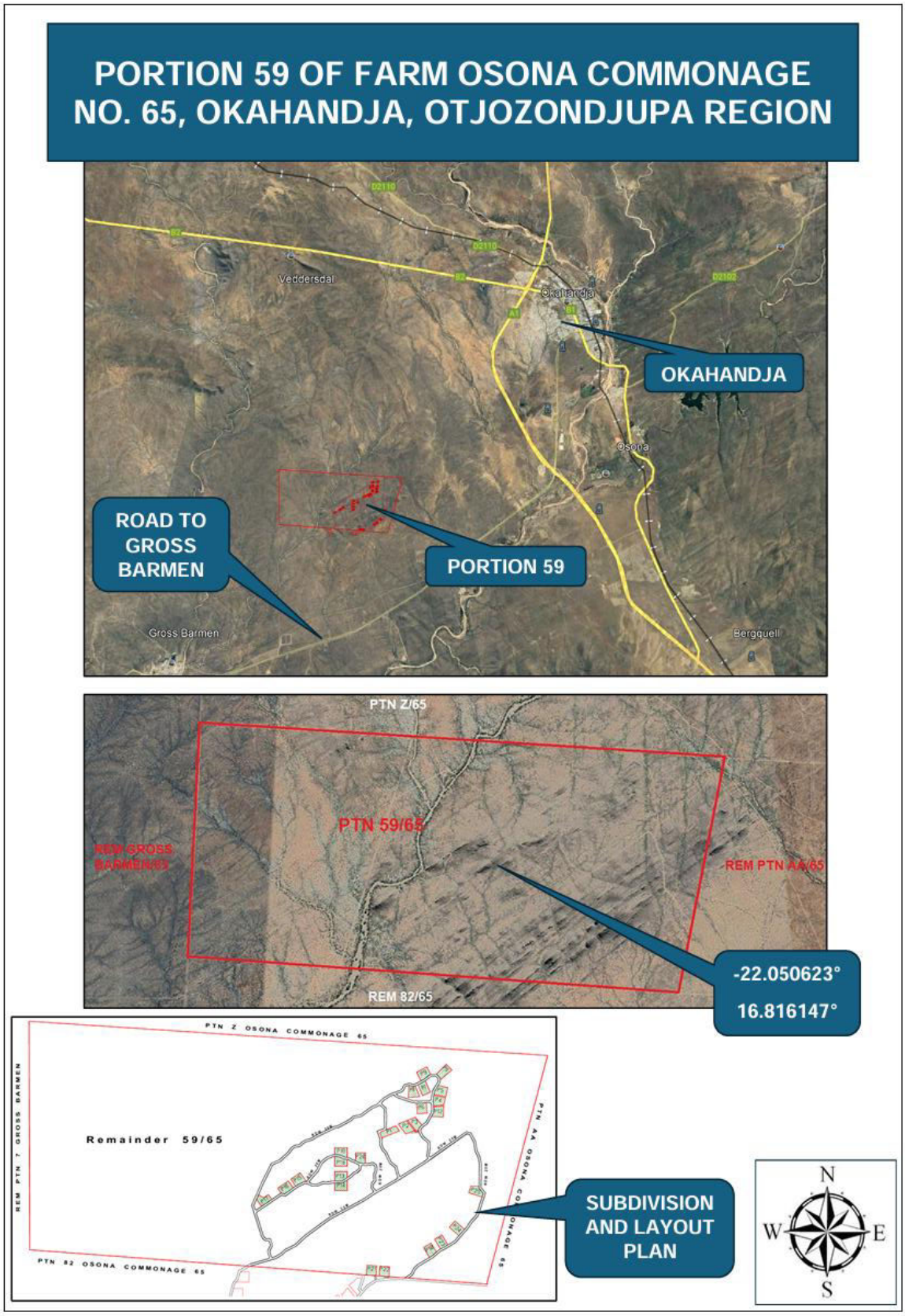


Figure 1: Locality Map of Portion 59 of Farm Osona Commonage

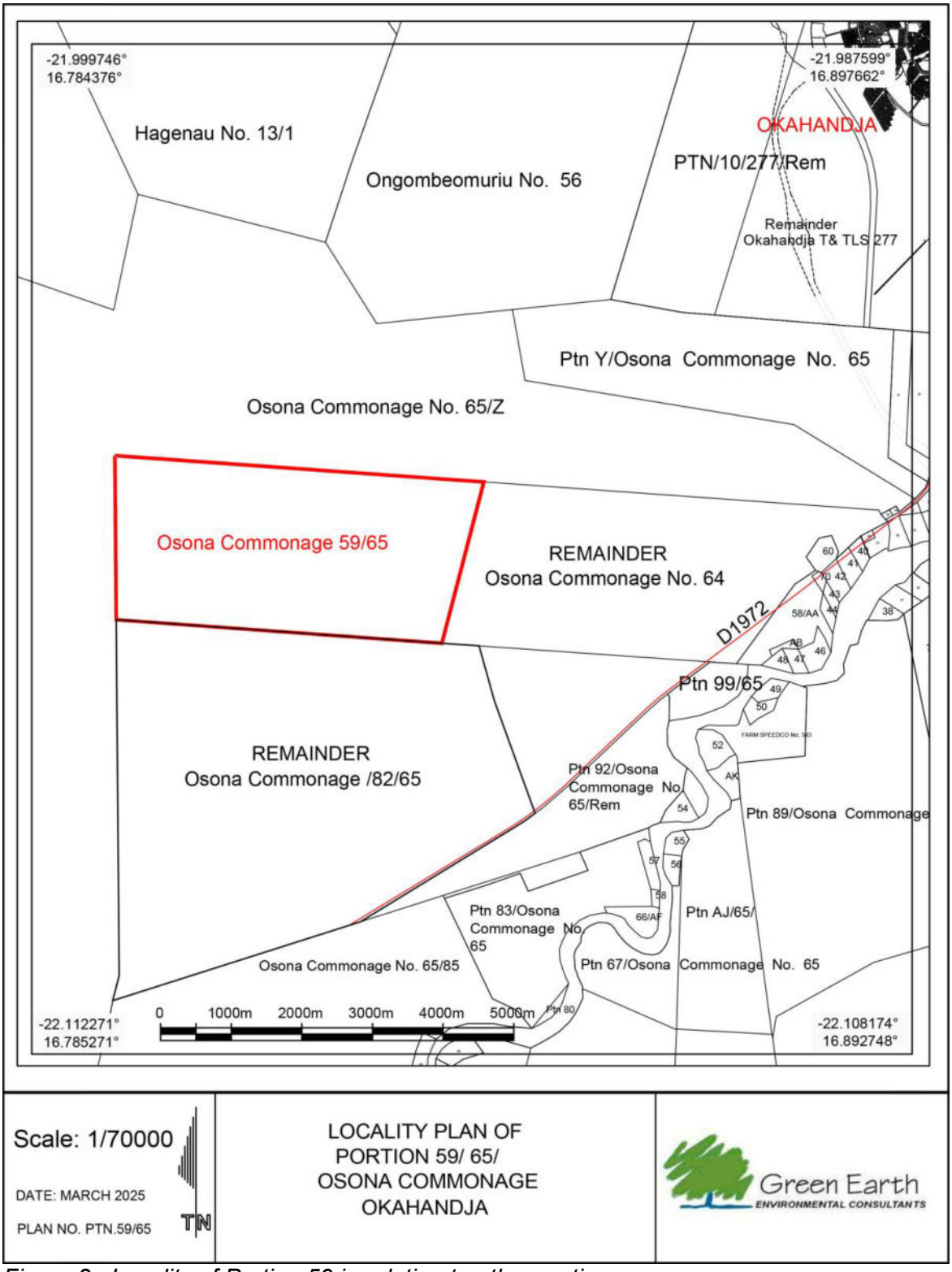


Figure 2: Locality of Portion 59 in relation to other portions

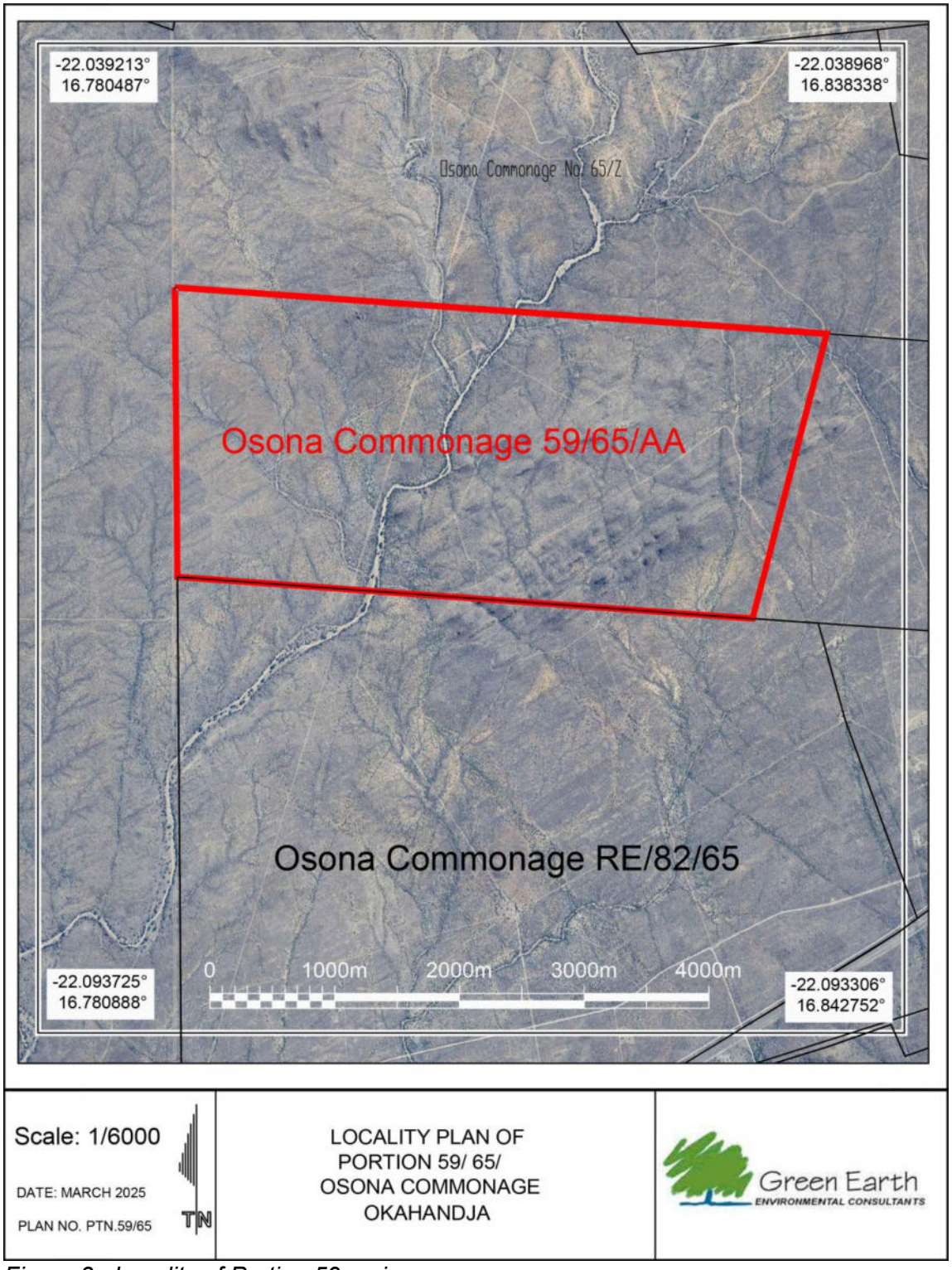


Figure 3: Locality of Portion 59 on image

Figure 4: Layout Plan for the development

The Proponent appointed Willie Schutz Town and Regional Planning Consultant (*WSTRPC)* to attend to the town planning procedures for the subdivision of the Portion 59 of the Farm Osona Commonage No. 65. The following information was obtained from *WSTRPC (2024)*:

The portion is better suited for a low density development as is proposed. The surrounding area is already developed and part of the Okahandja Townlands and therefore this incorporation is a natural process of the town's expansion.

The site is characterised by rolling hills with gentle slopes perennial streams flowing from the north-east to the south-west. A mixture of mica and sand makes the site ideal for development and construction. The site slopes from north-east to south-west with the lowest point being the southwestern corner of the development. The slope is very slight and represents as a slope of 3.0%.

The surrounding area is already developed and part of the Okahandja Townlands and therefor this development is a natural process of the town's expansion.

5. DEVELOPMENT PROPOSAL

The following information was obtained from *WSTRPC (2024)*:

One of the unique assets that Namibia must sell to its people is its pristine natural environment. The vision for this development is to use the unique natural environmental features to develop the site as a peaceful and tranquil living environment where residents can live harmony with nature.

The intended development will comprise a nature lifestyle development with portions of approximately 1ha in area. The 1ha portions are arranged in groups to make the best use of features such as the breath-taking views, available water, and environmental features, etcetera. The development also has a range of wildlife species such as Eland, Kudu, Giraffes, Zebra, Oryx, and Waterbuck etc.

The development allows for spaces between the individual portions to allow the wildlife to roam freely. The owners of the 1ha plots will be allowed to drive, walk and bike on the larger portion within certain rules that will be included in the homeowners association.

Several lifestyle developments, although on much smaller portions of land, occur on private land outside but near to towns in Namibia of which some of the more known developments are Omeya, Goodhope at Otjiwarongo and Roots development at Stampriet.

These types of developments are popular because they provide living areas closer to nature while not being too far from urban centres where the necessary social, health and economic services are available.

5.1. DEVELOPMENT PRINCIPLES

The following information was obtained from *WSTRPC (2024)*:

The nature estate is planned because a market was identified for people wanting to retire as well as live in such a lifestyle complex requiring the tranquillity of the natural setting but do not want to depend on it for a living. It is also identified that the development will attract international buyers. This development is ideally suited for this kind of resident because it is near Okahandja which provides for services like doctors, shops and schools etc.

It is the intention to develop the site as a peaceful and tranquil living environment where residents can safely go about their daily lives. The portions will be approximately 1ha in extent with and will incorporate the natural features of the area into the development.

5.2. DESCRIPTION OF LAYOUT

The following information was obtained from *WSTRPC (2024)*:

The layout comprises 25 low density “Nature Estate” Portions of sizes approximately 1ha. The layout is influenced by the longitudinal form and environmental features. The most noticeable feature of the layout as that is not planned in a traditional way but rather into groupings which reflect the available water (boreholes) as well natural features.

The layout is simplistic in nature to meet the intention of a low density development accommodating the nature estate development.

A 20 m wide right of way servitude will be created to provide access to the portions and will be registered over the remainder of Portion 59 in favour of the Homeowners Association.

The existing access off Road D1972 over Portion 82 was incorporated into the layout and will be reconfirmed by the Roads Authority.

The information (zoning and size) of the portions to be created from the subdivision is summarised in the *Table* below:

Table 1: Portion information

Number	Area (Ha)	Zoning	Number	Area (Ha)	Zoning
1	1.0	Nature Estate	14	1.0	Nature Estate
2	1.0	Nature Estate	15	1.0	Nature Estate
3	1.0	Nature Estate	16	1.0	Nature Estate
4	1.0	Nature Estate	17	1.0	Nature Estate
5	1.0	Nature Estate	18	1.0	Nature Estate
6	1.0	Nature Estate	19	1.0	Nature Estate
7	1.0	Nature Estate	20	1.0	Nature Estate
8	1.0	Nature Estate	21	1.0	Nature Estate
9	1.0	Nature Estate	22	1.0	Nature Estate
10	1.0	Nature Estate	23	1.0	Nature Estate
11	1.0	Nature Estate	24	1.0	Nature Estate
12	1.0	Nature Estate	25	1.0	Nature Estate
13	1.0	Nature Estate	Remainder	2186.8	Nature Estate

6. MANAGEMENT OF COMMON PROPERTY (SHARED COSTS)

The following information was obtained from *WSTRPC (2024)*:

All erven will have membership of and contribute to a Home Owners Association (or similar legal entity) maintaining fences and other shared projects. The management thereof will function much like a body corporate

The main business of the association shall be the general management and administration of the Development, which business shall amongst others include:

- the employment or contracting of security guards or security services to man the gate and patrol the development;
- the maintenance and upgrading of the security fence and access gate;
- the collection of levies in respect of expenditure incurred by the Association;
- the payment of Municipal accounts in respect of services rendered to the Estate (which cannot be levied by the Municipality to the members individually);
- the entering into contracts with third parties on behalf of the Association which could include contracts for maintenance of roads, services etc.

7. BULK SERVICES AND INFRASTRUCTURE

It is important to note that services will not be transferred to the Municipality of Okahandja but they will be maintained by the residents through their Association until such time as the Municipality can take over the services.

Infrastructural services will be provided by the developer according to municipal standards and the following are envisaged.

7.1. ACCESS / INTERNAL ROADS

The existing access point from the D1972 road over Portion 82/65 will provide access to the newly created portions via 20m wide right of way servitude. An application was submitted to the Roads Authority to re-confirm the existing access road to the development. Right of way servitudes will be low impact gravel roads with widths limited to a maximum of 20m. The roads will be shaped in place to maintain the natural character and 'nature estate-lifestyle' as far as possible. Provision is made for river crossings and other minor storm water structures.

7.2. WATER SUPPLY / RETICULATION

As it will be impossible for the Municipality of Okahandja to supply water to the development at this point in time, water will be provided from boreholes.

The existing boreholes with sufficient capacity to supply households are existing while owners will be supported to drill boreholes. The Namwater pipeline feeding Gross Barmen and other developments along road D 1972 is running parallel to the development and applications for water can be made to Namwater if needed.

7.3. ELECTRICITY

As the current Nampower bulk supply line is running parallel to the southern boundary of Portion 82 (Road D1972), electricity can be sourced from there. Where possible, solar energy will be utilised.

7.4. STORM WATER AND DRAINAGE

As it is a low density development the natural flow of storm water and drainage will be minimally disturbed and the natural flow accommodated where possible. Smaller bridges and storm water structures will be constructed where necessary to allow the natural flow of storm water.

7.5. SOLID WASTE / REFUSE REMOVAL

Solid waste removal will be contracted to a private contractor who will remove and dispose the waste at the municipal dumping site.

7.6. SEWAGE INFRASTRUCTURE

The collection of waterborne sewage is not economically viable for this type of development given extremely long pipe runs and the risk of blockages and polluting spills not to mention the cost of constructing and maintaining such infrastructure.

It is envisaged to provide each house with a septic tank which will be provided with a well-designed “French Drain” or percolation ditch which will infiltrate the treated effluent from the septic tanks. The final specifications of the waterborne sewage will be discussed and approved by the Municipality, in line with current prescribed standards.

7.7. FIRE PROTECTION

The Proponent has the necessary fire protection infrastructure / extinguishers as per municipal requirements. A Fire Protection Specialist is introduced a proper fire protection plan with the required infrastructure and is overseeing the annual auditing and maintenance of the infrastructure.

8. APPROACH TO THE STUDY

The assessment included the following activities:

a) Desktop sensitivity assessment

Literature, legislation and guidance documents related to the natural environment and land use activities available on the 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 Newspapers on two consecutive weeks (15 and 22 November 2024) inviting public participation and comments on the proposed project. A notice was also displayed on the Okahandja Municipal Notice Board and on the site. The final date for receiving comments was 7 April 2025. See attached copies of the notices.

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.

9. ASSUMPTIONS AND LIMITATIONS

It is assumed that the information provided by the proponent (Hachrismar CC) and the town planner (WSTRPC) is accurate. No alternative portions/sites 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.

10. ADMINISTRATIVE, LEGAL AND POLICY REQUIREMENTS

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

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

THE NAMIBIAN CONSTITUTION

Article 95 of Namibia's constitution provides that:

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

Management of ecosystems, essential ecological processes and biological diversity of Namibia and utilization of living natural resources on a sustainable basis for the benefit

of all Namibians, both present and future; in particular, the Government shall provide measures against the dumping or recycling of foreign nuclear and toxic waste on Namibian territory." This article recommends that a relatively high level of environmental protection is called for in respect of pollution control and waste management.

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

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

In considering these environmental rights, Hachrismar CC (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:

> ***INFRASTRUCTURE***
> *The construction of:*
> - *Public roads.*
>
> *The route determination of roads and design of associated physical infrastructure where:*
> - *It is a public road;*
> - *The road reserve is wider than 30 meters;*
> - *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

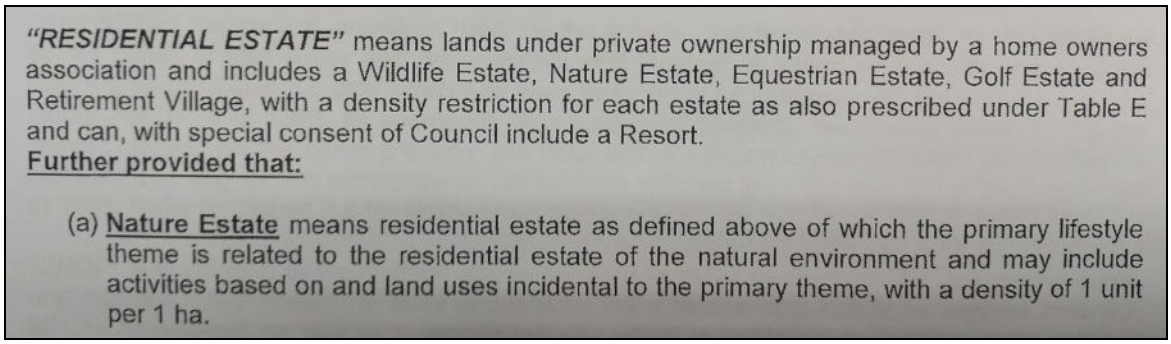
The proposed activity will fit in with the surrounding activities and not have a negative impact on the prevailing environment. It will be ensured that all protected trees and plant species will be retained where possible.

THE OKAHANDJA TOWN PLANNING SCHEME

To ensure that development is being driven and guided in Okahandja, the Municipality of Okahandja has endorsed the Okahandja Town Planning Scheme No. 5, approved in terms of section 26(1) of the Town Planning Ordinance of 1954.

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

Okahandja Town Planning Amendment Scheme No. 5 defines 'a residential estate' as follows:



"RESIDENTIAL ESTATE" means lands under private ownership managed by a home owners association and includes a Wildlife Estate, Nature Estate, Equestrian Estate, Golf Estate and Retirement Village, with a density restriction for each estate as also prescribed under Table E and can, with special consent of Council include a Resort.
Further provided that:

(a) **Nature Estate** means residential estate as defined above of which the primary lifestyle theme is related to the residential estate of the natural environment and may include activities based on and land uses incidental to the primary theme, with a density of 1 unit per 1 ha.

CONCLUSION AND IMPACT

Given that the site is within the Okahandja Municipal Boundaries and that the developmental intentions of the client and intended use is in line with the stipulations of the Okahandja Town Planning Scheme, there is no reason to anticipate detrimental effects to the surroundings of Okahandja in the support of this application by Council. The proposed operations are also subject to an Environmental Clearance which will only be given if there are limited effects on the surrounding area and that it can be mitigated.

See below Consent Letter received from the Municipality of Okahandja:

MUNICIPALITY OF OKAHANDJA

Tel: +264 62 50 5100
Fax: +264 62 50 1746
65 Martin Neib Ave.
Email: ceo@okahandja.org.na

P.O.Box: 15
Okahandja

OFFICE OF THE CHIEF EXECUTIVE OFFICER

Enquiry: R Matheus
Tel: 062 505 110

Date: 23rd April 2025

The Environmental Commissioner and Head
Ministry of Environment, Forestry and Tourism
Private Bag 13306
Windhoek
Tel: (+264) 61 284 2751
Email: timoteus.mufeti@meft.gov.na

Dear, Mr. Timoteus Mufeti

ENVIRONMENTAL IMPACT ASSESSMENT TO ALIGN AND CREATE RIGHT OF WAY SERVITUDES AND ACCESS ROADS FOR THE NEWLY CREATED PORTIONS FROM THE SUBDIVISION OF PORTION 59 OF FARM OSONA COMMONAGE No. 65, OKAHANDJA, OTJOZONDJUPA REGION INTO 25 PORTIONS AND THE REMAINDER

Your letter dated 26 March 2025 requesting for a consent letter has reference:

The application for consent has been received by the Municipality of Okahandja on 26 March 2025. Confirmation is hereby granted by the Municipality of Okahandja for Hachrismar CC to start with the process of obtaining approvals, permits, licenses, certificates, etc to align and create right of way servitudes and access roads for the newly created portions from the subdivision of Portion 59 of Farm Osona Commonage No. 65, Okahandja, Otjozondjupa Region into 25 portions and the Remainder.

Please note that this consent does not hold the Okahandja Municipality liable in the event that the application is objected to or not approved, as the assessment process is still pending.
For more clarity, please do not hesitate to contact our office.

For more clarity, please do not hesitate to contact our office.

Yours sincerely

Alphons Tjitombo
Chief Executive Officer

OKAHANDJA MUNICIPALITY
23 APR 2025
P.O. Box 15, Okahandja
Tel: (062) 505100
Fax: (062) 501746
65 Martin Neib Avenue
Office of the Chief Executive Officer

All correspondence to be addressed to the Office of the Chief Executive Officer

GARDEN TOWN OF NAMIBIA

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

Laws, Acts, Regulations & Policies consulted:		
Electricity Act (No. 4 of 2007)	In accordance with the Electricity Act (No. 4 of 2007) which provides for the establishment of the Electricity Control Board and provide for its powers and functions; to provide for the requirements and conditions for obtaining licenses for the provision of electricity; to provide for the powers and obligations of licenses; and to provide for incidental matters: the necessary permits and licenses will be obtained.	The Proponent must abide to the Electricity Act.
Pollution Control and Waste Management Bill (guideline only)	The **Pollution Control and Waste Management Bill** 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 sub-section (2), of the presence and quantity of those substances. The competent authority for the	The Proponent must adhere to the Pollution Control and Waste Management Bill.

	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.	
Water Resources Management Act	The **Water Resources Management Act (No. 11 of 2013)** 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 a sustainable manner.	The Act must be consulted. Fresh water abstraction and waste-water discharge permits should be obtained when required.
Solid and Hazardous Waste Management Regulations: Local Authorities 1992	Provides for management and handling of industrial, business and domestic waste.	The Proponent must abide to the solid waste management provisions.
Hazardous Substances Ordinance (No. 14 of 1974)	The **Ordinance** 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.
Atmospheric Pollution Prevention Ordinance of Namibia (No. 11 of 1976)	Part 2 of the **Ordinance** 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	The proponent should adhere to the stipulations of the Atmospheric Pollution Prevention Ordinance.

	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.	
Nature Conservation Ordinance	The **Nature Conservation Ordinance (No. 4 of 1975)** 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.
Forestry Act	The **Forestry Act (No. 12 of 2001)** specifies that there be a general protection of the receiving and surrounding environment. The protection of natural vegetation is of great importance, the Forestry Act especially stipulates that no living tree, bush, shrub or indigenous plants within 100m from any river, stream or watercourse, may be removed without the necessary license.	No removal of protected tree species or removal of mature trees should happen. The Ministry of Environment, Forestry and Tourism should be consulted when required.
Labour Act	The **Labour Act (No. 11 of 2007)** 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.
Communal Land Rights	Communal land is land that belongs to the State and is held in trust for the benefit of the traditional communities living in	Consent should be obtained from Traditional Authorities, Communal Boards, Chiefs, Kings, Queens etc. if required.

	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 **Communal Land Reform Act (No. 5 of 2002)** and **Communal Land Reform Amendment Act (No. 13 of 2013)**. The Communal Land Reform Act provide for the allocation of rights in respect of 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.	
Public and Environmental Health Act	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.
National Heritage Act (No. 27 of 2004)	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.
National Monuments	No person shall destroy, damage, excavate, alter, remove from its	The proposed site for development is not within any

Act of Namibia (No. 28 of 1969) as amended until 1979	original site or export from Namibia: (a) any meteorite or fossil; or (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 (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 (d) the anthropological or archaeological contents of graves, caves, rock shelters, middens, shell mounds or other sites used by such people; or (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.	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.
Public Health Act (No. 36 of 1919)	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.
Soil Conservation Act (No. 76 of 1969)	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	Only the area required for the operations should be cleared from vegetation to ensure the minimum impact on the soil through clearance for

	soil, vegetation, sources and resources of the Republic;	construction.
Air Quality Act (N0. 39 of 2004)	The **Air Quality Act (No. 39 of 2004)** 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.
Vision 2030 and National Development Plans	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 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.

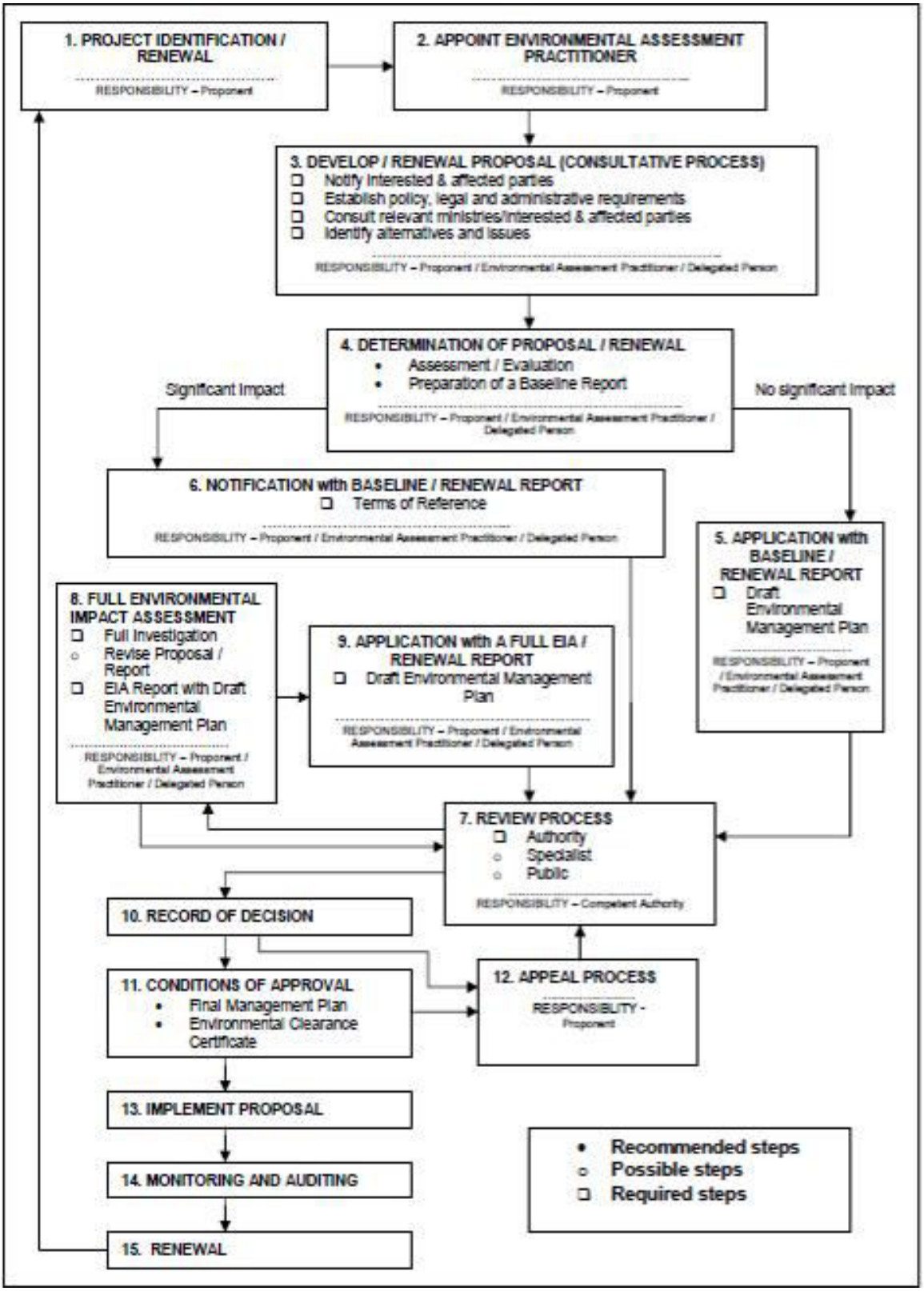


Figure 5: Flowchart of the Impact Process

11. AFFECTED RECEIVING ENVIRONMENT

11.1. BIODIVERSITY AND VEGETATION

Portion 59 of Farm Osona Commonage No. 65, Okahandja 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 site and a few gravel roads are present on the site.

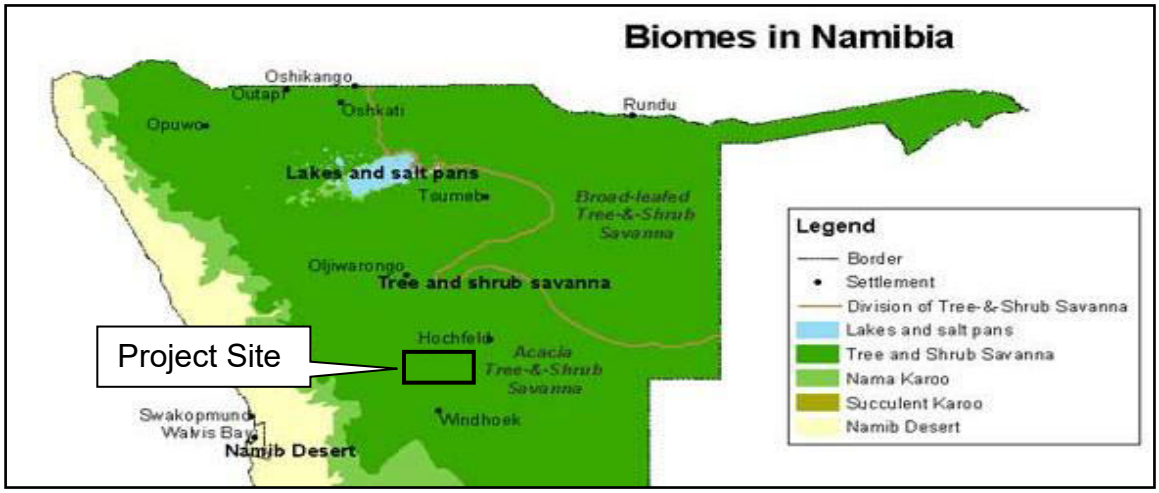


Figure 6: Biomes in Namibia (Atlas of Namibia, 2002)

Figure 7: Trees and bushes present on the site

Figure 8: Grasslands present on the Portion

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.

11.2. GEOLOGY AND SOILS

Portion 59 of Farm Osona Commonage No. 65, Okahandja is located in the Khomas Trough on a geological area classified as Damara Supergroup and Gariep Complex. The surface geology of the area also consists of formations of Damara granite intrusions. See *Map* below:

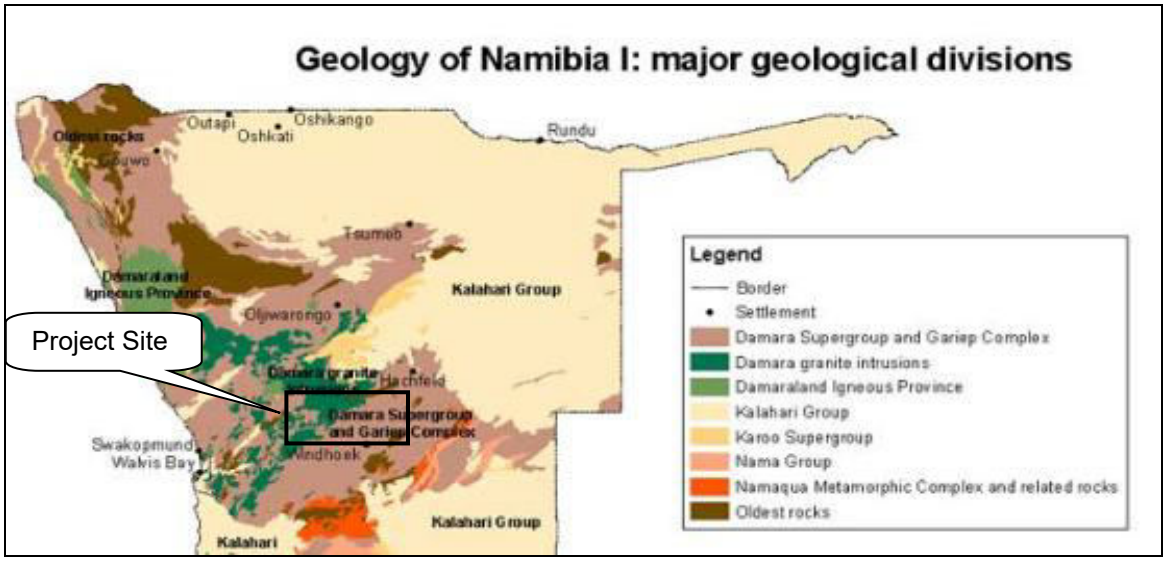


Figure 9: Geology of Namibia (Atlas of Namibia Project, 2002)

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 thrusted 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*).

11.3. SOCIO ECONOMIC ENVIRONMENT

The majority of land uses around the project site are characterized by residential and farming activities; therefore, the development will not have a negative impact on the social environment.

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

11.4. CLIMATE

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

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

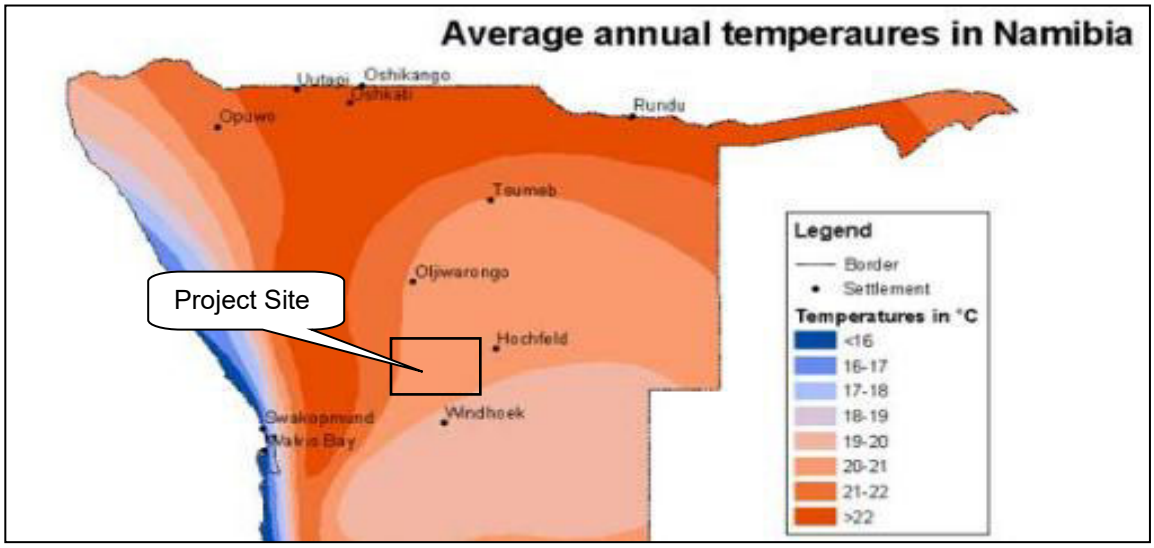


Figure 10: Average temperatures (Atlas of Namibia Project, 2002)

11.5. CULTURAL HERITAGE

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

12. IMPACT ASSESSMENT AND EVALUATION

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

Table 2: 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:

12.1. 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.

12.1.1. 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

12.1.2. 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. 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

12.1.3. 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. 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

12.1.4. 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

12.1.5. 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

12.1.6. 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

12.1.7. SEDIMENTATION AND EROSION

The area is mostly 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

12.1.8. 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.

The Proponent intends to appoint and contract specialist waste managers to collect and dispose of the waste generated on the site. The proponent must ensure that the subcontractors complied with the applicable Namibian Legislation, Policies and Practices.

Impact Evaluation

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

12.1.9. 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

12.1.10. 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

12.1.11. FIRES AND EXPLOSIONS

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

The Proponent will put in the necessary fire protection infrastructure / extinguishers as per requirements. It is advised that a specialist Fire Protection Specialist is contracted to introduce a proper fire protection plan with the required infrastructure and to oversee the annual auditing and maintenance of the infrastructure.

Impact Evaluation

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

12.1.12. 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

12.2. IMPACTS DURING THE OPERATIONAL PHASE

12.2.1. 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

12.2.2. DUST POLLUTION AND AIR QUALITY

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

Impact Evaluation

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

12.2.3. 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 heath impact on groundwater users. Potential impact on the natural environment from possible polluted groundwater also exits.

Impact Evaluation

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

12.2.4. 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.

The Proponent intends to appoint and contract specialist waste managers to collect and dispose of the waste generated on the site. The proponent must ensure that the subcontractors complied with the applicable Namibian Legislation, Policies and Practices.

Impact Evaluation

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

12.2.5. FAILURE IN RETICULATION PIPELINES

There may be a potential release of sewage, stormwater or water into the environment due to pipeline/system failure. As a result, the spillage could be released into the environment and could potentially be 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

12.2.6. 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.

The Proponent will put in the necessary fire protection infrastructure / extinguishers as per requirements. It is advised that a specialist Fire Protection Specialist is contracted to introduce a proper fire protection plan with the required infrastructure and to oversee the annual auditing and maintenance of the infrastructure.

Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Fires and Explosions	-	2	1	4	2	M	L

12.2.7. 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

12.3. 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

13. 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.

14. CONCLUSION

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 Portion 59 of Farm Osona Commonage No. 65, 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.

15. RECOMMENDATION

It is therefore recommended that the Ministry of Environment, Forestry and Tourism through the Environmental Commissioner support and approve the Environmental Clearance to align and create right of way servitudes and access roads for the newly created portions from the subdivision of Portion 59 of Farm Osona Commonage No. 65, Okahandja, Otjozondjupa Region into 25 portions and the Remainder and to issue an Environmental Clearance for the following ‘Listed Activities’:

INFRASTRUCTURE

The construction of:

- *Public roads.*

The route determination of roads and design of associated physical infrastructure where:

- *It is a public road;*
- *The road reserve is wider than 30 meters;*
- *The road caters for more than one lane of traffic in both directions.*

LIST OF REFERENCES

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APPENDIX A: NEWSPAPER NOTICES

16 | SPORT

Monday 17 March 2025 | NEW ERA

CLASSIFIEDS

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(061) 220 584
classifieds@nepc.com.na

Services | Notice | Notice | Notice
General | Legal Notice | Legal Notice | Legal Notice

Notice
Legal Notice

NOTICE

Take note that URBAN E. I NAMICS AFRICA TOWN AND REGIONAL PLANNERS intends to apply for the:

•CONSENT TO UTILISE ERF 260, 36 COBALT STREET, PROSPERITA FOR A SHOP AND WHOLESALE TRADE

Erf 260 is located in an industrial area known as Prosperita at No. 36 Cobalt Street. As per the title deed, Erf 260 measures 1,000m² in extent and is zoned "Restricted Business". A shop and wholesale of Lumenares Direct is located on the erf.

According to the Windhoek Zoning Scheme, a shop and wholesale are consent uses for a Restricted Business zoned erf. The registered owner therefore intends to align the current land uses on Erf 260 with the Windhoek Zoning Scheme. It is for this reason an application was submitted to the City of Windhoek to obtain consent for these land uses. It is important to mention the current land uses will remain and the owner has not intention to build any new buildings.

Access to the erf will remain from Cobalt Street and on site parking is provided in accordance with the Windhoek Zoning Scheme regulations.

Further take note that any person objecting to the current land use as set out above may lodge such objection together with the grounds thereof, with the Windhoek City Council (Mr. Hugo Rust, 5th floor, 061 2378) and with Urban Dynamics (Ms. Allison Anderson) in writing within 14 days after the appearance of this notice. The last day for objections will be the 14th of April 2025.

Urban Dynamics Africa
P O Box 20837 Windhoek
Tel: 061 240300
Fax: 061 240309
Email: allison@udanam.com

REPUBLIC OF NAMIBIA MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (REGULATIONS 16, 26 & 32)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: ZAMBEZI

1. Name and postal address of applicant: LUNYANGILE AGATHA KAYANA
2. Name of business or proposed business to which applicant relates: BULKETO SHEBEEN
3. Address/Location of premises to which Application relates: KONGOLA
4. Nature and details of application: SPECIAL LIQUOR LICENSE
5. Clerk of the court with whom Application will be lodged: KATIMA MULILO MAGISTRATE'S COURT
6. Date on which application will be Lodged: 12 APRIL 2025
7. Date of meeting of Committee at which application will be heard: 11 JUNE 2025

Any objection or written submission in terms of section 28 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard

REPUBLIC OF NAMIBIA MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (REGULATIONS 16, 26 & 32)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: OMUSATI

1. Name and postal address of applicant: GOTTLIEB LINEKELA NEITA PO BOX 9193 OMUNGWELUME
2. Name of business or proposed business to which applicant relates: KALAWAMANGULA SHEBEEN
3. Address/Location of premises to which Application relates: OKADILOTI VILLAGE
4. Nature and details of application: SPECIAL LIQUOR LICENSE
5. Clerk of the court with whom Application will be lodged: OUTAPI MAGISTRATE'S COURT
6. Date on which application will be Lodged: 12 – 30 APRIL 2025
7. Date of meeting of Committee at which application will be heard: 11 JUNE 2025

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

Take note that URBAN DYNAMICS AFRICA TOWN AND REGIONAL PLANNERS intends to apply for the:

•CONSENT TO UTILISE ERF 2073, WALTER STREET, WINDHOEK FOR A SHOP AND WHOLESALE TRADE

Erf 2073, Windhoek is one of many wholesalers located in an industrial area, south of the central business district and located along Walter Street. According to the title, the erf measures 1,174m² in extent. As per the Windhoek Zoning Scheme and the zoning certificate of Erf 2073, Windhoek, the erf is zoned "Restricted Business" with a bulk of 2.

According to the Windhoek Zoning Scheme, a shop and wholesale are consent uses for a Restricted Business zoned erf. The registered owner therefore intends to align the current land uses on Erf 2073 with the Windhoek Zoning Scheme. It is for this reason an application was submitted to the City of Windhoek to obtain consent for these land uses. It is important to mention the current land uses will remain and the owner has not intention to build any new buildings.

Access to the erf will remain from Walter Street and on-site parking is provided in accordance with the Windhoek Zoning Scheme regulations.

Further take note that any person objecting to the current land use as set out above may lodge such objection together with the grounds thereof, with the Windhoek City Council (Mr. Hugo Rust, 5th floor, 061 2378) and with Urban Dynamics (Ms. Allison Anderson) in writing within 14 days after the appearance of this notice. The last day for objections will be the 14th of April 2025.

Urban Dynamics Africa
P O Box 20837 Windhoek
Tel: 061 240300
Fax: 061 240309
Email: allison@udanam.com

NOTICE

Take note that URBAN DYNAMICS AFRICA TOWN AND REGIONAL PLANNERS intends to apply for the:

• SUBDIVISION OF THE REMAINDER OF PORTION B, OF THE FARM LÜDERITZ TOWN AND TOWNLANDS NO. 11, INTO PORTIONS 118, 119 AND REMAINDER.

•SUBSEQUENT REZONING OF THE SUBDIVIDED PORTIONS 118 AND 119 OF PORTION B OF THE FARM LÜDERITZ TOWN AND TOWNLANDS NO. 11 FROM "UNDETERMINED" TO "GENERAL INDUSTRIAL

Urban Dynamics Africa has been appointed by Mr. Titus Nakaumba a representative of Bigen Kuumba Port Service PTY Ltd, for the subdivision of the remainder of Portion B of Lüderitz Town and Townlands No 11. The site is located within the remainder of the Lüderitz Townlands No. 11. The portion is approximately 2.78 km south of the town.

The portion of land identified for this purpose is measuring approximately 100 000m^2 in extent and currently vacant and zoned "Undetermined". As per our appointment, Urban Dynamics submitted an application to the Lüderitz Town Council for the formal subdivision of the remainder of Portion B of Lüderitz Town and Townlands No 11 into 2 Portions and the Remainder. The portions measures 5 000m² each.

However, the land is currently zoned as "Undetermined", which do not allow for the development of land for industrial use. To proceed with the development, it is necessary to rezone the proposed Portion 118 and 119 of Portion B of Lüderitz Town and Townlands No 11 from "Undetermined" to "General Industrial".

The plan of the erf lies for inspection on the notice board at Lüderitz Town Council offices, and on the proposed portion.

Further take note that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof, with Lüderitz Town Council and with the applicant in writing within 14 days after the appearance of this notice. The last day for objections will be Friday, 3rd of April 2025.

APPLICANT:
Urban Dynamics Africa
P O Box 20837, Windhoek
Tel: 061 240300
Fax: 061 240309

The Chief Executive Officer
Lüderitz Town Council
PO Box 19, Lüderitz
Namibia
Email: tresia@udanam.com

CALL FOR PUBLIC PARTICIPATION/COMMENTS

ENVIRONMENTAL IMPACT ASSESSMENT TO OBTAIN AN ENVIRONMENTAL CLEARANCE TO ALIGN AND CREATE RIGHT OF WAY SERVITUDES AND ACCESS ROADS FOR THE NEWLY CREATED PORTIONS FROM THE SUBDIVISION OF PORTION 59 OF FARM OSONA COMMONAGE No. 65, OKAHANDJA, OTJOZONDJUPA REGION INTO 25 PORTIONS AND THE REMAINDER

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 GG 4878 of 6 February 2012) to align and create right of way servitudes and access roads for the newly created portions from the subdivision of Portion 59 of Farm Osona Commonage No. 65, Okahandja, Otjozondjupa Region into 25 portions and the Remainer.

Name of proponent: Hashimar CC

Project location and description: Portion 59 (a portion of Portion AA) of Farm Osona Commonage No. 65 is located approximately 10 kilometres to the Southwest of Okahandja, inside the Townlands of Okahandja, northwest of Road M 0087 leading to Gross Barmen. Portion 59 is ±123 hectares in extent and is presently utilised for agricultural purposes. Access to the portion is obtained from existing accesses from Road M0087 which links Okahandja with Gross Barmen Resort. It is the intension to subdivide Portion 59 into 25 portions of approximately 1ha in extent and the Remainer and to use these Portions for a nature estate as defined in the Okahandja Town Planning Scheme. Access to the newly created portions will be via 12m and 20m wide right of way servitudes and access roads to be aligned and constructed as part of the development.

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 if enough public interest is shown. Registered I & APs will be notified of the date and venue of the public meeting.

The last date for comments and/or registration is 8 April 2025. Contact details for registration and further information:

Green Earth Environmental Consultants Contact Persons: Charlie Du Toit/Carlien van der Walt Tel: 081 0275145 E-mail: carlien@greenearthnamibia.com

REPUBLIC OF NAMIBIA MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (REGULATIONS 16, 26 & 32)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: ERONGO

1. Name and postal address of applicant: JOSUA NAMBADILO PO BOX 214 KARIBIB
2. Name of business or proposed business to which applicant relates: DUBAI DR / BAR
3. Address/Location of premises to which Application relates: ERF 98 USAB INFORMAL SETTLEMENT, KARIBIB
4. Nature and details of application: BAR LIQUOR LICENSE
5. Clerk of the court with whom Application will be lodged: KARIBIB MAGISTRATE COURT
6. Date on which application will be Lodged: 10 MARCH 2025
7. Date of meeting of Committee at which application will be heard: 14 MAY 2025

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

• CHANGE OF SURNAME - THE ALIENS ACT, 1937

NOTICE OF INTENTION OF CHANGE OF SURNAME

I, (1) DEVANO LEZANDRO UIRAB residing at HUGO STREET 276, WINDHOEK NORTH, WINDHOEK and carrying on business / employed as (2) MINOR intend applying to the Minister of Home Affairs for authority under section 9 of the Act, 1937, to assume DE WEE for the reasons that (3) UIRAB IS MY FATHER'S SURNAME AND DE WEE IS MY MOTHER'S SURNAME. They previously bore the name(s) (4) DEVANO LEZANDRO UIRAB. I intend also applying for authority to change the surname of my wife N/A and minor child(ren) (5) N/A. Any person who objects to my/our assumption of the said surname of DE WEE should as soon as may be lodge his/her objection, in writing, with a statement of his/her reasons therefore, with the magistrate of WINDHOEK MAGISTRATE COURT, 18 FEBRUARY 2025.

Khomas Netball Super 10 delivers thrilling action

Action... The Khomas Netball Super 10 concluded on a high over the weekend.
Photo: Limba Mupetami

■ Limba Mupetami

The Khomas Netball Super 10 lived up to its expectations over the weekend, with thrilling and competitive matches played at the Patrick Iyambo Netball Courts in Windhoek.

Despite the scorching heat, the players were fired up and determined to put on a spectacular display, much to the delight of the spectators.

The tournament featured an exciting blend of top-tier netball teams with intense competition throughout the weekend.

Here is a breakdown of the full results from Friday and Saturday:

The Super 10 division provided some of the most intense matches, with the Golden Girls continuing to impress, securing a 53-24 win over University of Namibia (Unam) Jaguars and a 47-40 victory against the Namibia Correctional Service.

Wanderers also proved their dominance with a 15-0 win over the Namibian Defence Force.

Tigers managed to secure a solid 34-26 win against the Namibia University of Science and Technology (NUST).

The First Division matches were equally engaging, with the Golden Girls making a strong statement with a 38-21 win over Black Africa.

NUST defeated Black Africa 34-12.

In the Second Division, the City of Windhoek team outclassed Black Africa 42-17, while Windhoek City triumphed over Unam Som with a 37-24 victory.

Tura Magic delivered an impressive performance, securing a 15-0 win over Quality Queens.

Despite the high temperatures, the players' enthusiasm never waned.

The weekend's matches offered a glimpse into the fierce competition that will continue to shape the season.

As the teams prepare for the next round of fixtures, netball fans are eagerly awaiting more action in the coming weeks.

Namibia concludes Tri-Nation series

■ Limba Mupetami

The Cricket Tri-Nation Series in Namibia, part of the International Cricket Council World Cup League Two, took place from 5-15 March, featuring Namibia, Canada and the Netherlands.

Namibia's tournament began on 7 March with a match against the Netherlands, where the Netherlands emerged victorious by 53 runs. On 9 March, Namibia faced Canada.

The match ended in a tie, with Canada clinching the win in the Super Over.

On 13 March, Namibia played the Netherlands again, but this time, the Netherlands won by seven wickets.

However, Namibia bounced back on Saturday, defeating Canada by 12 runs via the Duckworth-Lewis-Stern method.

Spinner Bernard Scholtz received the Bowler of the Series award, whereas skipper Gerhard Erasmus bagged the Player of the Series award.

Following the conclusion of the Tri-Nation Series, Namibia's national cricket team has a busy schedule ahead.

A five-match T20I series against Canada from 18-23 March will be hosted at the FNB Namibia Cricket Ground in Windhoek.

Namibia is also set to tour Oman for a five-match T20I series from 1-7 April.

18 MONDAY 17 MARCH 2025 THE NAMIBIAN

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DEADLINE: 12H00 - 2 WORKING DAYS PRIOR TO PLACEMENT

• Legal •

CALL FOR PUBLIC PARTICIPATION/COMMENTS ENVIRONMENTAL IMPACT ASSESSMENT TO OBTAIN AN ENVIRONMENTAL CLEARANCE TO ALIGN AND CREATE RIGHT OF WAY SERVITUDES AND ACCESS ROADS FOR THE NEWLY CREATED PORTIONS FROM THE SUBDIVISION OF PORTION 59 OF FARM OSONA COMMONAGE No. 65, OKAHANDJA, OTJOZONDJUPA REGION INTO 25 PORTIONS AND THE REMAINDER

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 GG 4878 of 6 February 2012) to align and create right of way servitudes and access roads for the newly created portions from the subdivision of Portion 59 of Farm Osona Commonage No. 65, Okahandja, Otjozondjupa Region into 25 portions and the Remainder. **Name of proponent:** Hachmeier CC **Project location and description:** Portion 59 (a portion of Portion AA) of Farm Osona Commonage No. 65 is located approximately 10 kilometres to the Southwest of Okahandja, inside the Townlands of Okahandja, northwest of Road M 0087 leading to Gross Barmen. Portion 59 is ±1123 hectares in extent and is presently utilised for agricultural purposes. Access to the portion is obtained from existing accesses from Road M 0087 which links Okahandja with Gross Barmen Resort. It is the intension to subdivide Portion 59 into 25 portions of approximately 1 ha in extent and the Remainder and to use these Portions for a 'nature estate' as defined in the Okahandja Town Planning Scheme. Access to the newly created portions will be via 15m and 20m wide right of way servitudes and access roads to be aligned and constructed as part of the development. 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 if enough public interest is shown. Registered I & APs will be notified of the date and venue of the public meeting. The last date for comments and/or registration is 8 April 2025. Contact details for registration and further information: Green Earth Environmental Consultants Contact Persons: Charlie Du Toit/Carien van der Walt Tel: 0811273145
E-mail: carien@greenearthnamibia.com

CLAO250000574

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CALL FOR PUBLIC PARTICIPATION/COMMENTS ENVIRONMENTAL IMPACT ASSESSMENT TO OBTAIN AN ENVIRONMENTAL CLEARANCE TO ALIGN AND CREATE RIGHT OF WAY SERVITUDES AND ACCESS ROADS FOR THE NEWLY CREATED PORTIONS FROM THE SUBDIVISION OF PORTION 59 OF FARM OSONA COMMONAGE No. 65, OKAHANDJA, OTJOZONDJUPA REGION INTO 25 PORTIONS AND THE REMAINDER

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

• Legal •

of the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 in GG 4878 of 6 February 2012) to align and create right of way servitudes and access roads for the newly created portions from the subdivision of Portion 59 of Farm Osona Commonage No. 65, Okahandja, Otjozondjupa Region into 25 portions and the Remainer. **Name of proponent:** Hachrismar CC **Project location and description:** Portion 59 (a portion of Portion AA) of Farm Osona Commonage No. 65 is located approximately 10 kilometres to the Southwest of Okahandja, inside the Townlands of Okahandja, northwest of Road M 0087 leading to Gross Barmen. Portion 59 is ±1123 hectares in extent and is presently utilised for agricultural purposes. Access to the portion is obtained from existing accesses from Road M 0087 which links Okahandja with Gross Barmen Resort. It is the intension to subdivide Portion 59 into 25 portions of approximately 1 ha in extent and the Remainer and to use these Portions for a 'nature estate' as defined in the Okahandja Town Planning Scheme. Access to the newly created portions will be via 15m and 20m wide right of way servitudes and access roads to be aligned and constructed as part of the development. 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 if enough public intertest is shown. Registered I & APs will be notified of the date and venue of the public meeting. The last date for comments and/or registration is 8 April 2025. Contact details for registration and further information: Green Earth Environmental Consultants Contact Persons: Charlie Du Toit/Carien van der Walt Tel: 0811273145
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Legal Notice

CALL FOR PUBLIC PARTICIPATION/COMMENTS

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Name of proponent: Hachrismar CC

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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 if enough public intertest is shown. Registered I & APs will be notified of the date and venue of the public meeting.**

The last date for comments and/or registration is 8 April 2025.

Contact details for registration and further information:

Green Earth Environmental Consultants Contact Persons: Charlie Du Toit/Carien van der Walt Tel: 0811273145
E-mail: carien@greenearthnamibia.com

Green Earth

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DEADLINE: 12H00 - 2 WORKING DAYS PRIOR TO PLACEMENT

INDEX

Rates and Deadlines

DEADLINES 2025

Please note: ID card / Passport required for advertisement placement

Employment • Offered •

VILLAGE COUNCIL OKONGO

EXTERNAL VACANCY ANNOUNCEMENT

POSITION: Team Leader/ Natis Supervisor, C1
OFFICE: Report to the Accountant
DUTY STATION: Okongo Village Council
GRADING: Patterson Grade C1
BASIC SALARY SCALE: N$ 132 753.67 – 138 227.22 p.a
OTHER BENEFITS: 13th Cheque, Transport allowance, Housing allowance, Medical Aid Scheme, and an Attractive pension
CLOSING DATE: **14 APRIL 2025**

PURPOSE OF THE JOB
To manage a registering authority within a town.

MINIMUM REQUIREMENTS
- A Grade 12 certificate,
- Diploma in Business Administration or Transportation Management or equivalent appropriate qualification
- 2 years relevant experience
- Proven Managerial experience
- High analytical skills, excellent communication as an expertise and good interpersonal skills
- Planning & Time management
- Computer literacy
- Sound Customer Orientation
- Knowledge of the RTTA, RTTR, financial and customer relations.
- Code B Driver's License will be an added advantage

MAIN PERFORMANCE AREAS
- Manage the registering authority
- Manage staff's administration, Examiners and Licensing Officer
- Provide inputs into the registering authority budget
- Oversee the records compliance and verification & Administration Support
- Monitors Learner driver testing process, registration and licensing
- Confirm daily cash-ups
- Receive face value stock & draw RE41 and completes Face Value Control Sheet.
- Confirm payments processed on E-NaTIS
- Handle customer queries

Enquiries: Human Resource Practitioner
Private Bag 66003 Okongo
Tel: 065 288 510

NB: Okongo Village Council is an Equal Opportunity Employer. All suitably qualified **Namibia Citizens** are invited to submit their applications on a cover letter accompanied by curriculum vitae and supporting originally certified copies of documents. All foreign qualifications must be accompanied by NQA evaluation report. Women and People with Disabilities are encouraged to apply. Only shortlisted candidates will be contacted, and no documents will be returned. No faxes or e-mails will be accepted. All applications must be addressed to the Office of the Chief Executive Officer; Private Bag 66003, Okongo.

Business & Finance • Opportunities •

DO YOU URGENTLY NEED CASH? Get up to 75% of your vehicle's value in 45 min! Just a cart Mooo-lash when you need it! Autocash 061 400 676. CLAO250000257

Crown Security Control officer, night clubs, 2 years experience, age 30-50, Namibian citizen, can read, write and speak English, no criminal record. CV's of interested applicants to be handed at the office of Crown Security at the corner of General Mohamed Murtala and Eros road in Eros. Contact person: Mr Fritz Yaries 061-212320, closing date 24 March 2025. CLAO250000612

Are you a Dynamic **SALES PERSON?** Join our team at Taurus Maintenance Products (PTY)LTD. **This position requires the following key performance areas:** Front office sales and customer servicing
Processing quotations, Sales orders and invoices on Pastel accounting
Assisting customers Professionally
The successful candidate must have:
- Grade 12 qualification
- Sales experience
- Good communication skills
- Computer literacy
- Namibian citizenship
- Namibian Driver's License We offer competitive salaries, company medical aid and training. Applications close 04April 2025. All CV's to be forwarded to **funtown@tmps.com** with subject line Internal Sales or delivered to 28 Joule Street, Southern Industrial by the 4th April 2025. No late submissions will be considered. Only successful applicant will be notified. CLAO250000627

Employment • Offered •

General Mine Manager over 10 years experience in mining operations with at least 5 years as Mine Manager in Chinese companies.
Proficient in Mandarin.
Comprehensive accountability, honestly and professional ethics.
Admin-manager (Comprehensive management with translator duty)
- Over 5 years experience in Chinese companies. Proficient in Mandarin translation and relative skills of comprehensive management. Work under pressure and knowing company culture. Foward your documents to: **africabigfontr@gmail.com** CLAO250000630

Employment • Offered •

WOMEN UNLEASHED REQUIRES THE SERVICE OF AN INTERIOR DESIGN PROJECT MANAGER
Requirements:
Project management, Bachelor of Architecture or Interior Design, 5 years minimum experience Proficiency in Design Spec, inDesign, Canva, Roomsketcher, Photoshop, and Vectorworks is vital. Must be highly organized, detail oriented and must possess creative and artistic ability.
Mature Female, Established, Sober habits Closing date: 28th March 2025
Email: **admin@wudesigns.info** CLAO250000673

Employment • Wanted •

I'm **Cherry,** looking for ironing job from Mondays to Thursdays please. URGENT, if needed I can sleep in. Call 0813042882. CLAO250000662

Hospitality • Hospitality •

Good living Guesthouse Khomasdal, Luxury Hill. Single bed from N$300. Double from N$400- N$ 500. Free Wi-fi, DStv, Aircon, swimming pool, secure parking 0813224973\ 0613007211\ 0816597245. CLAO250000415

Housing & Property • Wanted •

LOOKING for houses to buy or rent in **Katutura,** Otjomuise, Khomasdal, Rocky Crest and Dorado Park for cash and pre-approved clients. Call Waldemar 0812452268 or 0817799039. CLAO250000442

Housing & Property • For Rent •

Windhoek North: 3 bedroom house. Outside flat occupied. N$13 000 Water included. Call 0814483641 CLAO250000607

Employment • Offered •

Namibia Tracks & Trails is on the lookout for a German-speaking Senior Tour Consultant in Swakopmund. Candidate to be fluent in reading, writing and speaking German.

*Please note that only shortlisted candidates will be contacted. Applications without a cover letter will not be considered.

Applicants must have the following:
- Fluent reading, writing and speaking skills in both languages, German and English.
- Detailed knowledge of Namibia and our tourism highlights.
- Initiative, ability to work and solve problems independently
- Strong sales skills
- Matric or tertiary education in tourism related subject
- Applicants should have travel consulting experience, preferably working with Tourplan and Wetu. He/she must have superb attention to detail and an exemplary work ethic. You will need a detailed knowledge of Namibia and must have travelled extensively within the country. International travel experience would be an advantage.
- We need someone with a positive outlook on life, who has pride in what they do and confidence that they can become an integral part of the NTT team. You must be able to learn quickly, have a world view that extends beyond Namibia, a decent knowledge of what's happening on the rest of the planet, and a desire to be the best at whatever you do.

The successful candidate will be working with our overseas agents as well as direct guests and must be able to work independently and under pressure. A competitive package is offered, including pension, medical aid, and other benefits.

Please apply to **wiebke@namibia-tracks-and-trails.com** with your CV and a cover letter explaining why you would be the ideal person for this job and outlining your salary and benefits expectations.
Applications without a cover letter will not be considered.
Please note that only shortlisted candidates will be contacted.

Closing date: 11.04.2025.

VACANCY

The Church Council of the Afrikaanse Protestantse Kerk Leonardville hereby advertises the post of Reverend of our Congregation.

A suitable candidate must have a Degree in Theology which was obtained at the Afrikaanse Protestantse Akademie in Pretoria, with at least five years of experience as reverend in a congregation within the church denomination of the Afrikaanse Protestantse Kerk. It is advised that a suitable candidate can express himself fluently in the Afrikaans language.

A suitable candidate with Namibian citizenship who is interested to apply for the advertised post can address his application to the Chairman of the Church Council, AP Kerk Leonardville to email **aansoeke.apkleonard@gmail.com.**

Applications close on **27 March 2025.**

CLAO250000684

Housing & Property • For Sale •

FOR SALE:
Developers bargain
Vacant General Residential land.
Kleine Kuppe Windhoek – Close to the Grove Mall, Windhoek Gymnasium School, Lady Pohamba Private Hospital, Virgin Active Gym, 15 minutes drive to the International Airport.
Size 13,000sqm. Density 1:500.
Can erect 20 free standing houses each on a 500sqm. Density can be reduced to 1: 250 or 1:300 to build more houses. Price N$ 10,511,000.00 excluding transfer fees.
Contact JOHN: 081 1 227331 CLAO250000551

Housing & Property • For Sale •

Pioneerspark: 3 Bedroom house, 1 bedroom outside flat garage 1275sqm. N$3.62Omillion.
Katutura- Incubator area: Industrial plot. 1760sqm. N$4million.
Herties- bay plot 370sqm. N$380 000.
Havana plot: 340sqm. N$280 000.
Ombili: 2 bedroom house.
3x1 bedroom outside flats N$1.150million. Call 0814483641 CLAO250000606

Notices • Legal •

NOTICE
Take note that **URBAN DYNAMICS**

Notices • Legal •

AFRICA TOWN AND REGIONAL PLANNERS intends to apply for the: **•CONSENT TO UTILISE ERF 2073, WALTER STREET, WINDHOEK FOR A SHOP AND WHOLESALE TRADE**
Erf 2073, Windhoek is one of many wholesalers located in an industrial area, south of the central business district and located along Walter Street. According to the title deed, the erf measures 1174m² in extent. As per the Windhoek Zoning Scheme and the zoning certificate of Erf 2073, Windhoek, the erf is zoned "Restricted Business" with a bulk of 2. According to the Windhoek Zoning Scheme, a shop and wholesale are consent uses for a Restricted Business zoned erf. The registered owner therefore intends to align the current land uses on Erf 2073 with the Windhoek Zoning Scheme. It is for this reason an application was submitted to the City of Windhoek to obtain consent for these land uses. It is important to mention the current land uses will remain and the owner has no intention to build any new buildings. Access to the erf will remain from Walter Street and on-site parking is provided in accordance with the Windhoek Zoning Scheme regulations. Further take note that any person objecting to the current land use as set out above may lodge such objection together with the grounds thereof, with the Windhoek City Council (Mr. Hugo Rust, 5th floor, 061 2378) and with Urban Dynamics (Ms. Alison Anderson) in writing within 14 days after the appearance of this notice. The last day for objections will be the 14th of April 2025.
Urban Dynamics Africa
P. O Box 20837 Windhoek Tel: 061 240300 Fax: 061 240309
Email: alison@udanam.com

NOTICE
Take note that **URBAN DYNAMICS AFRICA TOWN AND REGIONAL PLANNERS** intends to apply for the: **•CONSENT TO UTILISE ERF 260, 36 COBALT STREET, PROSPERITA FOR A SHOP AND WHOLESALE TRADE** Erf 260 is located in an industrial area known as Prosperita at No 36 Cobalt Street. As per the title deed, Erf 260 measures 1200m² in extent and is zoned "Restricted Business". A shop and wholesale of Luminaires Direct is located on the erf. According to the Windhoek Zoning Scheme, a shop and wholesale are consent uses for a Restricted Business zoned erf. The registered owner therefore intends to align the current land uses on Erf 260 with the Windhoek Zoning Scheme. It is for this reason an application was submitted to the City of Windhoek to obtain consent for these land uses. It is important to mention the current land uses will remain and the owner has no intention to build any new buildings. Access to the erf will remain from Cobalt Street and on-site parking is provided in accordance with the Windhoek Zoning Scheme regulations. Further take note that any person objecting to the current land use as set out above may lodge such objection together with the grounds thereof, with the Windhoek City Council (Mr. Hugo Rust, 5th floor, 061 2378) and with Urban Dynamics (Ms. Alison Anderson) in writing within 14 days after the appearance of this notice. The last day for objections will be the 14th of April 2025.
Urban Dynamics Africa
P O Box 20837
Windhoek
Tel: 061 240300
Fax: 061 240309
Email: alison@udanam.com CLAO250000541

CALL FOR PUBLIC PARTICIPATION/ COMMENTS ENVIRONMENTAL IMPACT ASSESSMENT TO OBTAIN AN ENVIRONMENTAL CLEARANCE TO ALIGN AND CREATE RIGHT OF WAY SERVITUDES AND ACCESS ROADS FOR THE NEWLY CREATED PORTIONS FROM THE SUBDIVISION OF PORTION 59 OF FARM OSONA COMMONAGE No. 65, OKAHANDJA, OTJOZONDJUPA REGION INTO 25 PORTIONS AND THE REMAINDER 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 GG 4878 of 6 February 2012) to align and create right of way servitudes and access roads for the newly created portions from the subdivision of Portion 59 of Farm Osona Commonage No. 65, Okahandja, Otjozondjupa Region into 25 portions and the Remainder. **Name of proponent:** Hachimmie CC **Project location and description.** Por-

18 Monday 24 March 2025

THE NAMIBIAN

Notices

• Legal •

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 GG 4878 of 6 February 2012) to align and create right of way servitudes and access roads for the newly created portions from the subdivision of Portion 59 of Farm Osona Commonage No. 65, Okahandja, Otjozondjupa Region into 25 portions and the Remainder. **Name of proponent:** Hachmeister CC **Project location and description:** Portion 59 (a portion of Portion AA) of Farm Osona Commonage No. 65 is located approximately 10 kilometres to the Southwest of Okahandja, inside the Townlands of Okahandja, northwest of Road M 0087 leading to Gross Barmen. Portion 59 is ±1123 hectares in extent and is presently utilised for agricultural purposes. Access to the portion is obtained from existing accesses from Road M 0087 which links Okahandja with Gross Barmen Resort. It is the intension to subdivide Portion 59 into 25 portions ...

NQA

HER EXCELLENCY,
DR. NETUMBO NANDI-NDAITWAH

Namibia at 35 years of Independence!

The Namibia Qualifications Authority (NQA) Council, Management and Staff extend congratulations and best wishes to your Excellency, Dr. Netumbo Nandi-Ndaitwah, on your inauguration as the first female President of the Republic of Namibia and Head of State. It is indeed a historic moment for Namibia at its 35th independence celebration.

Under your visionary leadership, we are confident that Namibia will continue to shine as an epitome of empowerment and sustainable development on the African continent and globally. The NQA, continues to inspire a progressive nation where development is shaped by quality education through quality assured qualifications.

CLASSIFIEDS

(061) 208 0800/44
(061) 220 584
classifieds@nepc.com.na

Services | Employment | Notice | Notice | Notice | Notice | Notice
General | Offered | Legal Notic | Legal Notice | Legal Notice | Legal Notice | Legal Notice

CLASSIFIEDS

Rates and Deadlines

- To avoid disappointment of an advertisement not appearing on the date you wish, please book timeously
- Classifieds emails and notices: 12:00, two working days prior to placing
- Cancellations and alterations: 16:00, two days before date of publication in writing only

Notices (VAT Inclusive)
Legal Notice N$460.00
Lost Land Title N$575.00
Liquor License N$460.00
Name Change N$460.00
Birthdays from N$200.00
Death Notices from N$200.00
Tombstone Unveilin,, from N$200.00
Thank You Messages from N$200.00

Terms and Conditions Apply.

Emplyment
Offered

EENHANA GREENSIDE HOSPITAL

REQUEST FOR EXPRESSION OF INTEREST (EOI)

Subject: Provision of Security Guarding Services at Eenhana Greenside Hospital

Date of this EOI: 20th March 2025
Closing date of this EOI: 27th March 2025

Reference Number: EOI_EGHSG2025

Address EOI for the attention of:
Mr. Fillemon Shitenga / Mr. Ndjiviro Mbaatukire

Contact no.: +265 65 263 934

E-mail address: accounts@egh.com.na

Introduction:

Eenhana Greenside Hospital (EGH) is seeking the provision of Security Guarding Services for the hospital based in Eenhana. In this connection, the EGH is requesting expression of interest from qualified firms.

Purpose:

EGH wishes to appoint a professional, competent, capable, and suitably experienced Namibian Registered company to provide physical security services at Eenhana Greenside Hospital.

The successful bidder shall protect the people, vehicles, assets and properties on the hospital premises against theft, vandalism, injury or death, or any threats.

Interested Registered Security Companies should forward their proposals to the email address provided and therefore provide all the required registration documents for your company to the email address provided above.

Job Vacancy: Aquatic Veterinarian Specialist

Namibia Aquatic Veterinary is seeking an experienced Aquatic Veterinarian Specialist to join our team. The ideal candidate must have expertise in the care, treatment, and health management of aquatic species. Responsibilities include diagnosis, disease prevention, and providing medical support for a variety of aquatic animals.

Requirements:
Degree in Veterinary Medicine with specialization in aquatic species
Experience in aquatic animal care and treatment
Strong diagnostic and problem-solving skills

To apply, please send your CV and cover letter to: **a.klingelhoeffer@gmail.com**

Property
Buy/Sale

TWAHAFA REAL ESTATE
PROPERTY WANTED

TWAHAFA REAL ESTATE
We are urgently in looking for **HOUSES** to **BUY & SELL.**

0816534437

Notice
Legal Notice

IN THE HIGH COURT OF WINDHOEK HELD AT WINDHOEK
CASE NO: HC-MD-LAB-AA-2024/00179
In the matter between:
SAMANTHA MONIQUE ZEALAND
EXECUTION CREDITOR
And STEPPING STONES VETERINARY CONSULTING ROOMS T/A STEPPING STONES ANIMAL CLINIC, EXECUTION DEBTOR

NOTICE OF SALE IN EXECUTION

In execution of an Arbitration Award by the Office of the Labour Commissioner given at Windhoek on 31st May 2022 and duly registered with the High Court of Namibia on the 29th of August 2024, the following movable property will be sold at 422, Independence Avenue, Windhoek, Namibia by public auction by the Deputy Sheriff on Friday, the 4th April 2025 at 9h00 and stored at the premises off the Deputy Sheriff for the District of Windhoek.

1 x X-RAY MACHINE (ORANGE)
7 x OFFICE CHAIRS
1 x DISPLAY SHELF (WHITE)
1 x PRINTER (WHITE)
1 x OFFICE DESK
1 x OFFICE CHAIR (BLACK)
1 x FRIDGE (SILVER)
1 x MICROWAVE (WHITE)
1 x LOCKER (GRAY/ BLACK)
6 x FILING CABINETS
1 x FAN LOGIK

CONDITIONS OF SALE:
1. The sale will be held without reserve and goods will be sold to highest bidder.
2. The goods will be sold "voetstoots".
3. Payment shall be made in cash or by bank guaranteed cheque.

Dated at WINDHOEK on this 17th day of March 2025.
MONIKA ANGULA AND ASSOCIATES INCORPORATED
Legal practitioners for Execution Creditor
UNIT 5 TRIFT PLACE
C/O SCHINZ AND TRIFT STREETS,
AUSSPANNPLATZ
WINDHOEK
00132
THE MESSENGER OF THE COURT,
WINDHOEK

NOTICE

Take note that **URBAN DYNAMICS AFRICA TOWN AND REGIONAL PLANNERS** intends to apply for the:

•CONSENT TO UTILISE ERF 2073, WALTER STREET, WINDHOEK FOR A SHOP AND WHOLESALE TRADE

Erf 2073, Windhoek is one of many wholesalers located in an industrial area, south of the central business district and located along Walter Street. According to the title, the erf measures 1174m² in extent. As per the Windhoek Zoning Scheme and the zoning certificate of Erf 2073, Windhoek, the erf is zoned "Restricted Business" with a bulk of 2.

According to the Windhoek Zoning Scheme, a shop and wholesale are consent uses for a Restricted Business zoned erf. The registered owner therefore intends to align the current land uses on Erf 2073 with the Windhoek Zoning Scheme. It is for this reason an application was submitted to the City of Windhoek to obtain consent for these land uses. It is important to mention the current land uses will remain and the owner has not intention to build any new buildings.

Access to the erf will remain from Walter Street and on-site parking is provided in accordance with the Windhoek Zoning Scheme regulations.

Further take note that any person objecting to the current land use as set out above may lodge such objection together with the grounds thereof, with the Windhoek City Council (Mr. Hugo Rust, 5th floor, 061 2378) and with Urban Dynamics (Ms. Allison Anderson) in writing within 14 days after the appearance of this notice. The last day for objections will be the **14th of April 2025.**

Urban Dynamics Africa
P O Box 20837 Windhoek
Tel: 061 240300
Fax: 061 240309
Email: allison@udanam.com

URBAN DYNAMICS

Auction
Goods

NOTICE

Take note that **URBAN DYNAMICS AFRICA TOWN AND REGIONAL PLANNERS** intends to apply for the:

•CONSENT TO UTILISE ERF 260, 36 COBALT STREET, PROSPERITA FOR A SHOP AND WHOLESALE TRADE

Erf 260 is located in an industrial area known as Properita at No 36 Cobalt Street. As per the title deed, Erf 260 measures 1200m² in extent and is zoned "Restricted Business". A shop and wholesale of Luminaires Direct is located on the erf.

According to the Windhoek Zoning Scheme, a shop and wholesale are consent uses for a Resitricted Business zoned erf. The registered owner therefore intends to align the current land uses on Erf 260 with the Windhoek Zoning Scheme. It is for this reason an application was submitted to the City of Windhoek to obtain consent for these land uses. It is important to mention the current land uses will remain and the owner has not intention to build any new buildings.

Access to the erf will remain from Cobalt Street and on-site parking is provided in accordance with the Windhoek Zoning Scheme regulations.

Further take note that any person objecting to the current land use as set out above may lodge such objection together with the grounds thereof, with the Windhoek City Council (Mr. Hugo Rust, 5th floor, 061 2378) and with Urban Dynamics (Ms. Allison Anderson) in writing within 14 days after the appearance of this notice. The last day for objections will be the **14th of April 2025.**

Urban Dynamics Africa
P O Box 20837 Windhoek
Tel: 061 240300
Fax: 061 240309
Email: allison@udanam.com

URBAN DYNAMICS

Auction
Goods

WEBCAST AUCTION
#PROPERTY
PROPERTY AUCTION
TUESDAY 15 April 2025 @ 12:00
ERF 3068 NARAVILLE, WALVIS BAY

Duly instructed by The Client Aucor Namibia Properties (Pty) Ltd will be selling the following Properties by Live Webcast Auction

#PROPERTY | #PROPERTY

Erf Size: 1947 m² - Building Size: 1088 m²
Triple-Volume Cold Storage Unit (700m³)
Automated remote-controlled shelving system
Electric high-lift forklift
Specialized granite flooring with underfloor heating
Solar-powered operation
Double-Story Office & Shop (228m²)
Ground floor: Merchant shop, staff canteen, dressing areas & ablutions
First floor: Reception, waiting area, kitchenette, ablutions & executive offices
Processing Area (170m²)
Fish processing & boiler area
Two roller shutter entry/exit points
Additional Improvements:
110 Kva Solar Power System (280 panels)
Boundary Walls & Security (CCTV & Alarm System)
Truck Parking & Paved Areas
Carport & Chemical Room

Bidding and Information on www.aucornamibia.com
Venue: Erf 3088, Bonito Street, Narraville, Walvis Bay
Online Bidding Start: Friday 11 April 2025 @ 10:00
Live Webcast Auction: Tuesday 15 April 2025 @ 12:00
Viewing: By Appointment Only
Buyer's premium will be charged.

Contact Us At:
Windhoek: +264 61 257 9414 | Oshakati: +264 65 240189
Swakopmund: +264 64 463374 | Email: info@aucornamibia.com
www.aucornamibia.com

CALL FOR PUBLIC PARTICIPATION/COMMENTS

ENVIRONMENTAL IMPACT ASSESSMENT TO OBTAIN AN ENVIRONMENTAL CLEARANCE TO ALIGN AND CREATE RIGHT OF WAY SERVITUDES AND ACCESS ROADS FOR THE NEWLY CREATED PORTIONS FROM THE SUBDIVISION OF PORTION 59 OF FARM OSONA COMMONAGE No. 65, OKAHANDJA, OTJOZONDJUPA REGION INTO 25 PORTIONS AND THE REMAINDER

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 GG 4878 of 6 February 2012) to align and create right of way servitudes and access roads for the newly created portions from the subdivision of Portion 59 of Farm Osona Commonage No. 65, Okahandja, Otjozondjupa Region into 25 portions and the Remainer.

Name of proponent: Hachrismar CC

Project location and description: Portion 59 (a portion of Portion AA) of Farm Osona Commonage No. 65 is located approximately 10 kilometres to the Southwest of Okahandja, inside the Townlands of Okahandja, northwest of Road M 0087 leading to Gross Barmen. Portion 59 is ±1123 hectares in extent and is presently utilised for agricultural purposes. Access to the portion is obtained from existing accesses from Road M 0087 which links Okahandja with Gross Barmen Resort. It is the intension to subdivide Portion 59 into 25 portions of approximately 1 ha in extent and the Remainer and to use these Portions for a 'nature estate' as defined in the Okahandja Town Planning Scheme. Access to the newly created portions will be via 15m and 20m wide right of way servitudes and access roads to be aligned and constructed as part of the development.

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 if enough public interest is shown. Registered I & APs will be notified of the date and venue of the public meeting.**

The last date for comments and/or registration is 8 April 2025. Contact details for registration and further information:

Green Earth Environmental Consultants Contact Persons: Charlie Du Toit/Carien van der Walt
Tel: 0811273145
E-mail: carien@greenearthnamibia.com

Green Earth

REPUBLIC OF NAMIBIA MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (REGULATIONS 14, 26 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region:
OSHANA

1. Name and postal address of applicant: **MATIAS ANDREAS P.O.BOX 1702 ONDANGWA**
2. Name of business or proposed business to which applicant relates: **PANAMO NO.1**
3. Address/location of premises to which application relates: **OKAKU-OSHAKATI**
4. Nature and details of application: **SHEBEEN LIQUOR LINCENCE**
5. Clerk of the court with whom application will be lodged: **OSHAKATI**
6. Date on which application will be lodged: **26 FEBRUARY 2025**
7. Date of meeting of Committee at which application will be heard: **09 APRIL 2025**

Any objection or written submission in terms of section 28 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less that 21 days before the date of the meeting of the Committee at which the application will be heard.

IN THE HIGH COURT OF NAMIBIA
(Main Division – Windhoek)

Case No.: HC-MD-CIV-ACT-CON-2018/03665
In the matter between:
STANDARD BANK OF NAMIBIA LIMITED
APPLICANT
and
SINCLAIR INVESTMENTS SEVENTY-ONE CC
1ST RESPONDENT

COLLIN VENAAN
2ND RESPONDENT

AFFIDAVIT IN SUPPORT OF RULE 108 (1)(B) APPLICATION

I, the undersigned,

DERICK WILLIAM COLMER

do hereby make oath and say:

1. I am an adult person employed by the Applicant as Manager: Specialized Recoveries at Standard Bank Campus No.1, Chasie Street Kleine Kuppe, Windhoek. I am duly authorised by the Applicant to depose to this affidavit and to bring this application in terms of rule 108 (1) (b). The content hereof falls within my personal knowledge unless the context indicates otherwise or the contrary appears therefrom and same being both true and correct.
2. I am duly authorised by the Applicant to bring this application in terms of rule 108(1)(b). The content hereof falls within my personal knowledge unless the context indicates otherwise or the contrary appears therefrom and same being both true and correct.
3. Where I make legal submissions, I do so on the advice of the Applicant's legal representatives of record, which advice I believe to be accurate.
4. The parties are as set out in the summons and particulars of claim and incorporated herein as same.
5. The purpose of this application is to seek an order declaring the immovable property as set out in the notice of motion specially executable.
6. During or about 12 September 2018, the summons was issued by this Honourable Court in respect of a breach of a home loan agreement in the amount of N$1572833.64. Summons was served on the 1st and 2nd Respondents on 03rd October 2018 by the deputy sheriff. I refer to the return of service as filed on e-justice on 22 October 2018.
7. The 1st and 2nd Respondents failed to enter an appearance to defend and the Applicant proceeded to apply for default judgment and same was granted on 16 November 2018. I respectfully refer this Honourable Court to the court order filed on e-justice on 20 November 2018.
8. The relevant circumstances as contemplated in Rule 108(2) (c) of the Rules of this Honourable Court are that: -
   8.1 The 1st and 2nd Respondents utilised the monies advanced to them and acquired an immovable property forming the subject matter of this application.
   8.2 The indebtedness of the 1st and 2nd Respondents is substantial.
   8.3 The 1st and 2nd Respondents are in arrears with their home loan account.
   8.4 Consequent to obtaining default judgment, the Applicant, proceeded to cause a writ to be issued by the Registrar of this Honourable Court on 26 September 2019. I refer to the writ of execution for movable properties as issued on e-justice.
   8.5 On 15th of April 2021 and 11th of March 2021 respectively, the writ of execution was executed on the 1st and 2nd Respondents. However, no disposable property was pointed out, or could be found after a diligent search at the Respondent's address. I respectfully refer this Honourable Court to the copy of the Nulla Bona return and the return of non-service issued by the deputy sheriff and attached hereto marked as annexures "A" and "A1"
9. By virtue of the aforegoing no other reasonable means exist in which the Applicant can recover the outstanding balance and the Applicant will be seriously prejudiced if this application declaring the property executable is not granted.
10. The Applicant has a substantive right to execute against the immovable property hypothecated by virtue of the Bond executed in its favour, the continuous covering mortgage bond as attached to the particulars of claim marked as "B".
11. On 7 March 2024, the Form 24 Notice and Rule 108(2) (a) was authorized by this Honourable Court to be served by means of substituted service through publication in two local newspapers, namely The Namibian and New Era, I respectfully refer this Honourable Court to the court order filed on e-justice on 7 March 2024.
12. I further submit that this is the primary home of the Respondent. The Applicant has complied with Rule 108(1), 108(2), 108 (3) and rule 108 (4).
13. The Applicant humbly prays that the order as prayed for in the attached Notice of Motion be granted.

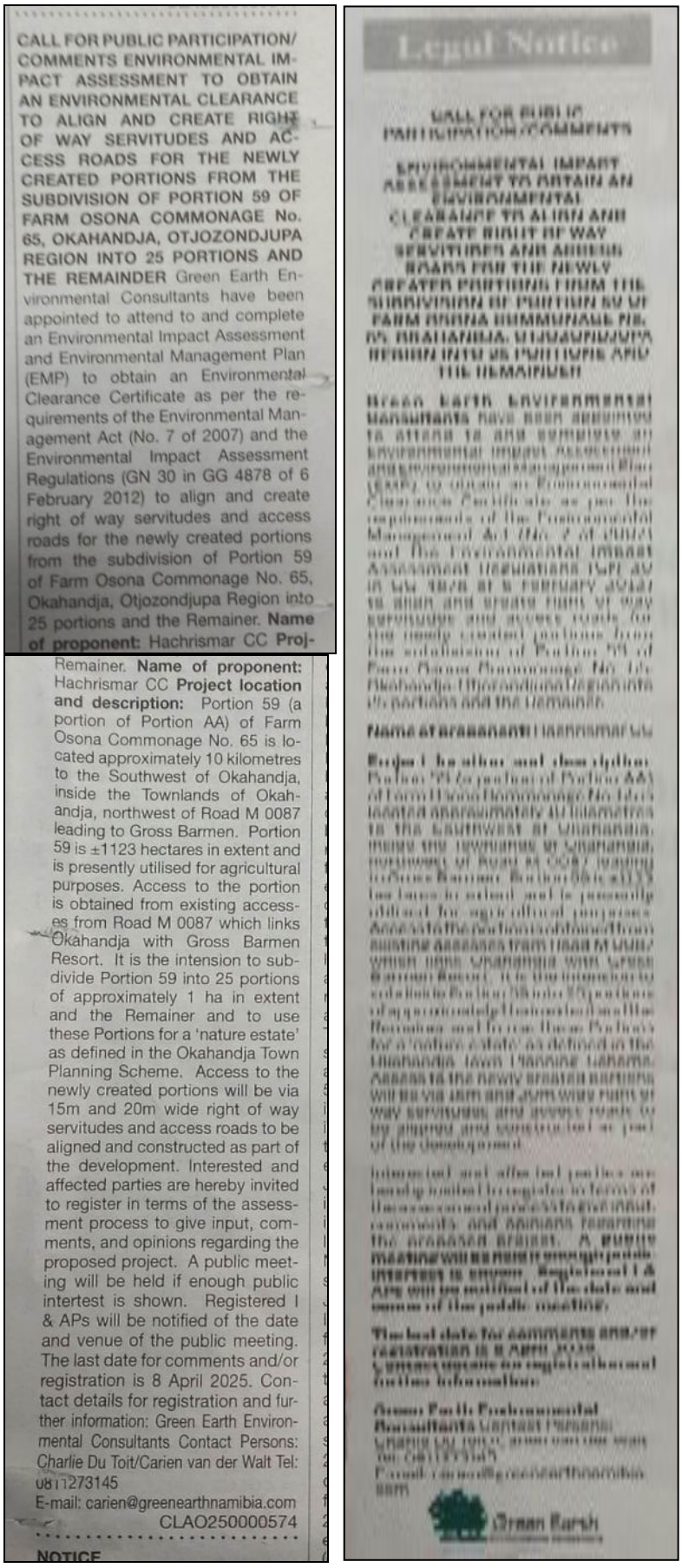
DERICK WILLIAM COLMER

I hereby certify that the Deponent has acknowledged that she knows and understands the contents of this declaration; that she does not have any objection to taking the prescribed oath and that she considers same to be binding on her conscience. I have thereafter administered the oath by causing the Deponent to utter the following words:

"I swear that the contents of this declaration are true, so help me God"; whereafter the Deponent signed this declaration in my presence at WINDHOEK, on this day of 2025. I thereafter signed this certificate and this declaration at the same date and the same place as the presence of the Deponent. In administering the oath, I complied with the regulations contained in the Government Notice No.'s R258, R1648 and R1428 dated 21 July 1972, 19 August 1977 and 11 July 1980 respectively."

BEFORE ME:

COMMISSIONER OF OATH
FULL NAMES:
CAPACITY:
ADDRESS:



CALL FOR PUBLIC PARTICIPATION/ COMMENTS ENVIRONMENTAL IMPACT ASSESSMENT TO OBTAIN AN ENVIRONMENTAL CLEARANCE TO ALIGN AND CREATE RIGHT OF WAY SERVITUDES AND ACCESS ROADS FOR THE NEWLY CREATED PORTIONS FROM THE SUBDIVISION OF PORTION 59 OF FARM OSONA COMMONAGE No. 65, OKAHANDJA, OTJOZONDJUPA REGION INTO 25 PORTIONS AND THE REMAINDER 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 GG 4878 of 6 February 2012) to align and create right of way servitudes and access roads for the newly created portions from the subdivision of Portion 59 of Farm Osona Commonage No. 65, Okahandja, Otjozondjupa Region into 25 portions and the Remainer. **Name of proponent:** Hachrismar CC **Project location and description:** Portion 59 (a portion of Portion AA) of Farm Osona Commonage No. 65 is located approximately 10 kilometres to the Southwest of Okahandja, inside the Townlands of Okahandja, northwest of Road M 0087 leading to Gross Barmen. Portion 59 is ±1123 hectares in extent and is presently utilised for agricultural purposes. Access to the portion is obtained from existing accesses from Road M 0087 which links Okahandja with Gross Barmen Resort. It is the intension to subdivide Portion 59 into 25 portions of approximately 1 ha in extent and the Remainer and to use these Portions for a 'nature estate' as defined in the Okahandja Town Planning Scheme. Access to the newly created portions will be via 15m and 20m wide right of way servitudes and access roads to be aligned and constructed as part of the development. 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 if enough public intertest is shown. Registered I & APs will be notified of the date and venue of the public meeting. The last date for comments and/or registration is 8 April 2025. Contact details for registration and further information: Green Earth Environmental Consultants Contact Persons: Charlie Du Toit/Carien van der Walt Tel: 0811273145
E-mail: carien@greenearthnamibia.com
CLAO250000574

NOTICE

Legal Notice

CALL FOR PUBLIC PARTICIPATION/COMMENTS

ENVIRONMENTAL IMPACT ASSESSMENT TO OBTAIN AN ENVIRONMENTAL CLEARANCE TO ALIGN AND CREATE RIGHT OF WAY SERVITUDES AND ACCESS ROADS FOR THE NEWLY CREATED PORTIONS FROM THE SUBDIVISION OF PORTION 59 OF FARM OSONA COMMONAGE No. 65, OKAHANDJA, OTJOZONDJUPA REGION INTO 25 PORTIONS AND THE REMAINDER

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 GG 4878 of 6 February 2012) to align and create right of way servitudes and access roads for the newly created portions from the subdivision of Portion 59 of Farm Osona Commonage No. 65, Okahandja, Otjozondjupa Region into 25 portions and the Remainer.

Name of proponent: Hachrismar CC

Project location and description: Portion 59 (a portion of Portion AA) of Farm Osona Commonage No. 65 is located approximately 10 kilometres to the Southwest of Okahandja, inside the Townlands of Okahandja, northwest of Road M 0087 leading to Gross Barmen. Portion 59 is ±1123 hectares in extent and is presently utilised for agricultural purposes. Access to the portion is obtained from existing accesses from Road M 0087 which links Okahandja with Gross Barmen Resort. It is the intension to subdivide Portion 59 into 25 portions of approximately 1 ha in extent and the Remainer and to use these Portions for a 'nature estate' as defined in the Okahandja Town Planning Scheme. Access to the newly created portions will be via 15m and 20m wide right of way servitudes and access roads to be aligned and constructed as part of the development.

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 if enough public interest is shown. Registered I & APs will be notified of the date and venue of the public meeting.

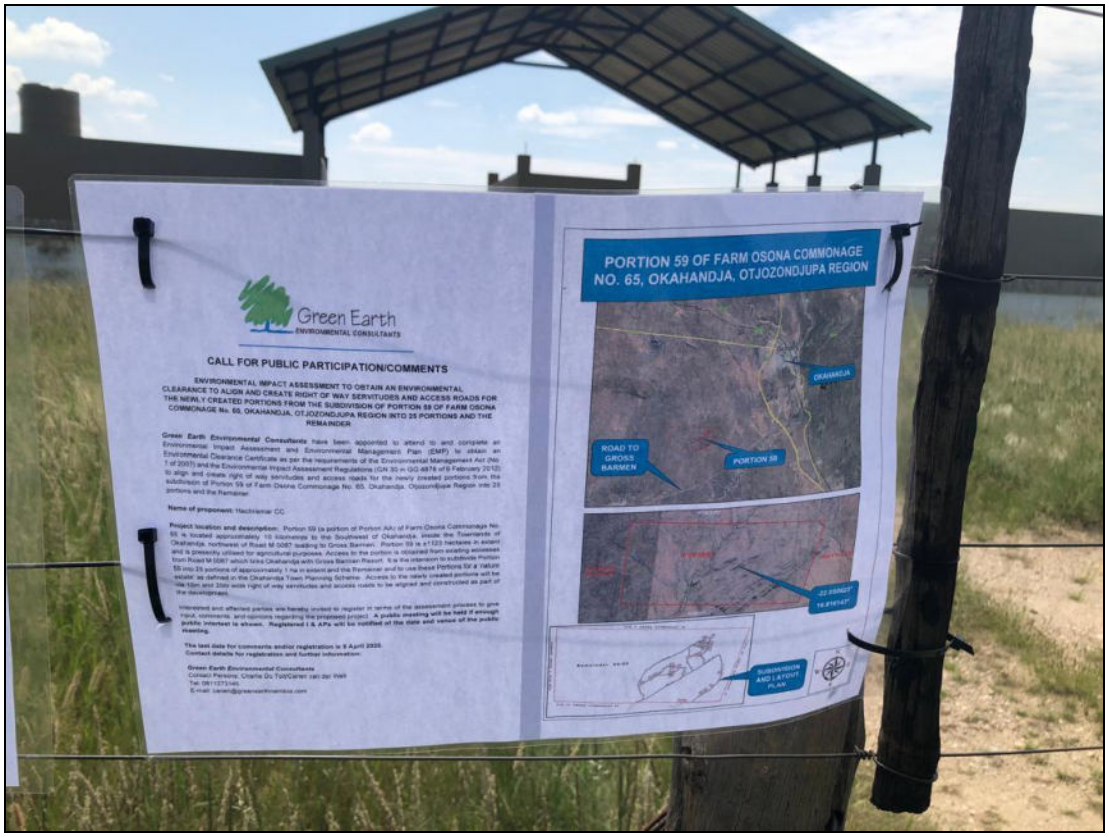
The last date for comments and/or registration is 8 April 2025.

Contact details for registration and further information:

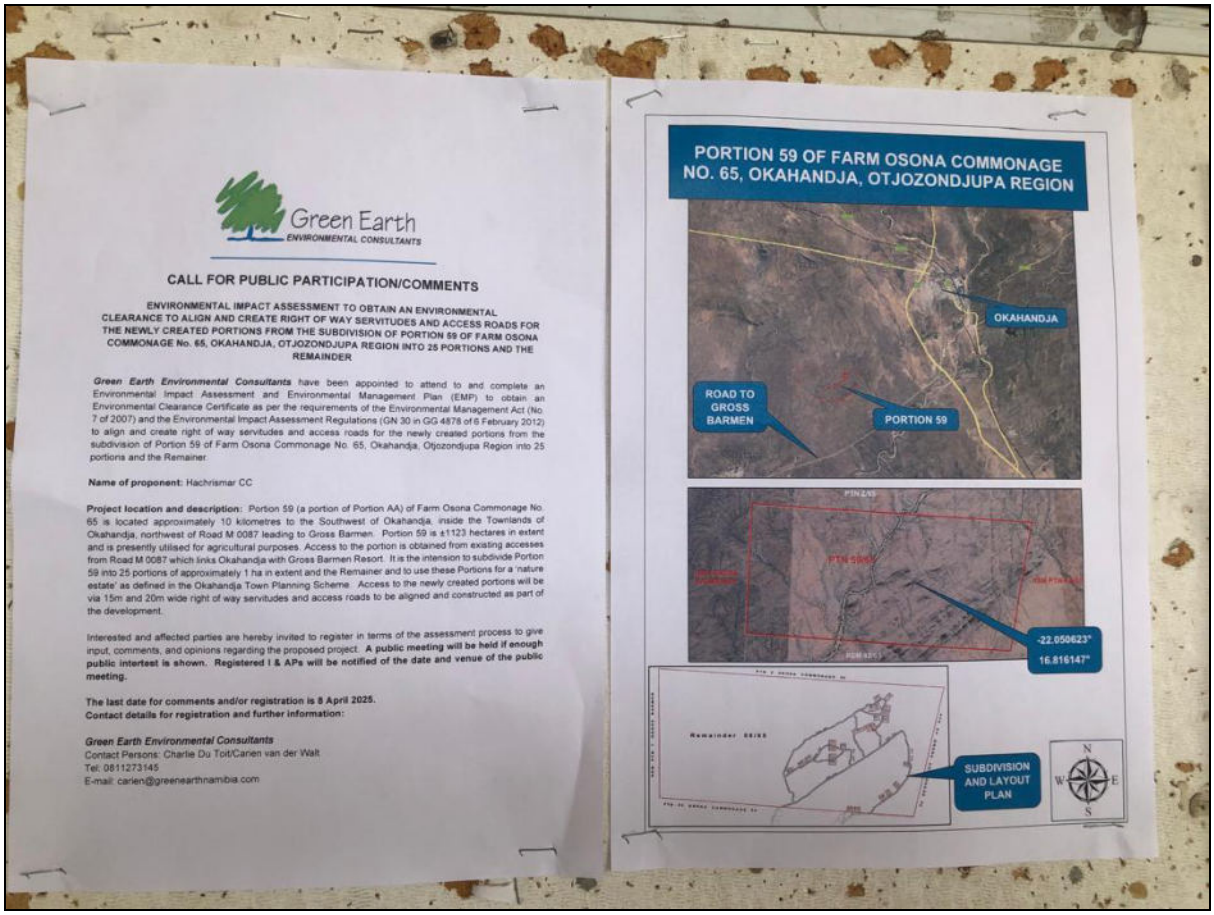
Green Earth Environmental Consultants Contact Persons:

Green Earth

APPENDIX B: NOTICE ON SITE



APPENDIX C: NOTICE AT MUNICIPAL BOARD



Green Earth
ENVIRONMENTAL CONSULTANTS

CALL FOR PUBLIC PARTICIPATION/COMMENTS

ENVIRONMENTAL IMPACT ASSESSMENT TO OBTAIN AN ENVIRONMENTAL CLEARANCE TO ALIGN AND CREATE RIGHT OF WAY SERVITUDES AND ACCESS ROADS FOR THE NEWLY CREATED PORTIONS FROM THE SUBDIVISION OF PORTION 59 OF FARM OSONA COMMONAGE No. 65, OKAHANDJA, OTJOZONDJUPA REGION INTO 25 PORTIONS AND THE REMAINDER

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 GG 4878 of 6 February 2012) to align and create right of way servitudes and access roads for the newly created portions from the subdivision of Portion 59 of Farm Osona Commonage No. 65, Okahandja, Otjozondjupa Region into 25 portions and the Remainer.

Name of proponent: Hachrismar CC

Project location and description: Portion 59 (a portion of Portion AA) of Farm Osona Commonage No. 65 is located approximately 10 kilometres to the Southwest of Okahandja, inside the Townlands of Okahandja, northwest of Road M 0087 leading to Gross Barmen. Portion 59 is ±1123 hectares in extent and is presently utilised for agricultural purposes. Access to the portion is obtained from existing accesses from Road M 0087 which links Okahandja with Gross Barmen Resort. It is the intension to subdivide Portion 59 into 25 portions of approximately 1 ha in extent and the Remainer and to use these Portions for a 'nature estate' as defined in the Okahandja Town Planning Scheme. Access to the newly created portions will be via 15m and 20m wide right of way servitudes and access roads to be aligned and constructed as part of the development.

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 if enough public intertest is shown. Registered I & APs will be notified of the date and venue of the public meeting.**

The last date for comments and/or registration is 8 April 2025.
Contact details for registration and further information:

Green Earth Environmental Consultants
Contact Persons: Charlie Du Toit/Carien van der Walt
Tel: 0811273145
E-mail: carien@greenearthnamibia.com

PORTION 59 OF FARM OSONA COMMONAGE NO. 65, OKAHANDJA, OTJOZONDJUPA REGION

OKAHANDJA

ROAD TO GROSS BARMEN

PORTION 59

-22.050623°
16.816147°

SUBDIVISION AND LAYOUT PLAN

N
W
E
S

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:**		Speaking	Reading	Writing
		English	Good	Good	Good
		Afrikaans	Good	Good	Good

8.	**Employment Record:**	From	To	Employer	Position(s) held
		2009	Present	Green Earth Environmental Consultants	Environmental Practitioner
		2005	2008	Elmarie Du Toit Town Planning Consultants	Manager
		2003	2005	Pupkewitz Megabuild	General Manager
		1995	2003	Agra Cooperative Limited	Manager Trade

		Namibia	Chief Agricultural
1989	1995	Development	Consultant
		Corporation	
		Ministry of	Agricultural
1985	1988	Agriculture	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.

_____

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.

_____

Carien van der Walt

APPENDIX F: ENVIRONMENTAL MANAGEMENT PLAN