

## Communication with I&APs and Means of Consultation Employed

Regulation 21 of the EIA Regulations details the steps to be taken during a public consultation process, and these have been used in guiding this process. Communication with I&APs with regards to the proposed development was facilitated through the following means and in this order:

- A Background Information Document (BID) containing brief information about the proposed project was compiled, uploaded on the MEFT (ECC) Portal for project registration, and circulated to the registered stakeholders/Interested and Affected parties (I&APs).
- A Stakeholders' (I&AP) List was developed and updated as new I&APs register for the EIA. The BID was shared with the pre-identified key stakeholders from national to local levels via email alongside the invitation to the consultation meeting – Appendix C1.
- Project Environmental Assessment notices were published for two consecutive weeks in the *New Era* and *Windhoek Observer* (on the 10<sup>th</sup> and 17<sup>th</sup> of April 2025) – Appendix C2. The consultation period ran from the 10<sup>th</sup> of March 2025 to the 17<sup>th</sup> of April 2025.
- A3 size poster for public notice (Appendix C3) was compiled and pasted in the area and the Regional Council office notice board (**Error! Reference source not found.**):



### Public notice posters in the Shanyashi Village and the Kavango East Regional Council in Rundu

- A consultation meeting was scheduled in Shanyashi Village on the 24<sup>th</sup> of March 2025 - **Error! Reference source not found.** The meeting was attended by forty-seven (47), including two environmental assessment practitioners from Serja Consultants. Meeting minutes were taken, and the attendance register from the meeting was signed by attendees (Appendix C4).





**Consultation meeting in Shanyashi Village on the 24th of March 2025**

Furthermore, as part of the consultation and engagement process and in obtaining land use consent requirements, a letter of consent was issued to the Proponent by the key land user (stakeholder), the Muduva Nyangana Conservancy - Appendix D.

### **Feedback and Issues Raised by the Stakeholders (I&APs)**

No significant comments were received during the consultations and face-to-face engagement (meeting), nor after the consultation.



## **Appendix C: Proofs of Stakeholder Consultation and Engagement**

**C1 – Email communication (BID) and meeting invitation sent to the stakeholders/I&APs**



**EMAIL COMMUNICATION WITH THE BID AND CONSULTATION MEETING INVITATION  
SHARED WITH STAKEHOLDERS/I&APS ON 13 MARCH 2025**

**From:** eias.public@serjaconsultants.com <eias.public@serjaconsultants.com>

**Sent:** Thursday, 13 March 2025 2:41 pm

**Cc:** 'stef' <[REDACTED]>

<fredrika@serjaconsultants.com>

**Subject:** Environmental Impact Assessment (EIA) Study for the proposed MTC lattice tower in Shanyashi, Kavango East Region - BID and Notice of Consultation Meeting on 24 March 2024

Dear Stakeholder,

Serja HGE Consultants have been appointed by MTC Namibia (the Proponent) to conduct an Environmental Impact Assessment (EIA) Study for the proposed MTC lattice telecommunication tower in Shanyashi, Kavango East – please refer to the attached Background Information Document (BID). The 60m high lattice tower will be erected and operated in Shanyashi Village about 50km west of Divundu in the Mukwe Constituency at these GPS coordinates -18.121778, 21.038291.

Please note that telecommunication structures/towers activities are listed in the 2012 Environmental Impact Assessment (EIA) Regulations of the Environmental Management Act (EMA) No. 7 of 2007, whereby network towers cannot be erected without an Environmental Clearance Certificate (ECC) from the Environmental Commissioner upon evaluation and approval of an Environmental Impact (EIA) Study. Should the ECC be issued by the Environmental Commissioner, the Proponent will then prepare for the construction of the tower and its subsequent operations to provide network access to the communities in the area.

To fulfil the requirements of the EMA and its EIA Regulations, MTC Namibia appointed Serja Hydrogeo-Environmental Consultants to conduct the required EIA Study and apply for the ECC on their behalf. The Study entails Public & Stakeholders' Consultation – sharing information and recording of issues/concerns and comments (potential impacts) to be incorporated, assessed in the EIA Report with management and mitigation measures provided in the Environmental Management Plan (EMP). The two documents (EIA Report and EMP) with associated appendices will be submitted to the Office of the Environmental Commissioner for consideration of the ECC.

**Please note that an EIA community consultation/engagement meeting/interactive session will be held in Shanyashi area as follows:**

- **Date:** Monday, 24 March 2025
- **Time:** 10h00
- **Venue:** Shanyashi Village, Mukwe Constituency in the Kavango East Region

Kind regards,

**Ms. Fredrika Shagama & Mr. Stefanus Johannes: Project Environmental Assessment Practitioners  
Serja Hydrogeo-Environmental Consultants CC**

**Postal Address:** P. O. Box 27318, Windhoek, Namibia

**Phone/Mobile No.:** +264 [REDACTED] (Stefanus)





Environmental Impact Assessment (EIA) Study for the proposed MTC lattice tower in Shanyashi, Kavango East Reg...



eias.public@serjaconsultants.com

To

Cc 'stefan

Bcc 'fsh

'Rai

nict.gov.na';

a'; +8 others

Thu 13/03/2025 2:41 pm

 Reply

⏪ Reply All

→ Forward

...



BID\_MTC\_Shanyashi\_Tower\_EIA\_Study\_Feb-Mar2025\_FV.pdf  
686 KB

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**C2 - EIA Notification in the  
newspapers (*New Era* and  
*Windhoek Observer*)**



# Ethiopian Airlines continues to honour women

■ Staff Reporter

Ethiopian Airlines, the largest airline in Africa, and one of the fastest-growing airline brands in the world, marked the 2025 International Women's Day on Saturday, 8 March, by flight operations entirely managed by women, from catering, maintenance, and check-in to lounge services. These all-women-operated flights departed from Addis Ababa to Bahir Dar, Athens, Delhi, Dubai, Windhoek and Sao Polo, showcasing a significant milestone in Ethiopian Airlines' ongoing efforts to elevate the presence and participation of women in the aviation industry. "We are thrilled to celebrate 8 March, as we do every year at

Ethiopian Airlines. As an employer of choice, we are deeply committed to promoting diversity and inclusion within the aviation industry and the broader community. In today's modern aviation landscape, women play an indispensable role across all sectors, significantly contributing to the industry's dynamic growth. Today, we honour the remarkable achievements of women in aviation and beyond, while also inspiring future generations to pursue their dreams without limitations," said Ethiopian Airlines CEO Mesfin Tasew. Women currently make up around 40% of Ethiopian Airlines' workforce across a range of business divisions, including cockpit crew, cabin crew, aircraft technicians, commercial, managerial roles and

others, significantly contributing their share to the development and overall achievements of the airline. In addition to celebrating the incredible achievements of women breaking stereotypes in traditionally male-dominated fields, Ethiopian Airlines' all-women-operated flight programme, long a hallmark of the airline, aligns with the global call for gender equality. It underscores the vital need for support and recognition of female leaders in aviation and other sectors.



Gender equality... Windhoek was one of six destinations for Ethiopian Airlines' all-women-operated flights on International Women's Day.  
Photo: Contributed

# China-US trade war heats up



Tariff barrage... A truck takes the exit to the Ambassador Bridge border crossing in Windsor, Ontario, Canada, on 1 March 2025. Photo: Nampa/AFP

BEIJING - Trade tensions between the world's two leading economies are set to escalate today, as Beijing begins levying tariffs on certain US agricultural goods in retaliation for president Donald Trump's latest hike on Chinese imports. Since retaking office in January, Trump has unleashed a barrage of tariffs on major US trading partners, including China, Canada and Mexico, citing their failure to stop illegal immigration and flows of deadly fentanyl. After imposing a blanket 10% tariff on all Chinese goods in early February, Trump hiked the rate to 20% last week. Beijing reacted quickly, its finance ministry accusing Washington of "undermining" the multilateral trading system and announcing fresh measures of its own. The moves will see fresh tariffs of 10 and 15% imposed on several US farm products, starting today. Chicken, wheat, corn and cotton from the United States will now be subject to the higher charge while soybeans, sorghum, pork, beef, aquatic products, fruit, vegetables and dairy will face the slightly lower rate. Analysts say Beijing's retaliatory tariffs are designed to hurt Trump's voter base while remaining restrained enough to allow room to hash out a trade deal. The increasing trade headwinds add to difficulties faced by Chinese leaders currently seeking to stabilise the country's wavering economy. Sluggish consumer spending,

a prolonged debt crisis in the vast property sector and high youth unemployment are among the issues now facing policymakers. China's exports -- which last year reached record highs -- might not provide the same economic lifeline for Beijing as its trade war with Washington intensifies. Experts say the full effects of the recent wave of tariffs have yet to be fully felt, though early signs already indicate a downturn in shipments. China's exports grew 2.3% year-on-year during the first two months of 2025, official data showed Friday, missing expectations and slowing significantly from the 10.7% growth recorded in December. "As exports face downside risk with trade war looming, the fiscal policy needs to become more proactive," wrote Zhiwei Zhang, president and chief economist at Pinpoint Asset Management. The latest trade data came as Chinese officials congregated in Beijing for the country's largest annual political gathering, known as the "Two Sessions". During a speech to delegates on Wednesday, Premier Li Qiang laid out the government's economic strategy for the year ahead, acknowledging "an increasingly complex and severe external environment". "However, given the wider headwinds... we still aren't convinced that fiscal support will be sufficient to deliver anything more than a short-lived boost," he added. – Nampa/AFP

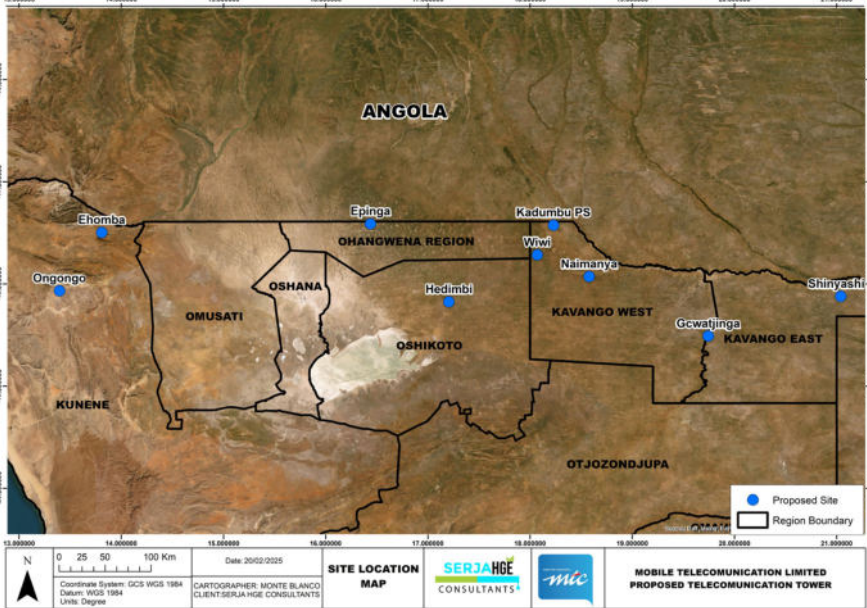
## PUBLIC NOTICE AND INVITATION TO SUBMIT COMMENTS: ENVIRONMENTAL IMPACT ASSESSMENT STUDIES FOR THE PROPOSED NEW MTC SITES BUILT (TELECOMMUNICATION NETWORK TOWERS) IN THE KUNENE, OSHIKOTO, OHANGWENA, KAVANGO EAST & KAVANGO WEST REGIONS: APPLICATION FOR ENVIRONMENTAL CLEARANCE CERTIFICATES (ECCs)

The public is hereby notified that nine (9) applications for Environmental Clearance Certificates (ECCs) will be submitted to the Environmental Commissioner as required under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations. The proposed projects (construction and operation of telecommunication towers) are listed activities in the EIA Regulations (Listed Activity 10.1(g) & (j)) that cannot be undertaken without ECCs, that are issued upon approval of EIA Studies (EIA Scoping Reports and Environmental Management Plans (EMPs)).

**Project Proponent:** Mobile Telecommunications Limited (MTC Namibia)

**Appointed Environmental Consultant/Environmental Assessment Practitioner:** Serja Hydrogeo-Environmental Consultants CC (Serja HGE Consultants)

**Project Nature and Location:** the construction and operation of nine (9) telecommunication tower sites (the sites) in the Kunene, Oshikoto, Ohangwena, Kavango East, and Kavango West Regions – see locality map of sites below. The sites will comprise network towers with heights of 60m (lattice type) and 80m (guyed masts type) with either 3x panel or 2x 11dBi Omnis antenna (please refer to respective summaries of project information for each site provided below, under the locality map). Additionally, the towers will be equipped with microwave dishes for transmission. Apart from the Gcwatjinga site, which will have a planned output power of G9 444, L8 111, the rest will have an output power of G9, L8 20W, 40W. The anticipated surface area to be covered by individual sites is 9m x 9m (the area includes the tower, tower fence (to restrict access), and associated supporting infrastructure like tower operations and maintenance equipment in the cabinet).



The site names with their locations and brief descriptions are as follows:

- Ehomba:** the site is in Ehomba Village, about 60km north of Opuwo Town (and 40km southwest of Ruacana Town) in the Epupa Constituency, Kunene Region (coordinates: -17.497630, 13.809240). The 60m high lattice tower will have a 2x 11dBi Omnis antenna.
- Ongongo:** situated in Ongongo Village, about 55km west of Opuwo Town in the Opuwo Rural Constituency, Kunene Region (coordinates: -18.070300, 13.394800). The 60m high lattice tower will have a 2x 11dBi Omnis antenna.
- Epinga:** in Epinga Village, about 12km northeast of Eenhana Town in the Omundaungilo Constituency, Ohangwena Region (coordinates: -17.41079 16.43748). The 60m high lattice tower will have a 3x panel antenna.
- Hedimbi:** about 45km north of Oshivelo Settlement in the Eengodi Constituency, Oshikoto Region (coordinates: -18.175170, 17.205190). The 80m high guyed mast tower will have a 3x panel antenna.
- Wiwi:** about 20km southwest of Mpungu Settlement in the Mpungu Constituency, Kavango West Region (coordinates: -17.716095, 18.070213). The 60m high lattice tower will have a 3x panel antenna.
- Kadumbu PS:** the site is at Kadumbu Primary School about 25km north of Mpungu Settlement in the Mpungu Constituency, Kavango West Region (coordinates: -17.424422, 18.229090). The 60m high lattice tower will have a 3x panel antenna.
- Shinyashi:** about 50km west of Divundu Village in the Mukwe Constituency, Kavango East Region (coordinates: -18.121778, 21.038291). The 60m high lattice tower will have a 3x panel antenna.
- Naimanya:** about 35km south of Nkurenkuru Town in the Tondoro Constituency, Kavango West Region (coordinates: -17.928040, 18.577170). The 80m high guyed mast tower will have a 3x panel antenna.
- Gcwatjinga:** in Gcwatjinga Village, about 20km southwest of Ncaute Settlement and 60km south of Rundu Town in the Mashare Constituency, Kavango East Region (coordinates: -18.510290, 19.741920). The 80m high guyed mast tower will have a 3x panel antenna.

The public is therefore invited to register as Interested and Affected Parties (I&APs) and submit comments and concerns (in writing) and or receive further information on the EIA Studies, including individual site Background Information Documents (BIDs). The deadline for registration as I&APs and submission of comments, issues, or concerns is the end of business on **Thursday, 17 April 2025, to the contact details provided below.**

**Contact Person:**

Ms. Fredrika Shagama OR Mr. Stefanus Johannes  
(Project Environmental Assessment Practitioners)  
Mobile No.: +264 (0) 81749 9223 / +264 (0) 81 400 0570 (by sending an SMS or WhatsApp for easy recording of comments or concerns)  
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(direct emails or scanned/photos of legible handwritten letters)





PROPERTY

Rural property development in South Africa faces a myriad of challenges

**Rural property development in South Africa faces a myriad of challenges.** Inadequate infrastructure and limited financing significantly deter investment. As the nation grapples with these issues, the impact of climate change further complicates the landscape, affecting agricultural output and land productivity.

**Climate change**  
In a recent response to an Independent Media Property’s Given Majola, Boitumelo Mosako, CEO of the Development Bank of Southern Africa (DBSA), highlighted the pressing nature of these challenges. “South Africa’s rural property development has made incremental progress over the past five years, driven by increased investment in infrastructure and agricultural productivity. “While access to essential services such as water, energy, and transport has improved — thanks in part to initiatives like DBSA’s water and sanitation projects in regions like Vhembe, Limpopo — challenges related to climate change and limited financing continue to hinder large-scale transformation,” Mosako explained.

**Housing sector under pressure**  
Earlier this year, the national Department of Human Settlements (DHS) reported that the local housing sector is facing significant pressures. Persistent rainfall in various provinces and devastating fires, particularly in the Western Cape, have increased the demand for emergency responses in human settlements.

**Recovery efforts and sustainable development**  
Mosako noted that the economic strain from the COVID-19 pandemic and global market fluctuations has slowed progress in rural development over the past three years. “However, recovery efforts have led to renewed interest in sustainable rural development, with a shift towards innovative financing models and public-private partnerships. “In the last year, projects focused on climate resilience and value chain development have gained momentum. Institutions like the DBSA have played a key role in financing rural infrastructure, particularly in water and sanitation, renewable energy, and transport,” she said.

**Integrating renewable energy**  
The DBSA, a development finance institution wholly owned by the Government of South Africa, has made strides in integrating renewable energy into the rural economy. Its involvement in the Renewable Energy Independent Power Producer Procurement Programme (REIPPPP) has improved access to electricity for farming communities. Mosako emphasised that these efforts, combined with the International Fund for Agricultural Development’s (IFAD) global expertise in rural poverty alleviation, provide a strong foundation for further development.

**Unlocking opportunities for growth**  
“Significant opportunities exist for the rural property sector through advances in technology, sustainable farming practices, and targeted infrastructure investments,” Mosako stated. “Unlocking these opportunities requires a multi-faceted approach. “Expanding access to finance through blended funding models, similar to those used by DBSA in municipal energy and transport projects, will accelerate rural development. IFAD’s five decades of experience in financing smallholder farmers and supporting rural enterprises offer a valuable blueprint for South Africa. “By leveraging these combined strengths, South Africa can create a more resilient and economically viable rural sector.”

**The importance of infrastructure investment**  
With over 60% of Africa’s population living in rural areas, these communities face significant barriers to economic growth and resilience. Last week, the DBSA and IFAD signed a groundbreaking Memorandum of Understanding (MoU) to co-finance and accelerate sustainable infrastructure and economic growth in underserved communities. This partnership was unveiled at the Finance in Common Summit 2025 in Cape Town.

**Collaboration for sustainable development**

Mosako highlighted that the collaboration between DBSA and IFAD presents a significant opportunity to accelerate rural property development by merging financial expertise with agricultural innovation. “DBSA’s infrastructure financing capabilities will be complemented by IFAD’s extensive experience in supporting small-scale farmers and rural entrepreneurs. This collaboration will facilitate investment in critical infrastructure such as roads, irrigation systems, and renewable energy access, creating an enabling environment for economic activity,” she said.

**The need for sustained investment**  
For rural property development to reach its full potential, sustained investment, policy stability, and strategic collaboration between government, development financiers, and businesses are essential. “DBSA’s track record in financing rural electrification and transport

infrastructure has demonstrated how targeted investments can unlock economic potential. “Similarly, IFAD’s success in improving food security and nutrition in rural areas underscores the importance of holistic development strategies. By scaling such initiatives, this partnership has the potential to transform rural economies and improve livelihoods across South Africa,” Mosako added.

**Addressing land reform challenges**  
Last month, Peter Setou, CEO of the Vumelana Advisory Fund — a non-profit organisation established to assist communities in the land reform programme — pointed out that both the High-Level Panel Report, often referred to as the Motlanthe Report, and the Presidential Advisory Panel on Land Reform and Agriculture have identified critical issues hindering the success of land reform. These include inadequate government capacity, poor

coordination, corruption, and elite bias. The absence of a robust legislative framework to guide and hold policymakers accountable has also been highlighted as a significant issue.

“Additional concerns include uncertainty about the objectives of land reform, inadequate budgets, limited access to financing for beneficiaries, and the persistent lack of comprehensive post-settlement support. These issues collectively require urgent and focused interventions to achieve meaningful progress,” Setou stated.

**Implementing solutions for rural poverty**  
Setou emphasised that these challenges cannot be addressed solely through legislation. The most challenging work lies in implementing solutions that balance social and economic development while addressing social justice issues. “We must acknowledge that land

and agrarian reform alone will not alleviate rural poverty. “A revitalised and well-targeted land reform programme, combined with investments in new infrastructure, such as irrigation systems, can significantly contribute to job creation. “It is also essential to recognise that the government cannot address all these challenges alone. “An enabling environment for private-sector involvement must be established, along with active support for partnerships. “Closer collaboration with entities promoting these partnerships is crucial for success. Given the high demand for public resources and limited funding, innovative approaches to financing land reform are urgently required. Removing barriers to affordable finance for land reform beneficiaries is equally important. In this regard, closer collaboration with the financial sector is crucial,” Setou concluded. IOL PROPERTY

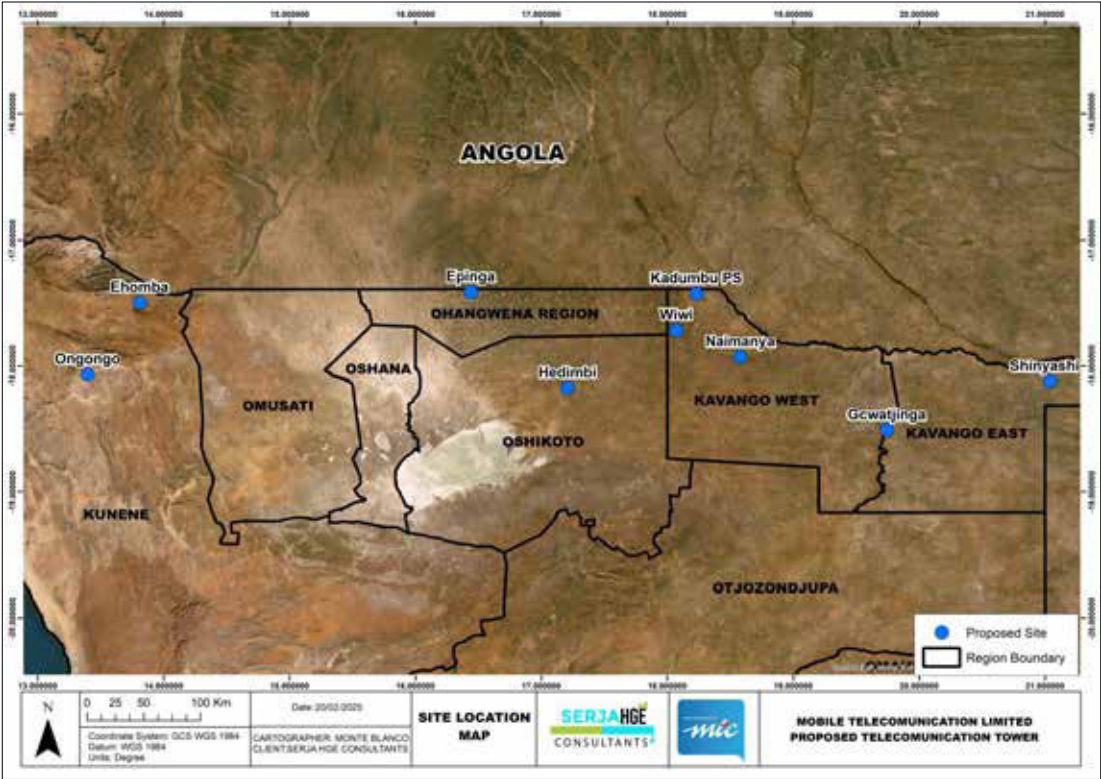
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# Golden Boxing tourney a success in Oshitenda



Enticing... Titus Mutewa faced off against Geoffrey Mwateuvi, winning the fight. Photo: Limba Mupetami



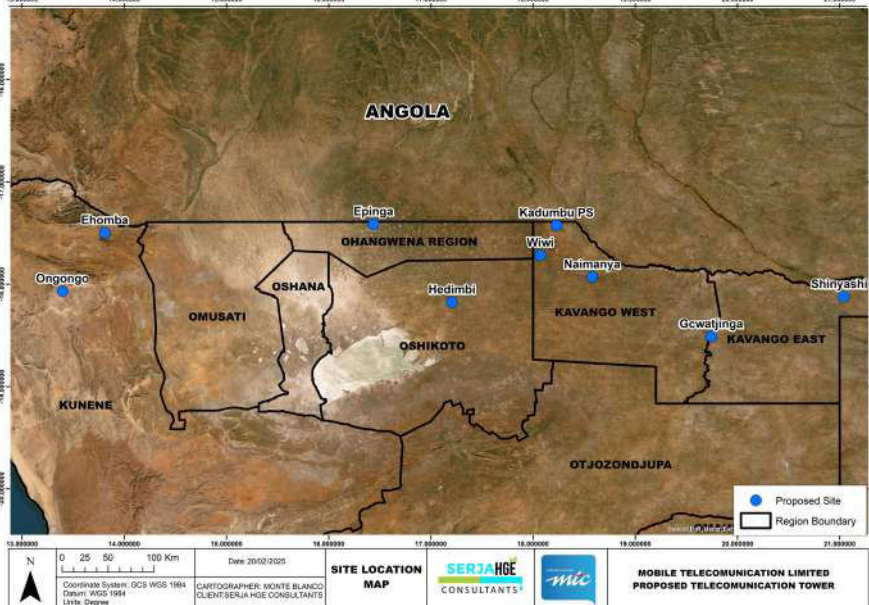
Inclusive... Two female amateur boxers Emilia Shilongo (red) and Naanda Shalongo (blue) fought on the day. Shilongo emerged victorious. Photo: Limba Mupetami

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- Epinga:** in Epinga Village, about 12km northeast of Eenhana Town in the Omundaungilo Constituency, Ohangwena Region (coordinates: -17.41079 16.43748). The 60m high lattice tower will have a 3x panel antenna.
- Hedimbi:** about 45km north of Oshivelo Settlement in the Eengodi Constituency, Oshikoto Region (coordinates: -18.175170, 17.205190). The 80m high guyed mast tower will have a 3x panel antenna.
- Wiwi:** about 20km southwest of Mpungu Settlement in the Mpungu Constituency, Kavango West Region (coordinates: -17.716095, 18.070213). The 60m high lattice tower will have a 3x panel antenna.
- Kadumbu PS:** the site is at Kadumbu Primary School about 25km north of Mpungu Settlement in the Mpungu Constituency, Kavango West Region (coordinates: -17.424422, 18.229090). The 60m high lattice tower will have a 3x panel antenna.
- Shinyashi:** about 50km west of Divundu Village in the Mukwe Constituency, Kavango East Region (coordinates: -18.121778, 21.038291). The 60m high lattice tower will have a 3x panel antenna.
- Naimanya:** about 35km south of Nkurenkuru Town in the Tondoro Constituency, Kavango West Region (coordinates: -17.928040, 18.577170). The 80m high guyed mast tower will have a 3x panel antenna.
- Gcwatjinga:** in Gcwatjinga Village, about 20km southwest of Ncaute Settlement and 60km south of Rundu Town in the Mashare Constituency, Kavango East Region (coordinates: -18.510290, 19.741920). The 80m high guyed mast tower will have a 3x panel antenna.

The public is therefore invited to register as Interested and Affected Parties (I&APs) and submit comments and concerns (in writing) and or receive further information on the EIA Studies, including individual site Background Information Documents (BIDs). The deadline for registration as I&APs and submission of comments, issues, or concerns is the end of business on **Thursday, 17 April 2025, to the contact details provided below.**

**Contact Person:**  
Ms. Fredrika Shagama OR Mr. Stefanus Johannes  
(Project Environmental Assessment Practitioners)  
Mobile No.: +264 (0) 81 749 9223 / +264 (0) 81 400 0570 (by sending an SMS or WhatsApp for easy recording of comments or concerns)  
Email: [eias.public@serjaconsultants.com](mailto:eias.public@serjaconsultants.com) / [stefanus@serjaconsultants.com](mailto:stefanus@serjaconsultants.com)  
(direct emails or scanned/photos of legible handwritten letters)



### Limba Mupetami

The Golden Boxing tournament, held in informal settlement in Oshitenda in Windhoek, drew a large crowd of both young and old spectators on Saturday.

Sponsored by Castlebet, the event featured 18 amateur boxing bouts, all of which lived up to expectations. Boxing promoter Tobias Naule organised the event.

He praised the event's set-up, which he credited to Castlebet's support.

"The weather was really on our side. We were a bit worried about rain – but luckily, it didn't come. The boxers were in top shape. They delivered outstanding performances," he said. The community of Oshitenda warmly welcomed the event, with many coming out in large numbers to support amateur boxing, which was described as an amazing show of enthusiasm.

Winners were awarded gold

medals and mouth guards, while runners-up received silver medals.

The best boxer of the tournament Titus Mutewa was awarded a trophy along with a N\$5 000 voucher for boxing gear, including gloves, skipping ropes and training shoes, all sponsored by Castlebet Namibia.

"Overall, this event would not have materialised without the solid backing of Castlebet Namibia. We'd like to extend our gratitude to the community for their support, as well as to Jason Naule and Sebby Sheuyange for their assistance in making the event a success," Naule added.

Local boxing stars like Jeremia Nakathila and Mateus Heita attended the tournament to show support to the amateur boxers.

Heita handed the winners their mouth guards, while Nakathila presented the silver medals to the runners-up.

Businessman Davis Shiwa was on hand to present the gold medals to the winners. -lmupetami@nepc.com.na



Best boxer... Boxer of the tournament Titus Mutewa. Photo: Contributed



Support... Local boxer Jeremia Nakathila was present on Saturday to support the amateur boxers. Photo: Contributed



# The importance of an accurate valuation when selling your home

**Pricing a home correctly from the outset is key to maximising returns and ensuring a smooth selling process. Setting the right asking price can mean the difference between a quick, successful sale and a prolonged listing that struggles to attract buyers.**

“Every home owner wants the best possible return on their investment, but the highest valuation is not necessarily the right valuation and listing a property at an inflated selling price is likely to result in the property selling for less than it should have after a longer period on the market,” says Arnold Maritz, Co-Principal for Lew Geffen Sotheby’s International Realty in Cape Town’s Southern Suburbs and False Bay. “A well-priced home will generate immediate interest from serious buyers whereas if a property is priced too high, it risks sitting on the market for months, leading potential buyers to assume something is wrong with it and, unfortunately, properties that undergo multiple price reductions can lose credibility, making them less attractive. “On the other hand, pricing too low might lead to a quick sale but at the cost of maximising your return on investment. The goal is to find the sweet spot where your home is competitive yet accurately reflects its true market value because an appropriately valued property increases the chances of receiving competitive offers, sometimes even leading to bidding wars in high-demand areas.

“Additionally, if a buyer does make an offer, and the appraised value comes in significantly lower than the agreed-upon selling price, the bank could decline to provide the buyer a mortgage.” He adds that buyers today are well-informed and often conduct extensive research before making an offer so if they see two very similar properties, they are likely to opt for the less expensive and most realistically priced.

Maritz says that it’s understandable that sellers often find it difficult to be objective about the value of their properties because they have both a financial and emotional stake in their homes, especially if they have lived there for a long time and have upgraded the property.

“However, at the end of the day, your home’s value is based on what buyers in the current market are willing pay, and this market value is also contingent on numerous key factors that will be taken into consideration by agents and appraisers.”

Valuing a property involves assessing various aspects relating to the market and the property, and Maritz cites the following key factors that are taken into account:

- Location:** This is one of the most influential factors in property valuation and includes proximity to schools, business districts, shopping centres, transport links and lifestyle amenities which significantly impacts a property’s desirability and price.
- Market Conditions:** The property market is not only cyclical, it fluctuates due to economic conditions, interest rates and demand trends. In a seller’s market, where demand exceeds supply, properties tend to sell for higher prices. Conversely, in a buyer’s market, sellers may need to price their homes more competitively to attract buyers.
- Property Size and Usable Space:** Whilst larger homes do generally command higher prices, what matters most is usable space. Well-designed layouts that maximise living space and functionality are valued more highly than homes with awkward or impractical layouts. The number of bedrooms and bathrooms in your home may also impact the overall value of the home and the appraiser will compare your home to others in the area with the same, or similar, number of bedrooms and bathrooms to make a value comparison.
- Condition and Age of the Property:** A well-maintained home with modern finishes will attract a higher valuation compared to one that requires major repairs or renovations. And older homes with outdated features may be priced

- lower, unless they have unique architectural value or heritage significance.
- Comparable Sales in the Area:** Estate agents and property valuers look at recent sales of similar properties in the same neighbourhood to help to determine a home’s value. If comparable homes have sold well in a specific price range, yours will likely be valued within that range.
- Unique Features and Upgrades:** Special features such as a swimming pool, security systems, energy-efficient installations (such as solar panels) or high-end finishes can increase property value. However, it’s important to ensure that renovations and upgrades align with buyer expectations in your area to achieve a strong return on investment – you don’t want to over-capitalise.
- Although there are many factors over which sellers have no control when it comes to the selling price of their homes, Maritz says that there are several proactive steps they can take to enhance its value and appeal to potential buyers before placing it on the market.
- Improve Kerb Appeal:** First impressions do matter. Enhancing your property’s exterior with a fresh coat of paint, a well-maintained garden, and an inviting entrance can instantly boost its perceived value.
- Make Necessary Repairs:** Fixing issues like leaks, cracks, broken tiles and faulty fixtures can make a significant difference in the valuation because buyers are generally more likely to place competitive offers on homes that don’t require immediate maintenance.

- Modernise Interiors:** Simple upgrades such as updating kitchen cabinetry, installing modern lighting, and repainting walls in neutral tones can make a home feel fresh and contemporary.
- Declutter and Stage the Home:** A well-presented home appears more spacious and inviting so decluttering, deep cleaning and staging rooms with tasteful furniture and décor can significantly enhance buyer perception.
- Invest in Energy Efficiency:** With the increasing cost of electricity in South Africa, energy-efficient homes are more attractive to buyers so installing features like solar panels or water-saving systems can be a strong selling point.
- Provide Up-to-Date Documentation:** Having up-to-date property documentation, such as approved building plans, rates and taxes clearance certificates, and zoning compliance, can help streamline the selling process and avoid delays.
- “Ultimately, an accurate property valuation is a cornerstone of a successful home sale,” says Maritz, “and by understanding the factors that influence property valuation and taking strategic steps to enhance their home’s appeal, sellers can position themselves for a swift and profitable sale.
- “Likewise, working with an experienced estate agent or property valuer ensures a professional, market-driven assessment, helping sellers set a competitive price from the outset, increasing the chance of an efficient sale.”

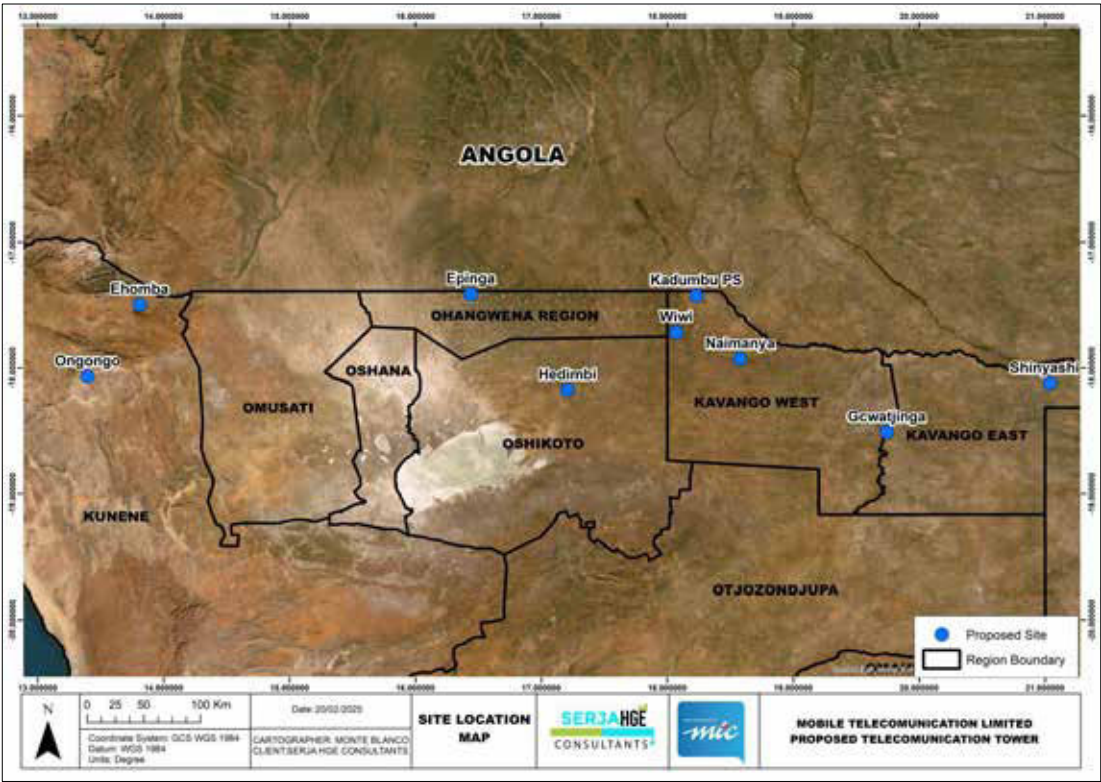
## PUBLIC NOTICE AND INVITATION TO SUBMIT COMMENTS: ENVIRONMENTAL IMPACT ASSESSMENT STUDIES FOR THE PROPOSED NEW MTC SITES BUILT (TELECOMMUNICATION NETWORK TOWERS) IN THE KUNENE, OSHIKOTO, OHANGWENA, KAVANGO EAST & KAVANGO WEST REGIONS: APPLICATION FOR ENVIRONMENTAL CLEARANCE CERTIFICATES (ECCs)

The public is hereby notified that nine (9) applications for Environmental Clearance Certificates (ECCs) will be submitted to the Environmental Commissioner as required under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations. The proposed projects (construction and operation of telecommunication towers) are listed activities in the EIA Regulations (Listed Activity 10.1(g) & (j)) that cannot be undertaken without ECCs, that are issued upon approval of EIA Studies (EIA Scoping Reports and Environmental Management Plans (EMPs).

**Project Proponent:** Mobile Telecommunications Limited (*MTC Namibia*)

**Appointed Environmental Consultant/Environmental Assessment Practitioner:** Serja Hydrogeo-Environmental Consultants CC (*Serja HGE Consultants*)

**Project Nature and Location:** the construction and operation of nine (9) telecommunication tower sites (*the sites*) in the Kunene, Oshikoto, Ohangwena, Kavango East, and Kavango West Regions – see locality map of sites below. The sites will comprise network towers with heights of 60m (lattice type) and 80m (guyed masts type) with either 3x panel or 2x 11dBi Omnis antenna (please refer to respective summaries of project information for each site provided below, under the locality map). Additionally, the towers will be equipped with microwave dishes for transmission. Apart from the Gwatjinga site, which will have a planned output power of G9 444, L8 111, the rest will have an output power of G9, L8 20W, 40W. The anticipated surface area to be covered by individual sites is 9m x 9m (the area includes the tower, tower fence (to restrict access), and associated supporting infrastructure like tower operations and maintenance equipment in the cabinet).



### The site names with their locations and brief descriptions are as follows:

- Ehomba:** the site is in Ehomba Village, about 60km north of Opuwo Town (and 40km southwest of Ruacana Town) in the Epupa Constituency, Kunene Region (coordinates: -17.497630, 13.809240). The 60m high lattice tower will have a 2x 11dBi Omnis antenna.
- Ongongo:** situated in Ongongo Village, about 55km west of Opuwo Town in the Opuwo Rural Constituency, Kunene Region (coordinates: -18.070300, 13.394800). The 60m high lattice tower will have a 2x 11dBi Omnis antenna.
- Epinga:** in Epinga Village, about 12km northeast of Eenhana Town in the Omundaungilo Constituency, Ohangwena Region (coordinates: -17.41079 16.43748). The 60m high lattice tower will have a 3x panel antenna.
- Hedimbi:** about 45km north of Oshivelo Settlement in the Eengodi Constituency, Oshikoto Region (coordinates: -18.175170, 17.205190). The 80m high guyed mast tower will have a 3x panel antenna.
- Wiwi:** about 20km southwest of Mpungu Settlement in the Mpungu Constituency, Kavango West Region (coordinates: -17.716095, 18.070213). The 60m high lattice tower will have a 3x panel antenna.
- Kandumbu PS:** the site is at Kadumbu Primary School about 25km north of Mpungu Settlement in the Mpungu Constituency, Kavango West Region (coordinates: -17.424422, 18.229090). The 60m high lattice tower will have a 3x panel antenna.
- Shinyashi:** about 50km west of Divundu Village in the Mukwe Constituency, Kavango East Region (coordinates: -18.121778, 21.038291). The 60m high lattice tower will have a 3x panel antenna.
- Naimanya:** about 35km south of Nkurenkuru Town in the Tondoro Constituency, Kavango West Region (coordinates: -17.928040, 18.577170). The 80m high guyed mast tower will have a 3x panel antenna.
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The public is therefore invited to register as Interested and Affected Parties (I&APs) and submit comments and concerns (**in writing**) and or receive further information on the EIA Studies, including individual site Background Information Documents (BIDs). The deadline for registration as I&APs and submission of comments, issues, or concerns is the end of business on **Thursday, 17 April 2025, to the contact details provided below.**

**Contact Person:** Ms. Fredrika Shagama OR Mr. Stefanus Johannes (Project Environmental Assessment Practitioners)

Mobile No.: +264 (0) 81 749 9223 / +264 (0) 81 400 0570 (by sending an SMS or WhatsApp for easy recording of comments or concerns)

Email: [eias.public@serjaconsultants.com](mailto:eias.public@serjaconsultants.com) / [stefanus@serjaconsultants.com](mailto:stefanus@serjaconsultants.com) (direct emails or scanned/photos of legible handwritten letters)





**C3 - Original A3 Public Notice  
pasted in the area and the  
Regional Council**



## PUBLIC NOTICE



Serja Hydrogeo-Environmental  
Consultants CC



### ENVIRONMENTAL IMPACT ASSESSMENT (EIA) FOR THE PROPOSED CONSTRUCTION AND OPERATION OF A NEW TELECOMMUNICATION LATTICE TOWER (SHANYASHI SITE) AND ASSOCIATED ACTIVITIES IN THE KAVANGO EAST REGION: **AN APPLICATION FOR THE ENVIRONMENTAL CLEARANCE CERTIFICATE (ECC)**

The public is hereby notified that an application for Environmental Clearance Certificate (ECC) will be submitted to the Environmental Commissioner at the Ministry of Environment, Forestry & Tourism (MEFT) as required under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations. The proposed activities (telecommunication towers and associated structures) are listed activities that cannot be undertaken without an ECC from the MEFT, and the ECC is subject to an EIA Study which is currently being carried out. Once the EIA Study is approved (through the EIA Scoping Report and an Environmental Management Plan (EMP)), and the ECC issued, MTC will prepare and commence with construction activities and eventually operations of the network tower.

**Project Proponent:** Mobile Telecommunications Limited (*MTC Namibia*)

**Environmental Assessment Practitioner (Environmental Consultant):** Serja Hydrogeo-Environmental Consultants CC

**The proposed activity:** the construction and operation of a 60m high lattice tower at Shanyashi, about 50km west of Divundu Village in the Mukwe Constituency, Kavango East Region. The site is internally referred to by MTC as the *Shanyashi Tower Site*. The lattice tower will cover a 9m x 9m surface area, and host a 3x panel antenna, and 1x microwave dish.

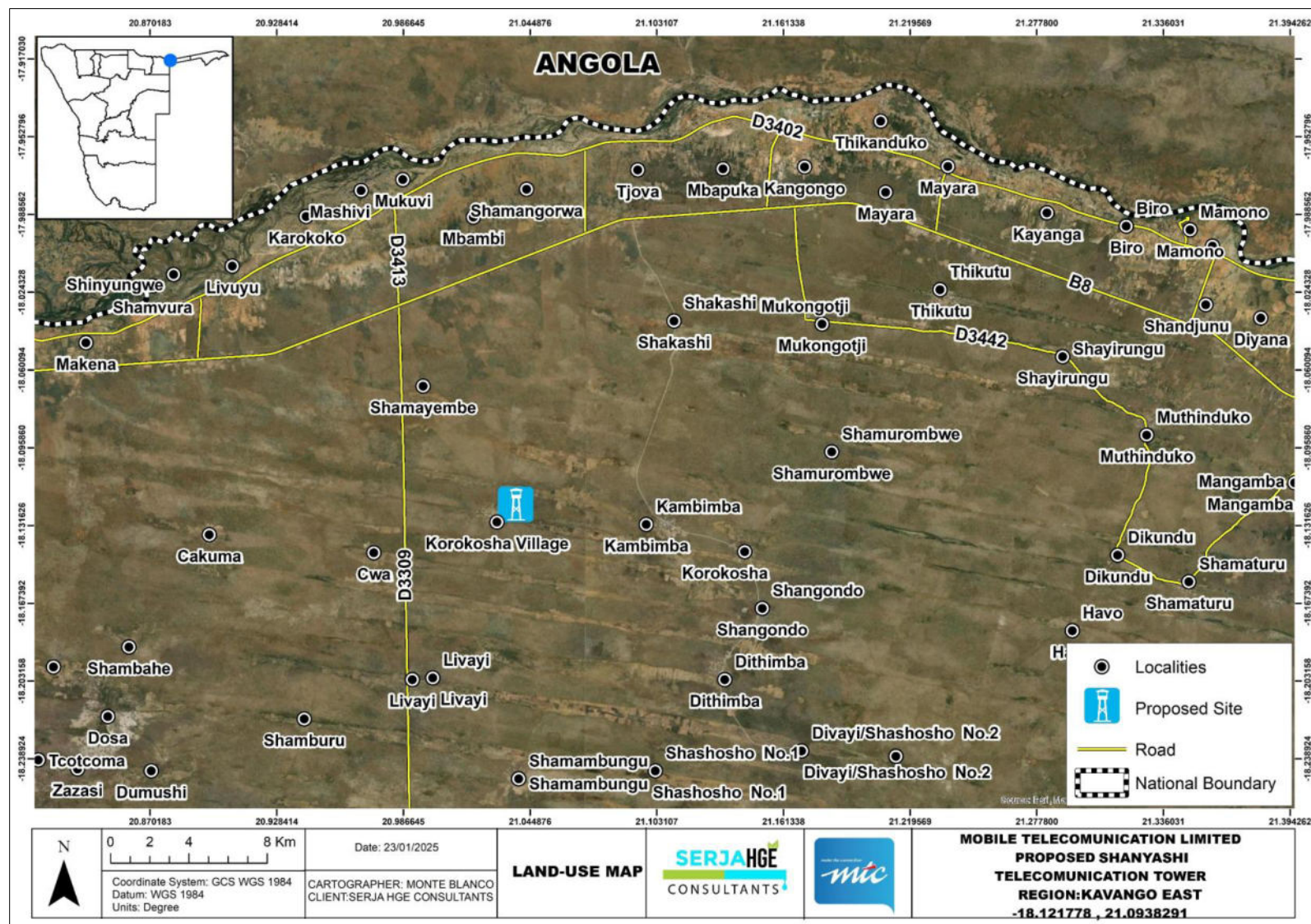
**The site location:** The tower will be erected and operated at Shanyashi Village (at these GPS coordinates: -18.121778, 21.038291) within the Muduva Nyangana Conservancy (no information on the Traditional Authority name) – please refer to the locality map below.

Members of the public are therefore invited to register as Interested and Affected Parties (I&APs) to comment/raise concerns or receive further information on the Environmental Scoping/Impact Assessment (ESA/EIA). Registration or submission of comments/concerns/issues should **be done in writing** to the contact details below **before or on Thursday, 17 April 2024.**

**Contact Person:** Ms. Fredrika Shagama (Lead Environmental Assessment Practitioner)

**Mobile No.:** +264 81 749 9223 (by sending an SMS or WhatsApp for easy recording of comments)

**E-mail:** [eias.public@serjaconsultants.com](mailto:eias.public@serjaconsultants.com) (direct email or scanned/photos of legible handwritten letters)





**C4 – Consultation meeting  
minutes/engagement with signed  
registers by stakeholders / I&APs**



Date: 24 March 2025

## CONSULTATION MEETING MINUTES

### **Environmental Impact Assessment (EIA) Study for the Proposed Construction and Operation of a New Telecommunication Guyed Mast Tower (Shanyashi Site) and Associated Activities in the Kavango East Region - Application for Environmental Clearance Certificate (ECC)**

**Date:** Monday, 24 March 2025

**Time:** 10:00 AM to 11:40 PM

**Venue:** Shanyashi Village

**Project Proponent:** Mobile Telecommunications Limited

#### Meeting Attendance

The public consultation meeting had an attendance of forty-seven (47) people, including two Environmental impact practitioners from Serja Consultants. The signed attendance register is attached hereto.



*Figure 1: Proceedings of the Shanyashi EIA consultation meeting on the 24<sup>th</sup> of March 2025*

#### **1. INTRODUCTION AND WELCOMING**

Mr. Stefanus Johannes (Environmental Assessment Practitioner / Consultant) from Serja HGE Consultants opened the meeting and thanked the meeting attendees for making time. Mr. Johannes then presented the meeting agenda, which is based on the requirements of the 2012 EIA Regulations: Environmental Management Act No. 7 of 2007 on Public Consultation, Sections 21 to 24. Copies of the Background Information Document (BID) were distributed among the attendees for self-reading and follow throughout the meeting proceedings. The attendance register was circulated for attendees to sign the meeting attendance as proof of consultation to be appended to the EIA Scoping Report.



## **2. MEETING AGENDA AND PRESENTATION**

The Environmental Assessment Practitioner (EAP) / Mr. Johannes presented the agenda of the meeting, which included the following main points:

### **2.1 Explanation of what an EIA is, its Process, and the Public Role in the Process**

Mr. Johannes explained that the EIA process is done in compliance with the EMA, as the establishment of telecommunication towers are one of the listed activities that cannot be undertaken without applying and obtaining an Environmental Clearance Certificate (ECC) from the Environmental Commissioner, which is subject to an EIA process and EIA Scoping Report as well as an Environmental Management Plan (EMP). The EIA process requires that the consultation meeting be held with the affected and or interested parties where the project activities would be undertaken. Therefore, the ECC needs to be obtained first from the Environmental Commissioner at the Ministry of Environment, Forestry & Tourism (MEFT) before the tower erection.

### **2.2 Brief Description of the Project**

A brief description of the planned project activities was presented as per the provided BID copy, and Mr. Johannes emphasized the importance of understanding the conducted EIA Study.

### **2.3 Presentation of Potential Project Impacts**

To ensure transparency and that the attendees understand both sides of the proposed project activities, Mr. Johannes also presented the potential pre-identified positive and negative environmental impacts anticipated from the proposed project activities. This will establish the basis for mitigation measures to be developed for the proposed project.

### **2.4 Public Open Discussion (Interactive Session)**

The meeting attendees were provided with an opportunity to ask questions and/or raise concerns about the proposed project activities to be incorporated into the meeting minutes and used as the basis for the compilation of the EIA Scoping Report and Draft EMP. The key comments and issues made in the meeting were recorded and noted for consideration and inclusion in the EIA Report. These issues and comments are presented in Table 1.

**Table 1: Issues, suggestions, and comments received during the Consultation Meeting in Shanyashi on the 24<sup>th</sup> of March 2025**

No.	Name of the speaker/commenter & Capacity	Comment/Issue/Suggestion	Response provided by:
1	No Name	Why not make use of a generator or electricity instead of solar power for the tower?	<b>Mr. Stefanus Johannes:</b> Solar energy may seem cheap, but it is more expensive to maintain compared to powerline (electricity) and can be unreliable. A generator requires monitoring and refueling, which makes it an unreliable source of power. Moreover, a generator expels exhaust fumes (air pollution) and noise pollution, which is bad for the ecosystem. However, given the fact that most of the new tower sites are close to existing power grids, MTC has opted to connect the towers to these power grids (existing powerlines).



### **3. FINAL REMARKS AND CONCLUSION OF THE MEETING**

#### **3.1 What is the way forward after this meeting?**

Mr. Johannes thanked the community for attending the meeting. He informed them that their comments and recommendations will be included in the EIA Scoping Report and EMP that will be submitted to the Environmental Commissioner at the Department of Environmental Affairs and Forestry (DEAF) of the MEFT for evaluation and consideration of the ECC. The EIA documents (including meeting minutes) will be shared with registered I&APs for review and further comments. In other words, once the review of the draft documents by I&APs is completed, the documents will be finalized and submitted to the Environmental Commissioner at the DEAF/MEFT for evaluation and consideration for an ECC.

The meeting adjourned at 11:40 AM.



STAKEHOLDERS / I&APS CONSULTATION (ENGAGEMENT) MEETING REGISTER

ENVIRONMENTAL IMPACT ASSESSMENT (EIA) STUDY: THE PROPOSED CONSTRUCTION AND OPERATION OF A NEW TELECOMMUNICATION LATTICE TOWER (SHANYASHI SITE) AND ASSOCIATED ACTIVITIES IN THE KAVANGO EAST REGION

PROJECT PROPONENT: MITC

DATE & TIME: SHANYASHI 26/03/2025 10:40

VENUE: SHANYASHI VILLAGE

No.	Name & Surname	Name of Institution / Village	Contact number	Email address, if any	Signature
1.	ALEXANDER SHIPEKU	Mudura Nyangarwa	0813141890	shipekualexander4@gmail.com	<i>[Signature]</i>
2.	LIRUMBA LOURENCE	Mudura NCCF	0817633288	slirumba@gmail.com	<i>[Signature]</i>
3.	MUYENGA SILEN	Mudura HCCF	0818380434		<i>[Signature]</i>
4.	PROTO NORBERTA	SHANYASHI	081441814		<i>[Signature]</i>



No.	Name & Surname	Name of Institution / Village	Contact number	Email address, if any	Signature
5					
6	Erastus Mureghini	Shanyashi	0812227040		<i>[Signature]</i>
7	Monyo Liyenge	Shanyashi	0817365621	Monyo Liyenge@gmail.com	<i>[Signature]</i>
8	Shireke Nicolaus M	Shanyashi	0818659501	Scholes Nicolaus@gmail.com	<i>[Signature]</i>
9	Shirange murege	Shanyashi			<i>[Signature]</i>
10	Kassius Kamukasa	Shanyashi	0813553007		<i>[Signature]</i>
11	Samulimo Shidona	Shanyashi			<i>[Signature]</i>
12	Marungu Cornelia	Shanyashi	0816253405		<i>[Signature]</i>
13	Mukasho Shikwaka	Shanyashi	0816408181		<i>[Signature]</i>
	Muruganpure Siephius	Shanyashi	0813545380		<i>[Signature]</i>





No.	Name & Surname	Name of Institution / Village	Contact number	Email address, if any	Signature
5					
6	Mukasa Jottanwa	Shanyashi	0816270110		
7	KASHONGO TPBICUS	Shanyashi	0817046775		
8	Wheat M-	Shanyashi			
9	Mbambo Afesus	Shanyashi	0812346773	afesumbambomuchimba@gmail.com	
10	Hamutanya Wajera	Shanyashi	0813341996		
11	Katjire Cornelia	Shanyashi	0817753923		
12	Leopoldine	Shanyashi	081634344		
13	Katjire Cecilia	Shanyashi	0913882700		
	KARAU TPBICUS	Shanyashi	-		





No.	Name & Surname	Name of Institution / Village	Contact number	Email address, if any	Signature
14.	KODIRO KATUNDA	SITAMPYASTH	081 35 299 61		Kilunde
15.	KARITY JATHANES	SITAMPYASTH			LIVER
16.	WADENISA NAPONDA	SITAMPYASTH			N/A
17.	MUMUNDU VASICA	SITAMPYASTH	081 652 7944		Ndambu
18.	MUMUNDU MASITAKO	SITAMPYASTH			N/A
19.	MURONGA TERESIA	SITAMPYASTH			N/A
20.	DIMBARÉ KUSIMUNDA	SITAMPYASTH			Kusimunda
21.	KAMUNDA SITAMUNDA	SITAMPYASTH			N/A
22.	MURONGA CASMAS	SITAMPYASTH			N/A
	DIMBARÉ KOSMAS	SITAMPYASTH			N/A



No.	Name & Surname	Name of Institution / Village	Contact number	Email address, if any	Signature
23.	Mukoya S.L.	Shanyashi	0816270117		Mukoya
24.	MUNDIA MUNYAZA	Shanyashi	0818008010		
25.	DIGHONGA PETRUS	Shanyashi	0816765521	ptrusdighonga@gmail.com	
26.	Shono Joseph	Shanyashi	081754938		
27.	Micostho Censamus	Shanyashi			
28.	Mufunguro Nicholas	Shanyashi	0818025251	Shorovic94@gmail.com	
29.	Kakuvishikanga	Shanyashi			K.S
30.	Muruma Clothilde	Shanyashi	0814160848		Muruma
31.	DIMBARE, TEODOR	Shanyashi	081 216 4403		Kinpaamba



No.	Name & Surname	Name of Institution / Village	Contact number	Email address, if any	Signature
32.	MRS SHIPAMUKU M	SHANYASHI	0816544085		<i>[Signature]</i>
33.	KENZO MUYENGA	SHANYASHI			G.M
34.	MURKENGÉ POULOS	SHANYASHI			M.P
35.	HANGURA BENHARD	SHANYASHI	0818516498		<i>[Signature]</i>
36.	KUTENDO KALERO	SHANYASHI			<i>[Signature]</i>
37.	KOMEYA IISHUWA	SERJA CONSULTANTS SHANYASHI	0816068269	Katshiratshe@gmail.com	<i>[Signature]</i>
38.	STEFANUS JOTIANNES	SERJA CONSULTANTS	08140000510	stefanus@serjaconsultants.com	<i>[Signature]</i>

The meeting or Engagement facilitated / BID explained & delivered by: .....

Signature: .....

Date: 24/03/2025 .....