




***ENVIRONMENTAL IMPACT ASSESSMENT  
FOR THE OPERATION OF AN ABATTOIR /  
SLAUGHTERHOUSE ON THE REMAINDER  
OF PORTION 87 OF FARM BRAKWATER  
NO. 48, WINDHOEK, KHOMAS REGION***

***July 2025***

***App – 250708006073***

<b>Project Name:</b>	<b><i>ENVIRONMENTAL IMPACT ASSESSMENT FOR THE OPERATION OF AN ABATTOIR / SLAUGHTERHOUSE ON THE REMAINDER OF PORTION 87 OF FARM BRAKWATER NO. 48, WINDHOEK, KHOMAS REGION</i></b>
<b>The Proponent:</b>	<b>BV Investments Twenty-Six CC</b> PO Box 5663 Windhoek
<b>Prepared by:</b>	 <b>Green Earth</b> ENVIRONMENTAL CONSULTANTS  1 <sup>st</sup> floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia PO Box 6871, Ausspannplatz, Windhoek
<b>Release Date:</b>	<b>July 2025</b>
<b>Consultant:</b>	<b>C. Du Toit C. Van Der Walt Cell: 081 127 3145 Email: charlie@greenearthnamibia.com</b>

## EXECUTIVE SUMMARY

*Green Earth Environmental Consultants* were appointed by the Proponent, BV Investments Twenty-Six CC, to conduct an Environmental Impact Assessment to obtain an Environmental Clearance for the Indraai Abattoir which is located on the Remainder of Portion 87 of the Farm Brakwater No. 48, Windhoek, Khomas Region. The land within the immediate vicinity of the project site is predominately characterized by residential, commercial, and business 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':

### *WASTE MANAGEMENT, TREATMENT, HANDLING AND DISPOSAL ACTIVITIES*

*2.1 The construction of facilities for waste sites, treatment of waste and disposal of waste*

*2.2 Any activity entailing a scheduled process referred to in the Atmospheric Pollution Prevention Ordinance, 1976.*

*2.3 The import, processing, use and recycling, temporary storage, transit or export of waste.*

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 Brakwater, Windhoek and Namibia in general.
Creation of employment and transfer of skills.	Positive as employment is created during operation.
Provision of additional land portions.	Positive as land is required.
Impact on utilization of municipal and other infrastructure and facilities.	Positive due to the better utilization of existing municipal infrastructure.
The creation of dust.	Negative during operation and use as some of the roads will be gravel roads.
There will be an impact on traffic.	Negative during operation as the site will result in the increase in traffic in the town and on the main roads in the area.
The creation of noise.	Low and on par with the noise levels associated with the residential uses on the neighbouring land.
Possible impact on cultural/heritage aspects.	No items of archeologic value or graves were observed during the site visit which means the impact will be low. If any items or graves are found during construction, the impact will be high and irreversible.
Impact on fauna and flora.	Limited impact on the fauna and flora

	since most infrastructure are already on site. Permits must be obtained to remove protected tree species.
There might be a possible visual impact.	No new infrastructure will be constructed.
Impact on groundwater, surface water and soil.	The impact will be negative in case of spilling of hazardous materials.
Impact on health and safety.	Low if mitigated during operations.

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

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

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

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

1. Accept the Environmental Impact Assessment.
2. Approve the Environmental Management Plan.
3. Issue an Environmental Clearance for the Indraai Abattoir which is located on the Remainder of Portion 87 of the Farm Brakwater No. 48, Windhoek, Khomas Region and for the following "listed activities":

**WASTE MANAGEMENT, TREATMENT, HANDLING AND DISPOSAL ACTIVITIES**

*2.1 The construction of facilities for waste sites, treatment of waste and disposal of waste*

*2.2 Any activity entailing a scheduled process referred to in the Atmospheric Pollution Prevention Ordinance, 1976.*

*2.3 The import, processing, use and recycling, temporary storage, transit or export of waste.*

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## LIST OF ABBREVIATIONS

CAN	Central Area of Namibia
COW	City of Windhoek
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, BV Investments Twenty-Six CC, appointed Green Earth Environmental Consultants to conduct an Environmental Impact Assessment and develop an Environmental Management Plan to obtain an Environmental Clearance for the Indraai Abattoir which is located on the Remainder of Portion 87 of the Farm Brakwater No. 48, Windhoek, Khomas Region. 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 are required as the following 'Listed Activities' are involved:

## *WASTE MANAGEMENT, TREATMENT, HANDLING AND DISPOSAL ACTIVITIES*

*2.1 The construction of facilities for waste sites, treatment of waste and disposal of waste*

*2.2 Any activity entailing a scheduled process referred to in the Atmospheric Pollution Prevention Ordinance, 1976.*

*2.3 The import, processing, use and recycling, temporary storage, transit or export of waste.*

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

# 2. TERMS OF REFERENCE

To be able to implement the proposed project, an Environmental Impact Assessment and Environmental Clearance is required. For this environmental impact exercise, Green Earth Environmental Consultants followed the terms of reference as stipulated under the Environmental Management Act.

The aim of the environmental impact assessment was:

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

- To comply with Namibia's Environmental Management Act (2007) and its regulations (2012).

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

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

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

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

### **3. NEED, DESIRABILITY AND MOTIVATION**

#### **Need**

The abattoir trading under the name of Indraai Abattoir, is in operation for the past 25 years. It is a small abattoir slaughtering approximately 10 sheep and 50 cattle per week and is supported by small butcheries, kapana makers and home shops for providing meat products to the Windhoek public. Small farmers bringing sheep or cattle in small numbers to be shared or sold to family and friends also make use of the abattoir to slaughter animals. Thus the abattoir provides a necessary service for the small farmers and meat traders which cannot make use of large abattoirs like the Meatco facility.

From the above, the need of the proposed facility is confirmed.

#### **Desirability**

The Remainder of Portion 87 of Farm Brakwater No. 48 where the abattoir is located, is the ideal site for the operations of the abattoir because of the following reasons:

- The site is located in the rural areas of City of Windhoek but close enough to provide services to small farmers and traders requiring slaughtering services in Windhoek.
- The site has good access as it is located close to Main Road A1 with an approved intersection from where the site can be accessed by District Road

1545. Vehicles used for transporting/delivering sheep and cattle and customers collecting meat can safely access the abattoir site via this access road.

- The site is connected to City of Windhoek / NamWater water supply system servicing this area of Brakwater which supplies sufficient water for the purposes of operating the abattoir.
- The Portion is linked to the existing NamPower network from which electricity can be obtained.
- The topography of the site is generally flat with a gradual slope and thus ideal to accommodate the abattoir and supporting infrastructure without the requirement of major landscaping/groundworks.
- The site is not close to any residential areas which are normally sensitive for odours associated with the operation of an abattoir.
- The site is close enough to Windhoek to allow employees to reside in town and commute to work daily.

The site is desirable for the proposed operations, the activities have a limited impact on the bio-physical environment, enough water is available for the operations and has a proper and safe access.

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**

The Indraai Abattoir has been in operation for more than 25 years. An average of 10 sheep and 50 cattle are slaughtered per week.

### **4.1. LOCATION, SIZE AND ZONING**

The abattoir is located on the Remainder of Portion 87 of Farm Brakwater No. 48. The Portion (a portion of Portion H) of the Farm Brakwater No. 48 is located east of the B1 Windhoek to Okahandja dual-carriage road and west of the Klein Windhoek River. It is directly adjacent the well-known Gallina Motocross track and Waldschmidt Eggs on the Remainder of Portion H of the Farm Brakwater No. 48. The Windhoek - Okahandja Railway Line is located to the east of Portion 87/H/48. See below the plans showing the locality of the Project Site:

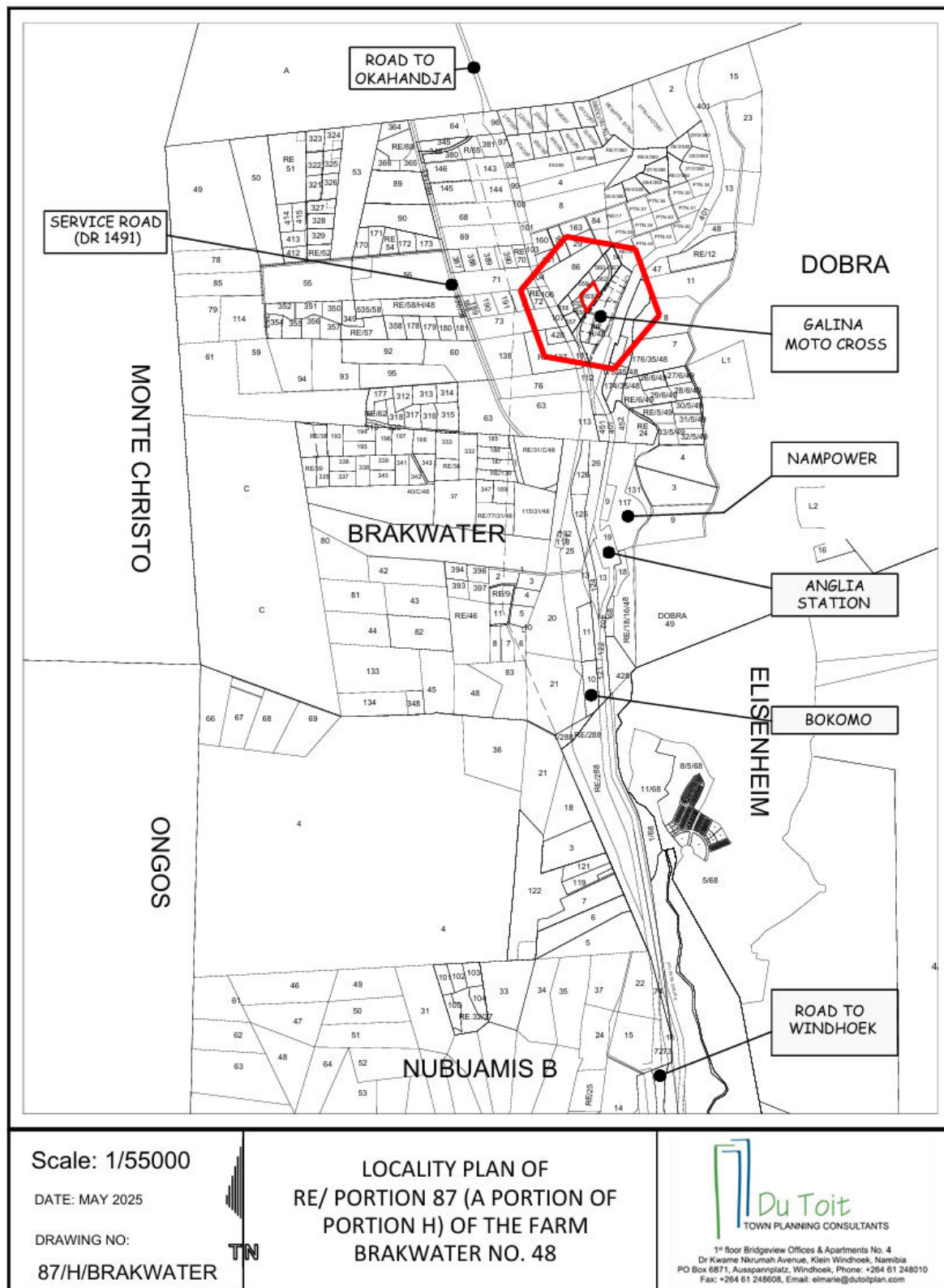


Figure 1: Locality Plan of Portion 87, Farm Brakwater

The Remainder of Portion 87 is 3,4728ha in extent and zoned 'industrial' with a bulk of 0.1.



**ZONING LEGEND**

RESIDENTIAL	RESTRICTED BUSINESS
INDUSTRIAL	UNDETERMINED

**FUTURE COLLECTOR ROADS (25m)**

**DATE: MAY 2025**

**SCALE: 1/15 000**

**PLAN NO. AMS**

**CONSENT TO USE THE REMAINDER OF PORTION 87 (A PORTION OF PORTION H) OF THE FARM BRAKWATER NO. 48 FOR A NOXIOUS INDUSTRY FOR THE EXISTING SLAUGHTERHOUSE OPERATIONS UNDER THE 'INDUSTRIAL' ZONING**

**Du Toit**  
TOWN PLANNING CONSULTANTS

1<sup>st</sup> floor Bridgeview Offices & Apartments No. 4  
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia  
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010  
Fax: +264 61 248608, Email: elmarie@duitoitplan.com

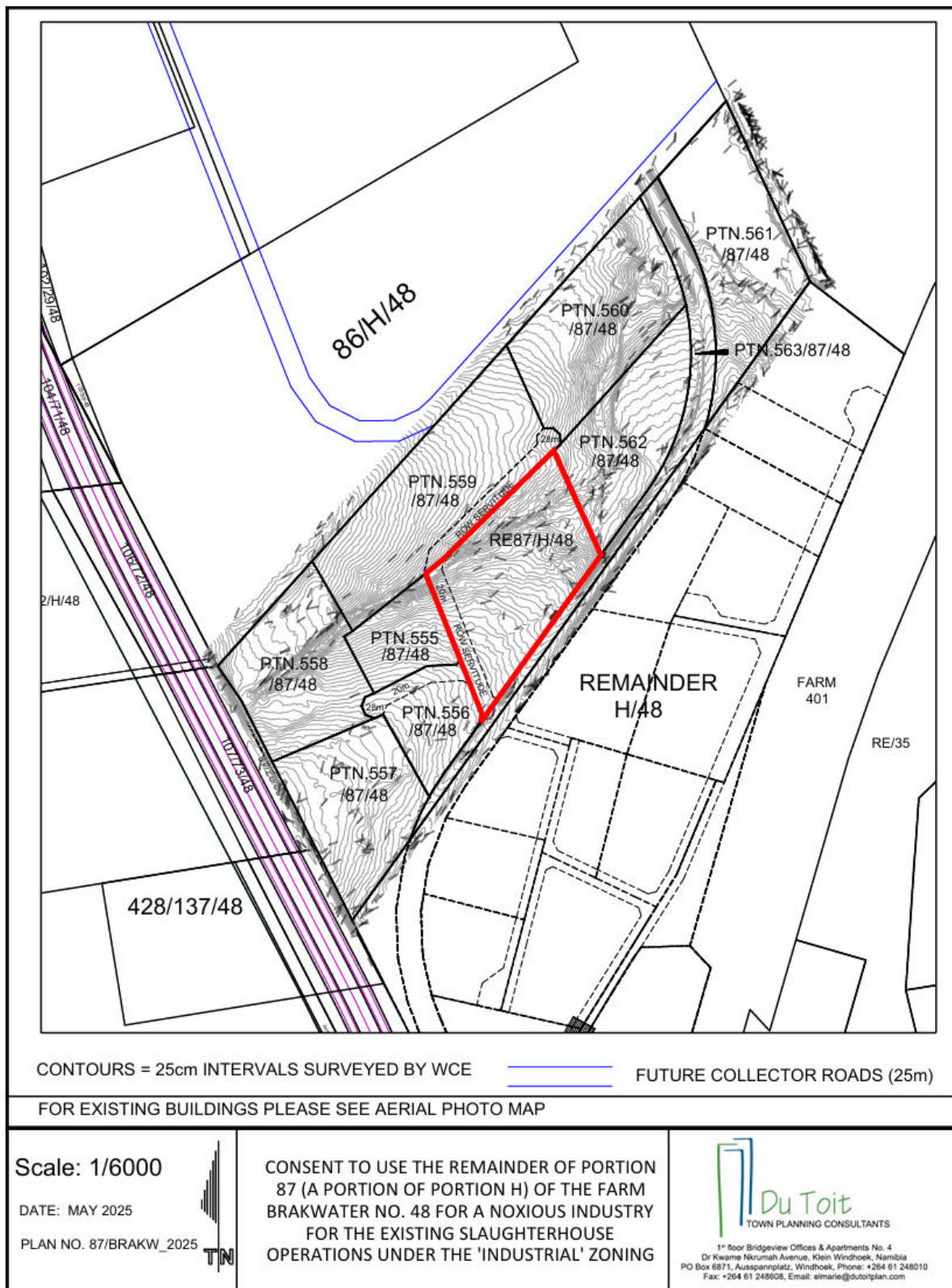


Figure 3: Subdivision Plan with contours









Figure 5: Google Image of Portion 87/H/48



Figure 6: Abattoir operational area



Figure 7: Abattoir facilities (1)



*Figure 8: Abattoir facilities*



*Figure 9: Parking area for staff vehicles*

There are also some residential dwellings for staff of the slaughterhouse and other activities on the Project Site.

## **4.2. TOPOGRAPHY**

The terrain can be considered flat, as most of it has been levelled. There is a natural shallow watercourse flowing in an easterly direction towards the Klein Windhoek River (largely part of Portion 7) over proposed Portions 558, 559, 561, 562 & Re/87/H/48. See *Map* below the watercourse:



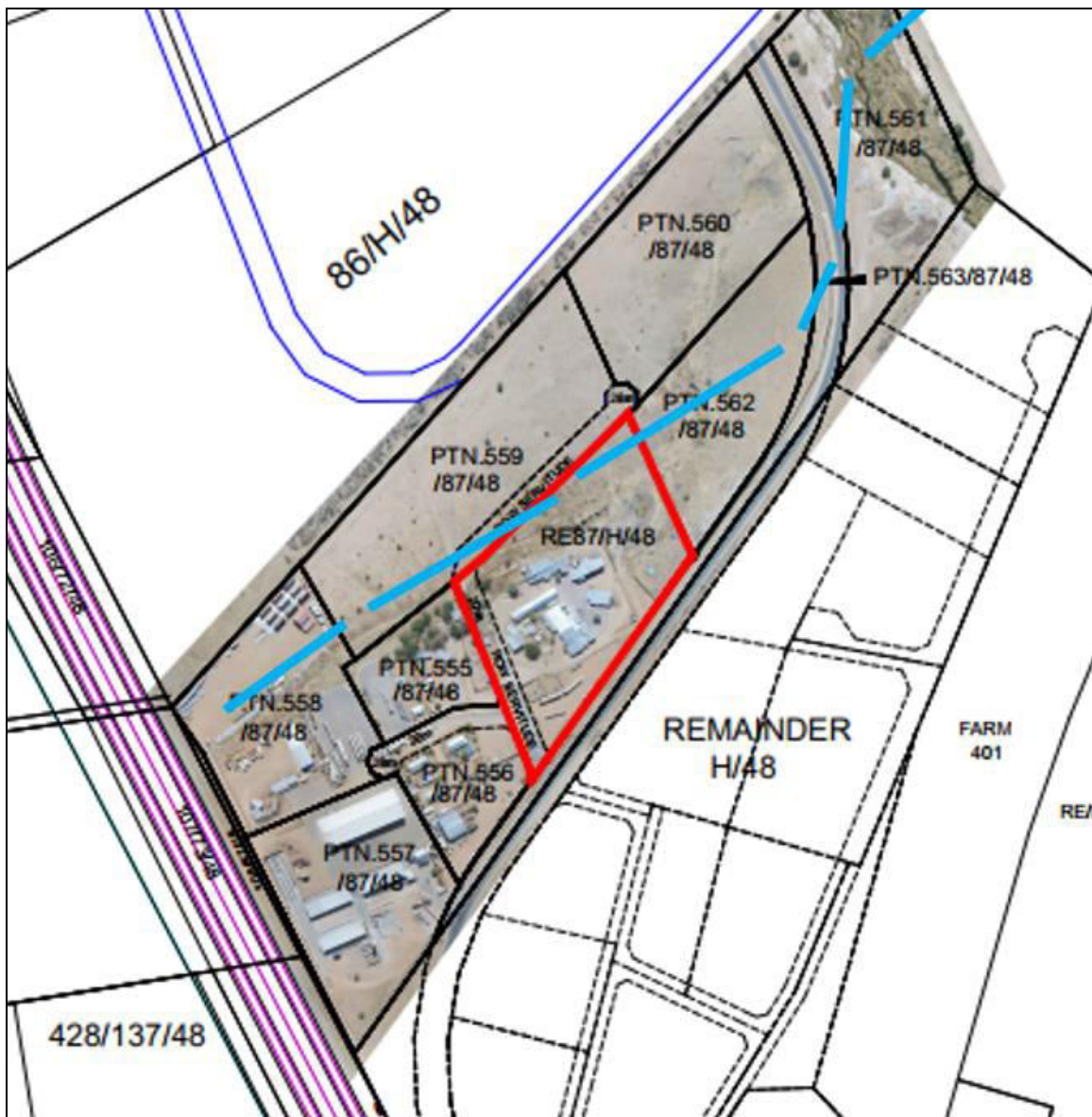


Figure 10 : Watercourse over Portion 87/H/48

### 4.3. SURROUNDING USES & CHARACTERISTICS

Indraai Abattoir has been in existence for at least 25 years and there are no changes to the current abattoir. The surrounding uses are all of an industrial nature. It ranges from warehousing for general storage to transportation and logistical companies that need space for all their heavy vehicles. Some other businesses were also established on the other portions to the west of Indraai Abattoir.

## 5. CURRENT ABATTOIR OPERATIONS

Under the current operations, ±10 sheep and 50 cattle are slaughtered per week. The sheep and cattle are sourced from farmers or delivered to the abattoir by clients selling meat products in Windhoek.

**The daily activities are as follows:**

Sheep and cattle are received by road transport, offloading, identify by ID (electronic tag), record, and live weighing.

- Ante-mortem veterinary inspection, lairring (overnight), pens with covering, and driving to stun.
- Stun, ritual slit and bleed, age determination, and hide dressing. Dedicated blood collection, (not into wash water) conveying to road storage tank for surface at waste treatment site.
- Evisceration, synchronized inspection (head, hooves, offal with carcass), halving into sides, classification/grading, weigh, and identify by label.
- Sides chill down to 6°C “deep bone” and 2% moisture loss.
- Sides/quarters weigh out (capture in production control system), fresh load-out and dispatch.
- Process control system capturing and recording and transmitting by LSU for full traceability.
- Red offal separation into red offal products, wrapped, packed into cartons, weigh, label and strap.
- Rough offal separation and cleaning into edible white offal products, wrapped, packed into cartons, weighed, labelled and strapped.
- Paunch and intestines content (manure) to be captured separately and conveyed to waste containment and treatment thereby minimizing organic solids load of abattoir effluent.
- Offal carton freeze down to -18°C.
- Offal frozen holding, and offal dispatch.
- Storage for packaging material / consumables – under dust free conditions and pest controlled.
- Storage for chemicals / pesticides / hazardous materials.

**Value addition activities such as de-boning and others to the specification of markets:**

- Weigh in sides and capture into production control system.
- Cut-up sides/quarters for bone-in products, wrap/pack, weigh, label.
- Remove primal cuts (from sides or quarters, preferred on rail method), trim, bag, vacuum pack, weigh, label, deep chill, pack into cartons, weigh, label, strap, and scan cartons.
- Wrap, pack factory beef into cartons, weigh, label, and strap.
- Chill or freeze packaged (bone-in/boneless) beef.
- Chilled and Frozen Holding.
- Load out and dispatch.
- The chain of full control and traceability must be unbroken at all times.

**How meat is produced and sold:**

- Prime cuts are packed and distributed to clients and shops.



- Various value-added products are sold to the public nationwide via supermarkets and other retailers.

**Current employment:**

15 – 20 people are employed on the site pending the number of animals slaughtered. The infrastructure of the abattoir consists of the sheep and cattle abattoir with supporting infrastructure like temporary sheep and cattle holding pens, administrative offices, water storage facilities and cold storage facilities on site.

## 6. APPROVAL OBTAINED

City of Windhoek issued a Certificate of Fitness / Registration for the abattoir (Indraai Abattoir) to carry on with the business of an abattoir. See below a copy of the valid Certificate of Fitness:

Department of Economic Development & Community Services	
PO Box 59 80 Independence Avenue WINDHOEK, NAMIBIA	 <small>The Gateway to Better Opportunities</small>
Fax: (+264) 61 - 290 2331 • Toll: (+264) 61 - 290 2496 / 2603	
<b>CERTIFICATE OF FITNESS / REGISTRATION</b>	
REF NO: 2025/009045/293004	
This is to certify that the premises as described hereunder is registered in terms of the General Health Regulations (G.N. 121 of 1969 as amended), Regulations Relating to the Registration of Businesses GN 202 of 2006, the Informal Trading Regulations 200 of 2007 and The Liquor Act, 1998 (Act No. 6 of 1998) for carrying on a business as stipulated.	
TRADE NAME:	INDRAAI ABBATTOIR CC
ERF NO:	87/H
TOWNSHIP:	FARM BRAKWATER NO. 48
STREET NAME:	TRUNK RD
OWNER/MANAGER:	KOCK, AUGUSTO HENRY ID: 39081000748
PO BOX:	5663 WINDHOEK
TELEPHONE:	0852467935
CITY:	WINDHOEK
MEDICALS:	17
NATURE:	ABATTOIR (CLASS B)
RESTRICTED TO:	ABATTOIR (SLAUGHTERING ACTIVITIES)
THIS CERTIFICATE EXPIRES ON: 2026-01-26	
 SECTION HEAD: BUSINESS REGISTRATION DATE: 2025-07-03	 MANAGER: HEALTH AND ENVIRONMENT SERVICES DATE: 2025-07-03



An Environmental Clearance is required to continue with the operations of the abattoir.

## **7. BULK SERVICES AND INFRASTRUCTURE**

The necessary infrastructure is available on Portion 87/H/48 due to it being partially developed for many years already. The site is supported by the following services:

### **7.1.ACCESS**

The current access to the Remainder of Portion 87 and the other portions are from the Döbra Interchange on the A1 National Road, whereafter it follows District Road 1545. Part of District Road 1545 between Portion 87/H/48 and the Remainder of Portion H of the Farm Brakwater No. 48 is newly built.

With the subdivision of Portion 87/H/48, the collector road over the Remainder of Portion H of the Farm Brakwater No. 48 needed to change to accommodate access to Portion 87/H/48.

The sections of District Road D1545 which form part of Portion 87/H/48 was subdivided – now Portion 563 ( $\pm 1,5708\text{ha}$ ) and will be registered to the City of Windhoek per Title Deed T4032/2024, once the donation agreement with City of Windhoek is done.

The 20m right of way servitude along the western boundary of the Remainder of Portion 87 is registered on the Title Deed of the Remainder against the other portions to secure access to them.



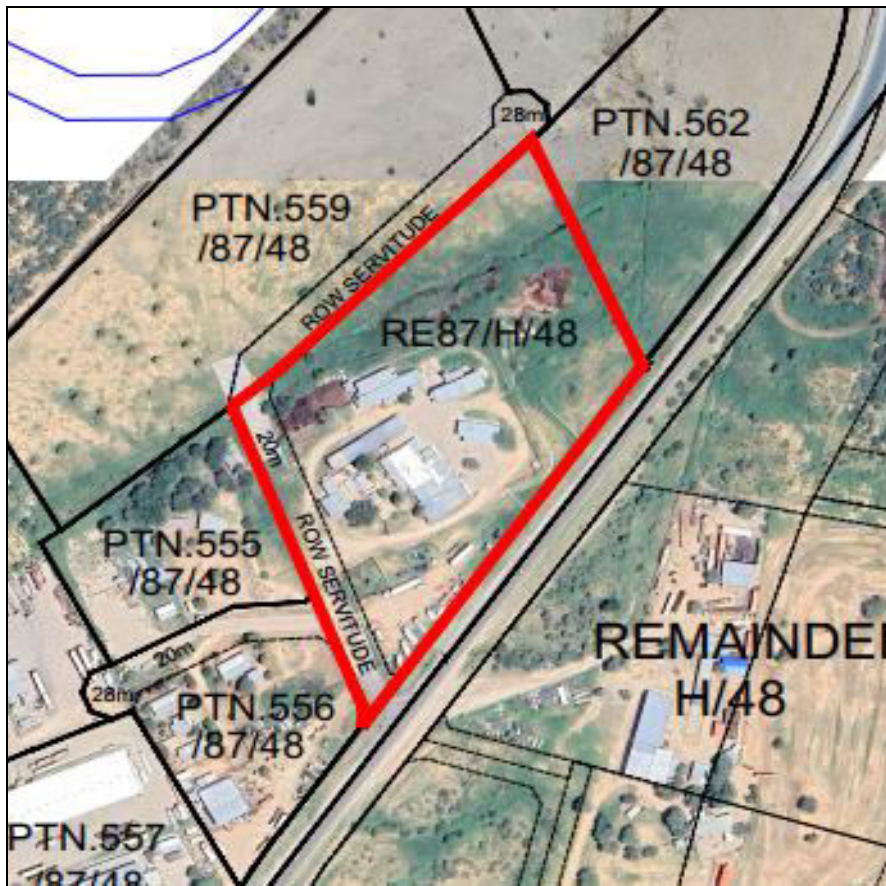


Figure 11: RoW servitude on western boundary of Re/87/H/48

## 7.2.WATER SUPPLY

The current slaughterhouse operation on the Remainder of Portion Re/87/H/48 is supplied with water by the City of Windhoek through the existing Brakwater/Döbra network which is connected to the main supply line of NamWater. No borehole exists on the portion. Water is mainly required for the daily cleaning of the slaughterhouse activities in order to maintain the required health standards, for providing drinking water to the animals waiting to be slaughtered and to the residential units for human consumption.

## 7.3.ELECTRICITY

NamPower is currently supplying power to the entire Portion 87/H/48, it is sufficient for the existing activities and more specifically the slaughterhouse since it has been in existence for many years.

## 7.4. TREATMENT OF ABATTOIR WASTE

There is currently no municipal sewer network in the Brakwater and Döbra area. Process effluent is dumped in conservancy tanks which is collected by COW on a regular basis and is disposed of at their approved landfill site. Household sewer is collected in a French drain and soakaway system.



Three waste streams are applicable to the abattoir: Process effluent and domestic effluent and solid waste.

### 7.4.1.PROCESS EFFLUENT

The Process Effluent includes the following:

- Blood
- Lairages and wash bay effluent
- Paunch and stomach contents
- Condemns and special risk materials
- Fats, oils and grease

**Blood Handling:** Blood from the bleeding area in the abattoir slaughter process is directed to a dedicated blood sump and be kept separate from the effluent stream. It is then collected in a skip container for collection by COW and transported off-site for proper disposal, adhering to biosecurity and environmental standards at an approved landfill site.

**Lairages and wash bay effluent:** Solid waste in Lairages is cleaned manually by means of dry-scraping and cleaning before washing; minimising the solids entering the effluent conveyance system. The lairages and wash bay areas are then cleaned by hosing down the concrete areas. The effluent is screened to remove remaining coarse solids by means of a grid over collection channels and inlet manhole. A sand trap has been constructed for wastewater from both the lairages and the wash bay areas in addition to a grease/oil trap to remove oil and grease from the wastewater generated on the wash bay. The wastewater from both the lairages and the wash bay are directed to a set of four (4) conservancy tanks for collection and removal by COW.

The collection and effluent drainage system are designed as such that a connection to the required grit/oil/grease trap and the municipal sewer is possible as soon as these areas are covered and this becomes necessary due to larger volumes of wastewater being generated.

**Paunch and stomach contents:** The paunch content from the offal area is removed in the form of solid organic waste and disposed of into a skip container. The wastewater from the washing of the stomach and other intestines is screened as part of the process effluent. Strict operational control is applied to ensure that all edible offal is removed, and minimal fat enters the system. The skip container is collected and removed by COW for disposal at an approved landfill site.

**Fats, oil and grease removal:** Fats, oils and grease removal are done after screening has been done of the process effluent stream. This is done by means of an interceptor. The screenings collected from all the different screening processes together with the sludge generated by the fat and grit traps is disposed of in the skip container which is collected and removed by COW for disposal at an approved landfill site.

## 7.4.2.DOMESTIC EFFLUENT

The domestic wastewater stream is disposed of in an onsite French drain and soak away.

**Odour treatment:** Due to the remote location of the site and the regular removal of waist odour, treatment is not required. All processes aim to minimise the impact of odour as efficiently as possible by means of ventilation pipes and positioning in relation to the facility buildings.

**Vector attraction:** The screening and collection area surrounding the screens will be covered to avoid vector attraction in the form of rodents, house flies, mosquitoes, etc. and associated breeding.

**Solids dewatering:** No provision is currently made for the dewatering of solids.

## 7.5.SOLID WASTE

The solid waste produced from the abattoir and supporting activities are separated into household waste which includes spend packing materials and the process solid waste (punch content, condemned materials and special risk materials). The household solid waste is temporarily stored in an enclosed area from where it is collected by COW. The abattoir waste is stored in a skip which is regularly removed and emptied by COW.

The management of the waste related to the Indraai Abattoir is already closely monitored by the City of Windhoek's Health Department.

## 7.6.STORM WATER AND DRAINAGE

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.

## 7.7.FIRE PROTECTION

The capacity and pressure of the Municipal water supply network does not allow for utilising the Municipal water network for onsite fire protection. The Proponent must therefore design and construct onsite water storage facilities to provide water for fire protection equipment with an emergency plan in case of a fire on site.

## **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 (see Appendix) on two consecutive weeks (13 and 20 June 2025) inviting public participation and comments on the proposed project. The closing date for any questions, comments, inputs or information was 4 July 2025. A notice was placed on the Notice Board of the City of Windhoek. A Background Information Document (BID) was sent to the neighbours. The closing date for comments / inputs on the BID was 25 July 2025.

### **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 is accurate. No alternative erven/portions/farms 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 Water Resources Management Act (No. 11 of 2013)
- The Windhoek 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, BV Investments Twenty-Six 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:

### ***WASTE MANAGEMENT, TREATMENT, HANDLING AND DISPOSAL ACTIVITIES***

*2.1 The construction of facilities for waste sites, treatment of waste and disposal of waste*

*2.2 Any activity entailing a scheduled process referred to in the Atmospheric Pollution Prevention Ordinance, 1976.*

*2.3 The import, processing, use and recycling, temporary storage, transit or export of waste.*

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 activity fits in with the surrounding activities and do not have a negative impact on the prevailing environment. The waste generated by the facility is handled in accordance with the City of Windhoek's solid waste and process effluent regulations and is removed by the City on a regular basis.

## THE WATER RESOURCES MANAGEMENT ACT

The Water Resources Management Act No. 11 of 2013 which provides for the management, protection, development, use and conservation of water resources; to provide for the regulation and monitoring of water services and to provide for incidental matters, stipulates as follows:

### Obligation to provide and operate systems for discharge of effluent, wastewater and waste

69. (1) A local authority and other water services providers or any other authority, body or person that controls or supplies water, is responsible to provide, manage and operate systems for the conveyance, treatment and disposal of wastewater produced in its area of operation, including, subject to section 70(2), industrial wastewater.

(2) A local authority and other water services provider or an authority, body or person referred to in subsection (1) must perform the functions contemplated in that subsection:

(a) under a licence to discharge effluent, a licence to construct or operate a wastewater treatment facility or a waste disposal site issued by the Minister; and

(b) in accordance with the conditions to which the licence is subject.

(3) A local authority or any other authority or person that has authority over any area in which any domestic or industrial activity that may cause pollution, takes place, is ultimately responsible for the prevention of any pollution in that area.

### CONCLUSION AND IMPACT

The waste and process effluent created from the abattoir's activities is stored on site in a skip with a lid and conservancy tanks respectively and is removed by City of Windhoek for disposal at the Kupferberg Landfill site. These facilities are inspected on a regular basis by the COW's Health Department to ensure compliance.

## THE WINDHOEK TOWN PLANNING SCHEME

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

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

The Remainder of Portion 87 is zoned 'industrial' with a bulk of 0.1. The operation of an abattoir is allowed under the zoning 'industrial' with the consent of Windhoek City Council. City of Windhoek issued a Certificate of Fitness / Registration for the abattoir (Indraai Abattoir) to carry on with the business of an abattoir.

### CONCLUSION AND IMPACT

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

### 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:		
<b>Electricity Act (No. 4 of 2007)</b>	In accordance with the Electricity Act (No. 4 of 2007) which provides for the establishment of the Electricity Control Board and provide for its powers and functions; to provide for the requirements and conditions for obtaining licenses for the provision of electricity; to provide for the powers and obligations of licenses;	The Proponent must abide to the Electricity Act.

	and to provide for incidental matters: the necessary permits and licenses will be obtained.	
<b>Local Authorities Act (No. 23 of 1992)</b>	The purpose of the <b>Local Authorities Act</b> is to provide for the determination, for purposes of local government, of local authority councils; the establishment of such local authority councils; and to define the powers, duties and functions of local authority councils; and to provide for incidental matters.	COW considered and approved the subdivision of the portion as per the stipulations of the Local Authorities Act.
<b>Pollution Control and Waste Management Bill (guideline only)</b>	The <b>Pollution Control and Waste Management Bill</b> is currently in preparation and is therefore included as a guideline only. Of reference to the mining, Parts 2, 7 and 8 apply. Part 2 provides that no person shall discharge or cause to be discharged, any pollutant to the air from a process except under and in accordance with the provisions of an air pollution license issued under section 23. Part 2 also further provides for procedures to be followed in license application, fees to be paid and required terms of conditions for air pollution licenses. Part 7 states that any person who sells, stores, transports or uses any hazardous substances or products containing hazardous substances shall notify the competent authority, in accordance with sub-section (2), of the presence and quantity of those substances. The competent authority for the purposes of section 74 shall maintain a register of substances notified in accordance with that section and the register shall be maintained in accordance with the provisions. Part 8 provides for emergency preparedness by the person handling hazardous substances, through emergency response plans.	The Proponent must adhere to the Pollution Control and Waste Management Bill.



<b>Water Resources Management Act</b>	The <b>Water Resources Management Act (No. 11 of 2013)</b> stipulates conditions that ensure effluent that is produced to be of a certain standard. There should also be controls on the disposal of sewage, the purification of effluent, measures should be taken to ensure the prevention of surface and groundwater pollution and water resources should be used in a sustainable manner.	The Act must be consulted. Fresh water abstraction and waste-water discharge permits should be obtained when required.
<b>Solid and Hazardous Waste Management Regulations: Local Authorities 1992</b>	Provides for management and handling of industrial, business and domestic waste.	The Proponent must abide to the solid waste management provisions.
<b>Hazardous Substances Ordinance (No. 14 of 1974)</b>	The <b>Ordinance</b> applies to the manufacture, sale, use, disposal and dumping of hazardous substances, as well as their import and export and is administered by the Minister of Health and Social Welfare. Its primary purpose is to prevent hazardous substances from causing injury, ill-health or the death of human beings.	The Proponent must abide to the Ordinance's provisions.
<b>Atmospheric Pollution Prevention Ordinance of Namibia (No. 11 of 1976)</b>	Part 2 of the <b>Ordinance</b> governs the control of noxious or offensive gases. The Ordinance prohibits anyone from carrying on a scheduled process without a registration certificate in a controlled area. The registration certificate must be issued if it can be demonstrated that the best practical means are being adopted for preventing or reducing the escape into the atmosphere of noxious or offensive gases produced by the scheduled process.	The proponent should adhere to the stipulations of the Atmospheric Pollution Prevention Ordinance.
<b>Nature Conservation Ordinance</b>	The <b>Nature Conservation Ordinance (No. 4 of 1975)</b> covers game parks and nature reserves,	The proposed project implementation is not located in a demarcated conservation

	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.	area, national park or unique environments.
<b>Forestry Act</b>	The <b>Forestry Act (No. 12 of 2001)</b> specifies that there be a general protection of the receiving and surrounding environment. The 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.
<b>EU Timber Regulation: FSC (2013)</b>	Forest Stewardship Council (FSC) came into effect in March 2013, with the aim of preventing sales of illegal timber and timber products in the EU market. Now, any actor who places timber or timber products on the market for the first time must ensure that the timber used has been legally harvested and, where applicable, exported legally from the country of harvest.	The Proponent is advised to adhere to the regulation.
<b>Labour Act</b>	The <b>Labour Act (No. 11 of 2007)</b> contains regulations relating to the Health, Safety and Welfare of employees at work. These regulations are prescribed for among others safety relating to hazardous substances, exposure limits and physical hazards. Regulations relating to the Health and Safety of Employees at Work are promulgated in terms of the Labour Act 6 of 1992 (GN156, GG1617 of 1 August 1997).	The proponent and contractor should adhere to the Labour Act.
<b>Communal Land Rights</b>	Communal land is land that belongs to the State and is held in trust for the benefit of the traditional communities living in those areas. Communal land	Consent should be obtained from Traditional Authorities, Communal Boards, Chiefs, Kings, Queens etc. if required.

	cannot be bought or sold, but one can be given a customary land right or right of leasehold to a part of communal land in accordance with the provisions of the <b>Communal Land Reform Act (No. 5 of 2002)</b> and <b>Communal Land Reform Amendment Act (No. 13 of 2013)</b> . The Communal Land Reform Act provide for the allocation of rights in respect of communal land to establish Communal Land Boards to provide for the powers of Chiefs and Traditional Authorities and boards in relation to communal land and to make provision for incidental matters. Consent and access to land for the proposed project should be requested from the relevant traditional authority through the Regional Council and Regional Communal Land Boards.	
<b>Traditional Authorities Act (No. 17 of 1995)</b>	The <b>Traditional Authorities Act (No. 17 of 1995)</b> provide for the establishment of traditional authorities, the designation and recognition of traditional leaders; to define their functions, duties and powers; and to provide for matters incidental thereto.	Traditional Authorities should be consulted when required.
<b>Public and Environmental Health Act</b>	The Public and Environmental Health Act (No. 1 of 2015) provides with respect to matters of public health in Namibia. The objects of this Act are to: (a) promote public health and wellbeing; (b) prevent injuries, diseases and disabilities; (c) protect individuals and communities from public health risks; (d) encourage community participation in order to create a healthy environment; and (e) provide for early detection of diseases and public health risks.	The proponent and contractor should adhere to the Public and Environmental Health Act.
<b>National Heritage Act (No. 27 of</b>	All protected heritage resources discovered need to be reported immediately to the National	The National Heritage Council should be consulted when required.

<b>2004)</b>	Heritage Council (NHC) and require a permit from the NHC before it may be relocated. This should be applied from the NHC.	
<b>National Monuments Act of Namibia (No. 28 of 1969) as amended until 1979</b>	<p>No person shall destroy, damage, excavate, alter, remove from its original site or export from Namibia:</p> <p>(a) any meteorite or fossil; or</p> <p>(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</p> <p>(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</p> <p>(d) the anthropological or archaeological contents of graves, caves, rock shelters, middens, shell mounds or other sites used by such people; or</p> <p>(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.</p>	<p>The proposed site for development is not within any known monument site both movable or immovable as specified in the Act, however in such an instance that any material or sites or archeologic importance are identified, it will be the responsibility of the developer to take the required route and notify the relevant commission.</p>
<b>Public Health Act (No. 36 of 1919)</b>	<p>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."</p>	<p>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.</p> <p>Relevant protective equipment shall be provided for employees in construction.</p> <p>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.</p>

<b>Soil Conservation Act (No. 76 of 1969)</b>	The objectives of this Act are to: Make provisions for the combating and prevention of soil erosion; Promote the conservation, protection and improvement of the soil, vegetation, sources and resources of the Republic;	Only the area required for the operations should be cleared from vegetation to ensure the minimum impact on the soil through clearance for construction.
<b>Air Quality Act (NO. 39 of 2004)</b>	The <b>Air Quality Act (No. 39 of 2004)</b> intends to provide for national norms and standards regulating air quality monitoring, management and control by all spheres of government; for specific air quality measures; and for matters incidental thereto.	The proponent and contractor should adhere to the Air Quality Act.
<b>Vision 2030 and National Development Plans</b>	Namibia's overall development ambitions are articulated in the Nation's Vision 2030. At the operational level, five-yearly national development plans (NDP's) are prepared in extensive consultations led by the National Planning Commission in the Office of the President. Currently the Government has so far launched a 4th NDP which pursues three overarching goals for the Namibian nation: high and sustained economic growth; increased income equality; and employment creation.	The proposed project is an important element in employment creation.

## CONCLUSION AND IMPACT

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

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

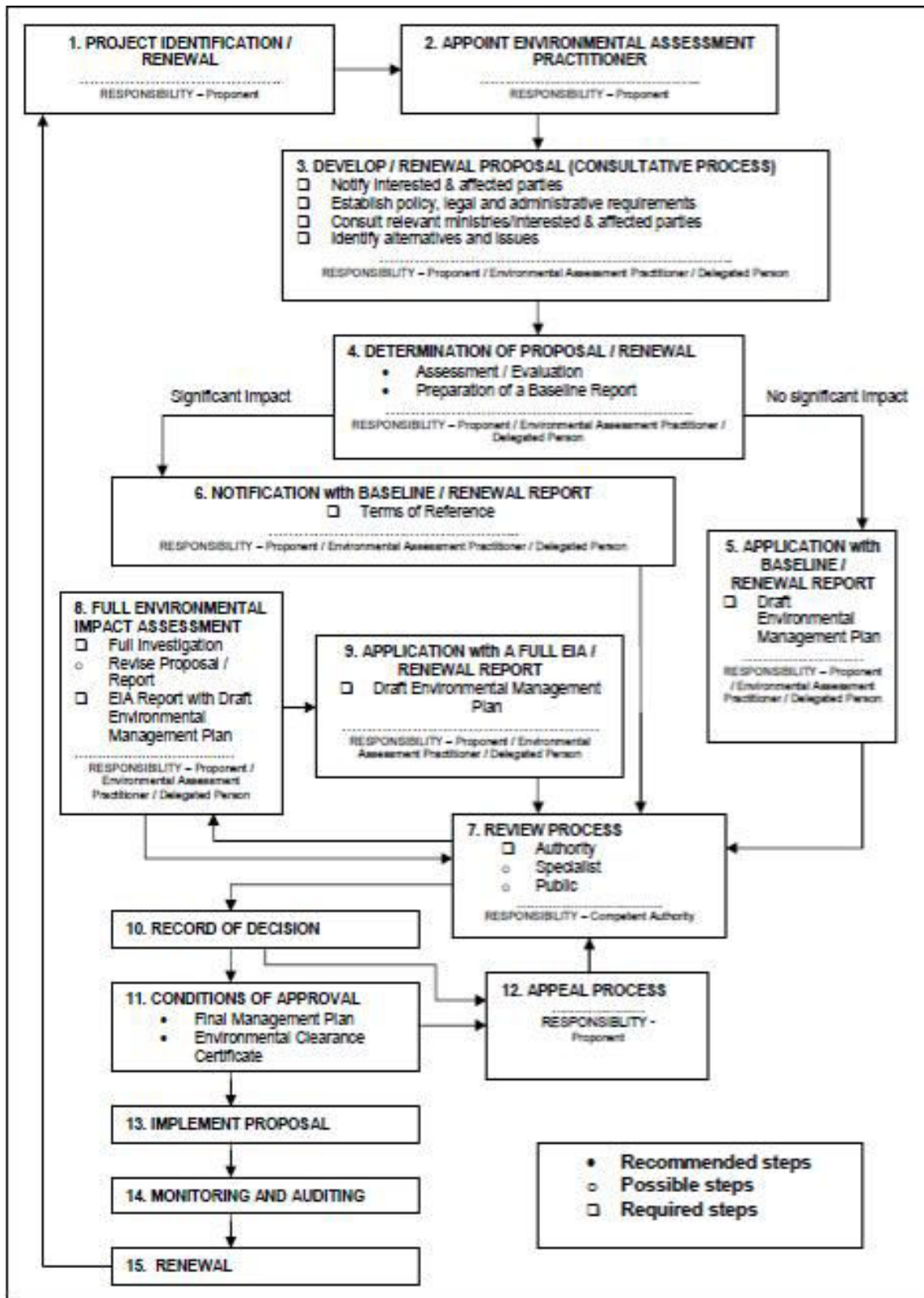


Figure 12: Flowchart of the Impact Process

## 11. AFFECTED RECEIVING ENVIRONMENT

### 11.1. BIODIVERSITY AND VEGETATION

Portion 87 (a portion of Portion H) of the Farm Brakwater No. 48 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.

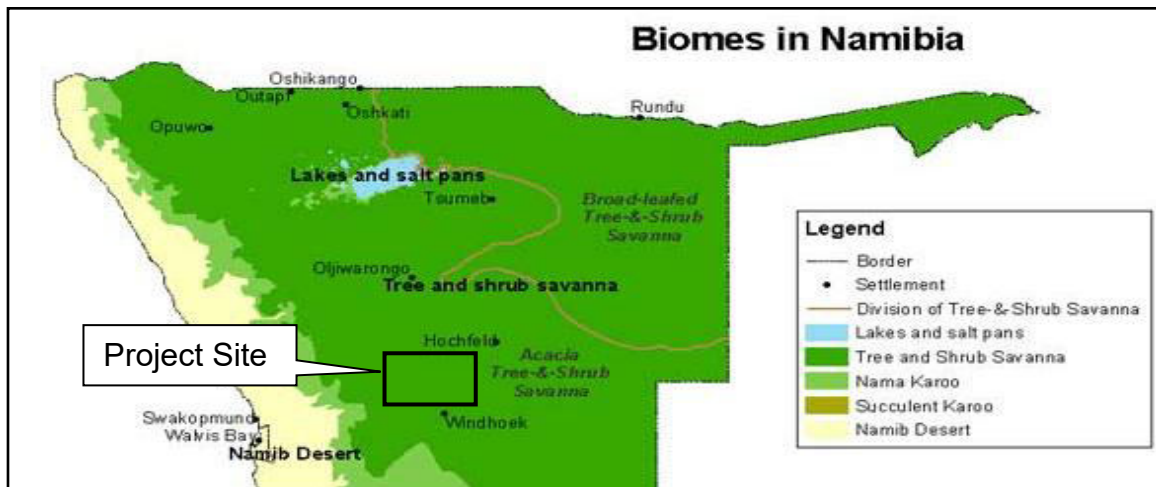


Figure 13: Biomes in Namibia (Atlas of Namibia, 2002)

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

### 11.2. GEOLOGY AND SOILS

Portion 87 (a portion of Portion H) of the Farm Brakwater No. 48 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:



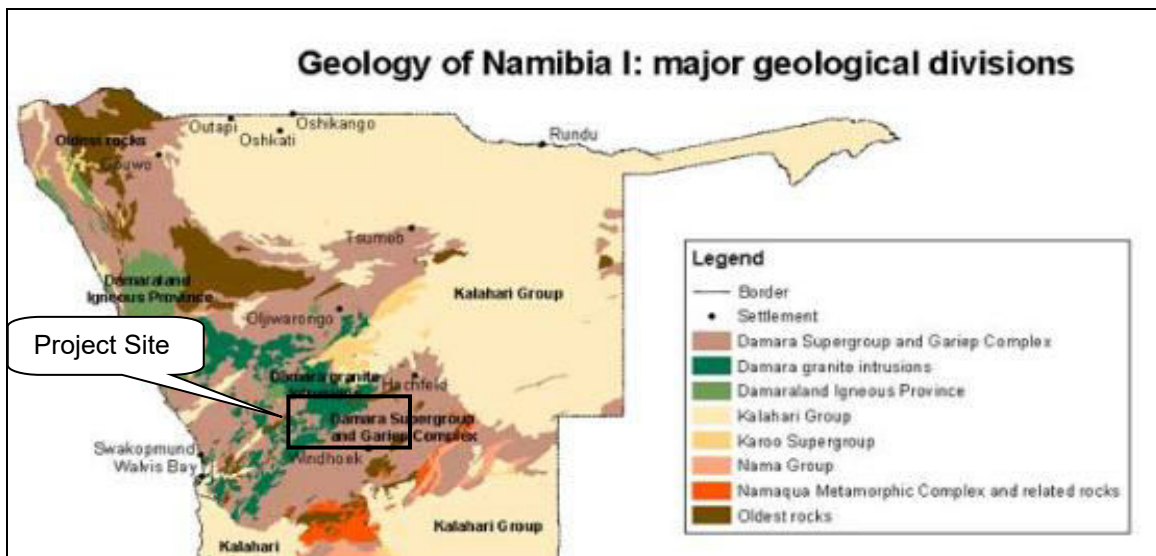


Figure 14: Geology of Namibia (Atlas of Namibia Project, 2002)

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

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

### 11.3. SOCIO ECONOMIC ENVIRONMENT

The Project Site is mainly surrounded by business buildings, industrial activities and some residential uses. The proposed/current utilisation will have a positive impact on the socio-economic environment because of additional employment and the supply of portions of land. The operations will be conducted with little disturbance to the environment and towards the individuals that are residing or working in the area.

## 11.4. CLIMATE

No specific climate data is available for the project site. Windhoek and surroundings in general are characterized with a semi-arid highland savannah climate typified as very hot in summer and moderate dry in winter. The highest temperatures are measured in December with an average daily temperature of maximum 31°C and a minimum of 18°C. The coldest temperatures, conversely, are measured in July with an average daily maximum of 20°C and minimum 3°C (*Weather - the Climate in Namibia*, 1998 – 2012). The area therefore has low frost potential.



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

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

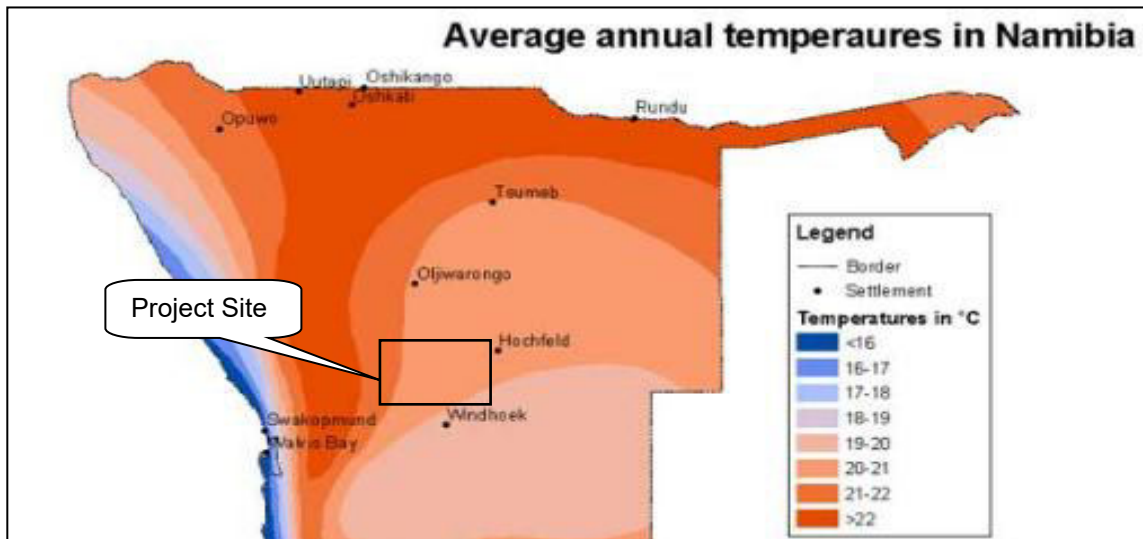


Figure 15: Average temperatures (*Atlas of Namibia Project, 2002*)

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

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

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

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

## **12.1. IMPACTS DURING THE OPERATIONAL PHASE**

### **12.1.1. 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

### 12.1.2. DUST POLLUTION AND AIR QUALITY

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

#### Impact Evaluation

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

### 12.1.3. CONTAMINATION OF GROUNDWATER

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

#### Impact Evaluation

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

#### 12.1.4. GENERATION OF WASTE

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

##### Impact Evaluation

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

#### 12.1.5. 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

#### 12.1.6. FIRES AND EXPLOSIONS

Food will be prepared on gas fired stoves. There should be sufficient water available for firefighting purposes. Ensure that all fire-fighting devices are in good working order and are serviced. All personnel have to be trained about responsible fire protection measures and good housekeeping such as the removal of flammable materials on site. Regular inspections should be carried out to inspect and test firefighting equipment by the contractor.

##### Impact Evaluation

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

### 12.1.7. 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

### 12.2. 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 site identified namely Portion 87 of the Farm Brakwater No. 48, 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 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 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 for the Indraai Abattoir which is located on the Remainder of Portion 87 of the

Farm Brakwater No. 48, Windhoek, Khomas Region and to issue an Environmental Clearance for the following 'Listed Activities':

*WASTE MANAGEMENT, TREATMENT, HANDLING AND DISPOSAL  
ACTIVITIES*

*2.1 The construction of facilities for waste sites, treatment of waste and disposal of waste*

*2.2 Any activity entailing a scheduled process referred to in the Atmospheric Pollution Prevention Ordinance, 1976.*

*2.3 The import, processing, use and recycling, temporary storage, transit or export of waste.*

## LIST OF REFERENCES

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Friday 13 June 2025 | NEW ERA

27

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(061) 220 584  
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**Employment**

**Offered**

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**Company:** Golden Medical Practice

**Location:** Swakopmund

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- 2 Registration with HPCSA
- 1 Year (06) year experience in a clinical practice or management
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Remuneration is Attractive

Interested call: +264 61 727 0575 or send CV/Resume to: [shahid@goldenmedical.com](mailto:shahid@goldenmedical.com)

Closing date: 18 June 2025

### Notice Legal Notice

**NOTICE TO ALL INTERESTED PERSONS IN THE FOLLOWING DECEASED ESTATE**

In terms of section 35(3) of the Act 66 of 1965, notice is hereby given that the first and final Liquidation and Distribution Account in the estate below will be available for inspection in the office of the Master of High Court, Windhoek for 21 days as from date of publication of this notice and also in the towns where the deceased resided.

Should no objections thereto be lodged with the Master's concerned during the specified period, the executor will proceed to make payment in accordance with the account.

**Estate Late: Stefanus Kheibeb**  
Estate no: E282/2024  
Date of birth: 1968/09/17  
ID no: 620702053  
Last Address: Windhoek  
Who died on: 2024/04/01

**AFFILIATE INVESTMENTS**  
**ROBERT MUGABE AVENUE**  
**HEINZBURG VILLAGE THEO**  
**REIN GURIBAB STREET**  
**P.O. BOX 1130, WINDHOEK**  
**061-256419**

### Notice Legal Notice

**NOTICE TO CREDITORS IN DECEASED ESTATE**

**ESTATE LATE: LEVIN FANUEL VLEERKUIS**  
MASTERS REF NO: E770/2025  
ID NO: 6308090472

**MARRIED OUT OF COMMUNITY OF PROPERTY TO: BERTHA VLEERKUIS**

**DATE OF DEATH: 28 AUGUST 2022**

**LAST ADDRESS: ERF 553 KAKHANA**

All Creditors and Debtors of the above Estate are hereby called upon to lodge their claims against and/or under-mentioned address, within a period of 30 (thirty) days as from date of the publication hereof.

**TANGANI P. AUBUKU**  
AGENT OF THE EXECUTOR

**AUSHU ATTORNEYS**  
P.O. BOX 27078, WINDHOEK  
11 DELIUS STREET, ERF 3989  
WINDHOEK WEST  
Email: [aushuattorneys.com](mailto:aushuattorneys.com)  
Tel: +264 85 2153291

### Notice Legal Notice

**STANDARD NOTICE - THREE STOREY DWELLING UNIT CONSTRUCTION**

Take notice that the owner T. Nungongo of Erf 851, Fanuel Kozonguizi Street, Ausubek, Windhoek, intend applying to the Windhoek Municipal Council, for the construction of a three storey dwelling unit on Erf 851, Fanuel Kozonguizi Street, Ausubek, Windhoek.

The proposed construction will allow the owner to erect a three storey dwelling unit on the erf for Residential Purpose. The Owner's current intention is to erect and use the building for Residential Purpose. Further, take notice that the plan of the erf for the construction of the three storey dwelling unit, with the City of Windhoek, and with the planning department of the Customer Care Centre, Main Municipal Office, New Muckleneuk, Windhoek.

Further, take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek, within four weeks, and with the Applicant's Consultant within 14 days of the last publication of this notice.

The last day for any objection is 28th June 2025.

Dated on the 12th June 2025, in Windhoek, Namibia

Name: T. Nungongo  
Address: P.O. Box 7004, Mainet Mall, Namibia  
Contact Details: (Applicant/Owner) 081 647 6307  
Contact Details: (Architectural Designer) 081 444 7621

### Notice Legal Notice

**LIQUIDATION AND DISTRIBUTION ACCOUNT IN DECEASED ESTATE LYING FOR INSPECTION**

In terms of section 35(3) of Act 66 of 1965, notice is hereby given that copies of the liquidation and distribution in the estate below will be open for inspection for all persons interested therein for a period of 21 days from date of publication hereof at the Master of the High Court (Windhoek) and Magistrate's Court as stated below (where applicable). Should no objection thereto be lodged with the Master concerned during the period, the executor shall proceed to make payments in accordance with the account.

Registered number of Estate: E 2556/2024  
Surname: KEFAS  
First Name: MARTIN  
ID Number: 600120 0361  
Last Address: OUTAPI, OMUSATI REGION  
ID Number: 32030 0076  
Full Name of the Surviving Spouse: TULUKI LUTENDE  
ID Number: 32030 0076  
Account Description: FIRST & FINAL  
Magistrate's Court: OUTAPI  
Authorized Agent: S. NEWAKA & COMPANY INC.  
UNIT 2, GO WORK, MAERIA MALL, CENTAURUS STREET, WINDHOEK  
Tel: [snewaka@snewakaco.com](mailto:snewaka@snewakaco.com)

Advertiser and Address: S. Newaka & Company Inc.  
PO Box 26215  
Email address: [snewaka@snewakaco.com](mailto:snewaka@snewakaco.com)  
Tel: +264 81 3210393

### Notice Legal Notice

**REZONING NOTICE**

Notice is hereby given that Abhishe Investment Co. intends to apply to the Municipal Council of Windhoek and the Urban and Regional Planning Board on behalf of the registered owners of Erf 2998, Johann Albrecht Street, Windhoek Extension 2, for the

- Reasoning of Erf 2998, Windhoek Ext 2 from "residential" with a density of 1,900 to "residential"
- Consent to have a dwelling unit;
- Consent to operate whilst the rezoning is in progress.

Erf 2998 is located in Johann Albrecht Street, within the neighbourhood of Windhoek North. The erf measures approximately 1107 m<sup>2</sup> in extent and is zoned "Residential" with a density of 1,900 according to the Windhoek Zoning Scheme. The client intends to develop and operate residential flats on the property, specifically designed to provide affordable and convenient accommodation for students. The proposed rezoning to "General Residential" will enable the erection of up to four units on the erf, thus improving the use of the erf to its full potential. The proposed rezoning, along with the City of Windhoek's strategic objectives to develop well-planned urban areas, optimize land use, and provide inclusive, affordable housing options.

Sufficient parking for the proposed development, in accordance with the requirements of the Windhoek Zoning Scheme.

Further, take notice that the plan of the erf for inspection on the Town Planning Notice Board of the City of Windhoek and at Harmonic Town Planning Offices, 766 Pastern Street, Windhoek West.

Further, take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek, within 14 days of the last publication of this notice. (Final date for objections is Thursday, 13th July 2025).

Contact: Harold Kisting  
Harmonic Town Planning Consultants CC  
Town and Regional Planners  
P.O. Box 3236 Windhoek  
Cell: 081 127 5879  
Fax: 088646401  
Email: [haroldkisting@harmonictownplanning.com](mailto:haroldkisting@harmonictownplanning.com)

### Green Earth Environmental Consultants

**CALL FOR PUBLIC PARTICIPATION/COMMENTS**

**ENVIRONMENTAL IMPACT ASSESSMENT AND ENVIRONMENTAL MANAGEMENT PLAN TO OBTAIN AN ABATTOIR / SLAUGHTERHOUSE ON THE REMAINDER OF PORTION 87 OF FARM BRAKELER NO. 48, WINDHOEK, KHOMAS REGION**

Green Earth Environmental Consultants have been appointed to attend to and compile an Environmental Impact Assessment and Environmental Management Plan (EIMP) 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) for the abattoir facility which is located on the Remainder of Portion 87 of the Farm Brakelers No. 48, Windhoek, Khomas Region.

Name of proponent: BV Investments Twenty-Six CC

**Project location and description:** The abattoir is located on the Remainder of Portion 87 of Farm Brakelers No. 48. The Remainder of Portion 87 is in 1,472,294 extent and zoned "industrial" with a bulk of 0.1. The abattoir has been in operation for more than 25 years. An average of 10 sheep and 50 cattle are slaughtered per week. The abattoir's wastewater, blood and process effluent is temporarily stored on the site in conveyance tanks and is also. This waste, blood and effluent, are collected on a regular basis by the City of Windhoek for disposal at their approved landfill site to obtain compliance to allow the continued operation of the abattoir. The City of Windhoek's consent, as per the stipulations of the Windhoek Housing Scheme, to operate a housing industry on the Remainder of Portion 87 of Farm Brakelers No. 48 must be obtained. A public meeting will be held if enough public interest is shown. Registered & APs will be notified of the date and venue of the public meeting.

The last date for comments and/or registration is 4 July 2025. Contact details for registration and further information: Green Earth Environmental Consultants  
Contact Person: Charles Du Toit/Carlen van der Walt  
Tel: 081231453  
E-mail: [carlen@greenearthmb.com](mailto:carlen@greenearthmb.com)

### Windhoek General & Obstetric Surgery

**WINDHOEK GENERAL AND OBSTETRIC SURGERY**

**ABOUT REQUIREMENTS:**

- At least 5 years of experience as a Qualified General Surgeon
- At least 2 years as a qualified Obstetric Surgeon
- Agreed with the Health Professional Council of Namibia
- Extensive knowledge of all General Surgery Procedures with expert ability in performing Bariatric Surgery

**SUCCESSFUL CANDIDATE WILL HAVE EVERY SINGLE ONE OF THE ABOVE ATTRIBUTES, NOTHING LESS WILL BE ACCEPTABLE.**

**PLEASE SEND YOUR RESUME AND COVER LETTER TO: WINDHOEK GENERAL AND OBSTETRIC SURGERY MANAGEMENT**

Ms. Frida Tsholoka  
Tel: +264 81 727 2068 OR  
[frida@windhoekgeneral.com](mailto:frida@windhoekgeneral.com)

**CLOSING DATE: 31 JULY 2025**




• Legal •

On the date of the sale, the balance to be paid against transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished to the Deputy Sheriff within 14 days after the date of sale. The full Conditions of Sale will be read out by the Deputy Sheriff on the day of the sale, but may be inspected at any time prior to the sale at the offices of the Deputy Sheriff or at the office of one of the

ND Attorneys, DATED AND SIGNED  
ON MAY 2007 THIS 12TH DAY  
OF MAY 2007 TELLIE SHANG-LEUNG  
INC. IS A FLEGAL PRACTITIONER  
FOR PLANTIFF 1st Floor, The Street  
Kuala Lumpur, Malaysia  
KIM KAPAS WINNCHCE  
REF: 2072/MAAT/2007  
02/05/2007/1365

**Notices**

**Legal**



**NOTICE TO CREDITORS IN  
DECEASED ESTATES**  
Estate/Law: JOHANNES KIDD  
Estate Number: 1760/2005  
Last Address: ERFF 304, NMBE-  
BLAAGTE, KEETNIGHOP  
KAPAS REGION, NAMIA  
Date of Death: 21 February 2005  
The undersigned is a creditor against  
the above-mentioned estate and  
is required to lodge their claim  
with the undersigned within 30  
days after the date of publication  
of this notice.

**NAME AND ADDRESS OF  
AGENT/RT: STRAUSS CO DR.  
WEDER, KAUTA & HOVEKA  
ACCOMPAINTMENT  
P.O. BOX 994, WINNCHCE  
TEL: 0611/278560  
FAX: 0611/226633  
E-MAIL: T759@RTS.BE STRAUSS  
FOR PUBLICATION  
FRIDAY 13 JUNE 2008**

[illegible][illegible]



## Notice

### Legal Notice

**STANDARD NOTICE - THREE STOREY DWELLING UNIT CONSTRUCTION**

Notice notice of the owner: **Nyungwe of Erf 651, Fanelu Street, Ausubich, Windhoek** intend applying to the Windhoek Municipal Council, for the construction of a three storey dwelling unit on Erf 651, Fanelu Street, Ausubich, Windhoek.

The proposed construction will allow the owner to erect a three storey dwelling unit on Erf 651, Fanelu Street, Ausubich, Windhoek. The owner's current intentions are to erect and use the building for residential purposes. Further, take notice that the plan of the erf is for inspection at the town planning office used in the Customer Care Centres, Main Municipal Office, Rev. Michael Scott Street, Windhoek.

Further, take notice that the person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City and with the Applicant/Consultant within 14 days of the last publication of this notice.

The last day for any objection is 17 July 2025.

Dated on the 20th June 2025, in Windhoek, Namibia.

Name: T. Nyungwe  
Address: P.O. Box 97004, Maerua Mall, Namibia  
Contact Details (Applicant/Owner): 081 547 6307  
Contact Details (Architectural Designer): 081 444 7823

**CHANGE OF SURNAME - THE ALIENS ACT, 1937**

**NOTICE OF INTENTION OF CHANGE OF SURNAME**

(1) ROMARIO GANEH residing at 48 AMITE STREET, KUSEMBO, WALVIS BAY and applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume the surname LAMBERTH for the reasons that (3) ENTRY 0021/01/6929 ON WHICH ROMARIO GANEH IS DOES NOT APPEAR ON THE MINISTRY OF HOME AFFAIRS NO IMMIGRATION SYSTEM, I previously bore the name(s) (4) ROMARIO GANEH, I intend applying for authority to change the surname of my wife N/A, Any person who objects to my assumption of the said surname of LAMBERTH as soon as may be legal in his objection, in writing, with a statement of his/her reasons, therefore, with the magistrate of WINDHOEK MAGISTRATE COURT, 09 June 2025.

**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 1 & 4's will be notified of the date and venue of the public meeting.**

The last date for comments and/or registration is 4 July 2025. Contact details for registration and further information: Green Earth Environmental Consultants  
Contact Person: Charlie Du Toit/Carlen van der Walt  
Tel: 0812273445  
E-mail: carlen@greenearthna.com

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## Notice

### Legal Notice

**CALL FOR PUBLIC PARTICIPATION/ COMMENTS**

**ENVIRONMENTAL IMPACT ASSESSMENT AND PLAN TO OBTAIN AN ENVIRONMENTAL CLEARANCE**

**ABATOR / SLAUGHTERHOUSE ON THE REMAINDER OF PORTION 87 OF FARM BRAKWAAR No. 48, WINDHOEK, KHOMAS REGION**

**Green Earth Environmental Consultants** have been appointed to attend to and complete an Environmental Impact Assessment and Environmental Management Plan (EIMP) 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 GG4876 of 6 February 2012) for the remainder of Portion 87 of the Farm Brakwaar No. 48, Windhoek, Khomas Region.

**Name of proponent:** Bv Investments Twenty-Six CC

**Project location and description:** The abattoir is located on the remainder of Portion 87 of Farm Brakwaar No. 48, Windhoek, Khomas Region. The abattoir has been in operation for more than 25 years. An average of 10 sheep and 50 cattle are slaughtered per week. The abattoir's solid waste, blood and process effluent is temporarily stored on site in conservancy tanks and a skip. This waste, blood and effluent are collected on a regular basis by the City of Windhoek for disposal at their approved landfill site. Local compliance to the continued operation of the abattoir, City of Windhoek's consent, as per the stipulations of the Windhoek Town Planning Scheme, to operate a "noxious industry" on the remainder of Portion 87 of Farm Brakwaar No. 48 must be obtained. The consent for a noxious industry is subject to obtaining an environmental clearance for the abattoir.

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 1 & 4's will be notified of the date and venue of the public meeting.

The last date for comments and/or registration is 4 July 2025. Contact details for registration and further information: Green Earth Environmental Consultants  
Contact Person: Charlie Du Toit/Carlen van der Walt  
Tel: 0812273445  
E-mail: carlen@greenearthna.com

**Applicant:** Urban Green Town and Regional Planning Consultants  
R. Kwaan - Town Planner  
Department of Urban Planning and Transport Planning Office  
P.O. Box 291 - 390 3428  
Email: admin@urbangreenafrica.net

**Municipal Council of Windhoek**  
R. Kwaan - Town Planner  
Department of Urban Planning and Transport Planning Office  
P.O. Box 291 - 390 3428  
Email: admin@urbangreenafrica.net

**Property**

**TWAFARA REAL ESTATE**

Hochstadt park: 6 Bedroom House  
N\$ 3,440mil  
Grysblok: 9 Bedroom House  
N\$ 1,950mil  
Katuru: 20 Bedroom House  
N\$ 1,950mil  
Grysblok: 20 Bedroom House  
N\$ 690 000  
Onyia Plaza: Sites 547 to 620/1/2  
0865534437

## Notice

### Legal Notice

**SUBDIVISION AND CONSENT NOTICE**

Please note that **URBAN GREEN TOWN AND REGIONAL PLANNING CONSULTANTS**, on behalf of the owner of Portion 235 of Farm Finkelstein No. 526, intends to apply to the Windhoek City Council and the Urban and Regional Planning Board for the:

- Subdivision of Portion 235 of the Farm Finkelstein No. 526 (Kappasfarm Scheme Area) into two lots, Portion X and the Remainder of Portion 235 of Farm Finkelstein No. 526; and

- Consent for a Geoscientific laboratory under the current rural residence zoning on the proposed Portion X/265, Farm Finkelstein, while the subdivision is in process

The Portion No. 235 of the Farm Finkelstein No. 526 is located to the eastern side of the larger Windhoek Township area (see Annexure C1a). Portion 235 of the Farm Finkelstein No. 526 lies along the proclaimed Tunn Road 1 also known as the R96 Highway. Being the main road connecting the Windhoek City to the Hosea Kutako International Airport and the Fingert estate to the town of Gobabis. Portion 235 of the Farm Finkelstein No. 526 measures 22,252 hectares in extent and is zoned rural residence in accordance with the Kappasfarm Zoning Scheme.

It is the trustee's intention to subdivide Portion 235, Farm Finkelstein No. 526 into Portion X/265 and the Remainder of Portion 235 of the Farm Finkelstein No. 526 for Geoscientific laboratory purposes, to conform with the requirements of the Kappasfarm Zoning Scheme.

The locality plan of the Portion is available for inspection on the Town Planning Notice Board at the Customer Care Centres, Main Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Urban Green Town and Regional Planning Consultants, No. 40, Berg Street, Klein Windhoek.

Any person objecting to the proposed subdivision and consent set out above may lodge such objection together with the grounds thereof, with the City Council Urban Planner - Town House, 5th Floor, Room 516; and with the applicant in writing within 14 days after the appearance of the last notice (final date for objection is 04 July 2025).

**Applicant:** Urban Green Town and Regional Planning Consultants  
R. Kwaan - Town Planner  
Department of Urban Planning and Transport Planning Office  
P.O. Box 291 - 390 3428  
Email: admin@urbangreenafrica.net

## Notice

### Legal Notice

**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: HARAP

1. Name and postal address of applicant: **USIEL FREDRICK JUAL SCHUMANN PO BOX 3303 REBOHOTH**

2. Nature and details of application: **RESTAURANT LIQUOR LICENSE**

3. Clerk of the court with whom application will be lodged: **REBOHOTH MAGISTRATE'S COURT**

6. Date on which application will be heard: **13 JUNE 2025**

7. Date of meeting of Committee at which application will be heard: **13 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 14, 26 & 33)**

1. Name and postal address of applicant: **HENRI VERMEULEN PO BOX 307, MALTANHOE DISTRICT**

2. Nature and details of application: **SPECIAL LIQUOR LICENSE**

3. Clerk of the court with whom application will be lodged: **REBOHOTH MAGISTRATE'S COURT**

6. Date on which application will be heard: **13 JUNE 2025**

7. Date of meeting of Committee at which application will be heard: **13 JUNE 2025**

## Notice

### Legal Notice

**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: **JS SLOTS BUSINESS TRUST PO BOX 2387, WINDHOEK**

2. Nature and details of application: **SPECIAL LIQUOR LICENSE**

3. Clerk of the court with whom application will be lodged: **ONDANGWA MAGISTRATE'S COURT**

6. Date on which application will be heard: **13 JUNE 2025**

7. Date of meeting of Committee at which application will be heard: **13 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 14, 26 & 33)**

1. Name and postal address of applicant: **LEROY BARLOW WOODS PO BOX 91545, KLEIN WINDHOEK**

2. Nature and details of application: **RESTAURANT LIQUOR LICENSE**

3. Clerk of the court with whom application will be lodged: **REBOHOTH MAGISTRATE'S COURT**

6. Date on which application will be heard: **13 JUNE 2025**

7. Date of meeting of Committee at which application will be heard: **13 JUNE 2025**

## Notice

### Legal Notice

**NOTICE OF INTENTION TO REZONE**

Notice is hereby given that **Nghiveha Planning Consultants (Town and Regional Planners)** on behalf of the owner of Erf 676, Potgieter Street, Windhoek, has applied to the Windhoek Municipal Council and intends applying to the Urban and Regional Planning Board for the:

- Rezoning of Erf 676, Potgieter Street, Windhoek, from "Residential" with a density of 1:500m<sup>2</sup> to "Hospitality" for a guesthouse with a maximum of 10 rooms.

Erf 676 is located in Potgieter Street, and currently measures 1173 m<sup>2</sup> in extent. The erf is currently zoned for "Residential" purposes. It is the intention of the owners to apply for the rezoning to allow for the construction of an accommodation establishment of a guesthouse with a maximum of 10 rooms.

Should this application be successful, the number of vehicles for which parking must be provided on site will be in accordance with the Windhoek Zoning Scheme.

The locality plans of the Erf for inspection on the town planning notice board of the Windhoek Municipality/Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek and the Applicant/Consultant, Office no. 3, 64, Jenner Street, Windhoek West.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City and with the Applicant/Consultant within 14 days of the last publication of this notice.

The last date for any objections is 17 July 2025.

**Applicant:** Nghiveha Planning Consultants  
P.O. Box 40900, Auspannamplatz  
Email: planning@nghiveha.com.na  
Tel: 081 473 759

## Notice

### Legal Notice

Notice is hereby given that **Nghiveha Planning Consultants (Town and Regional Planners)** on behalf of the owner of Erf 661, Outapi Extension 1, has applied to the Outapi Town Council and intends applying to the Urban and Regional Planning Board for the:

- Rezoning of Erf 661, Outapi Extension 1, from "Residential" with a density of 1:500 to "Business" with a bulk of 1:0.

Consent to commence with the operation of a Medical Practice on Erf 661, Outapi Extension 1, while the Rezoning is being finalised.

The intention for the owner to rezone the property is to allow for the operation of a Medical Practice on the rezoned property.

The locality plans of the Erf for inspection on the town planning notice board of the Outapi Town Council, Main Office, Outapi-Hand main road, Outapi and the Applicant/Consultant, Office no. 3, 64, Jenner Street, Windhoek West.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Outapi Town Council and with the applicant (Nghiveha Planning Consultants) in writing within 14 days of the last publication of this notice.

The last date for any objections is 25th July 2025.

**Applicant:** Nghiveha Planning Consultants  
P.O. Box 40900, Auspannamplatz  
Email: planning@nghiveha.com.na

## Notice

### Legal Notice

**PUBLIC NOTICE**

Notice is hereby given that **Nghiveha Planning Consultants (Town and Regional Planners)** on behalf of the owner of 5506, Ondangwa Extension 26, has applied to the Ondangwa Town Council and intends applying to the Urban and Regional Planning Board for the:

- Rezoning of Erf 5506, Ondangwa Extension 26, from "General Residential" with a density of 1:300 to "Single Residential" with a density of 1:300.

The intention for the owner to rezone the property is to allow for the subdivision of the Erf into 6 Erven and the construction of a single residential property on each of the newly created and rezoned Erf.

The locality plans of the Erf for inspection on the town planning notice board of the Ondangwa Town Council, Main Office, Ondangwa and the Applicant/Consultant, Office no. 3, 64, Jenner Street, Windhoek West.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City and with the Applicant/Consultant within 14 days of the last publication of this notice.

The last date for any objections is 25th July 2025.

**Applicant:** Nghiveha Planning Consultants  
P.O. Box 40900, Auspannamplatz  
Email: planning@nghiveha.com.na  
Tel: 081 473 759

## Notice

### Legal Notice

**NOTICE OF SALE IN EXECUTION OF MOVABLE PROPERTY IN THE HIGH COURT OF NAMIBIA**

**MAIN DIVISION**  
Case Number: HC-MO-CIV-ACT-COM-2023/04291  
In the matter between:

**ORION NAMIBIA PENSION FUND** and **PROF. INVESTMENT HOLDINGS (PTY) LTD. OMAHALANGA MILLS**

Execution Debtor/Defendants

In Execution of a Judgment granted against the above-named Execution Debtors / Defendants by the above Honourable Court in the above mentioned suit, the under-mentioned immovable property will be sold by Public Auction by the Deputy Sheriff for the district of Oshana at the premises of **ADVANCED REFRIGERATION, MAIN ROAD, OSHAKATI, ON 31 JULY 2025 AT 12:00H** or so soon thereafter as may be -

1x12 Motor Steel Container  
1x NISSAN BAKKEE - N5362W  
1x Forklift  
500 x 50KG Maize Meal Bags  
500 x 50KG Maize Meal Bags  
500 x 50KG Maize Meal Bags  
20 x Office Chairs  
10 x Computers Complete  
10 x Office Cupboards

**Terms:** Goods to be sold on auction as "voetstoets" and in cash to the highest bidder.

The last date for any objections is 25th July 2025.

**Applicant:** Nghiveha Planning Consultants  
P.O. Box 40900, Auspannamplatz  
Email: planning@nghiveha.com.na







## • Legal •

**COMMENTS ENVIRONMENTAL IMPACT ASSESSMENT AND ENVIRONMENTAL MANAGEMENT PLAN TO OBTAIN AN ENVIRONMENTAL CLEARANCE FOR THE OPERATION OF AN ABATTOIR / SLAUGHTERHOUSE ON THE REMAINDER OF PORTION 87 OF FARM BRAKWATER NO. 48, WINDHOEK, KHOMAS REGION**

Green Earth Environmental Consultants have been appointed to attend to and complete an Environmental Impact Assessment and Environmental Management Plan (EMP) to obtain an Environmental Clearance Certificate as per the requirements of the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 in GG 4878 of 6 February 2012) for the Indraai Abattoir which is located on the Remainder of Portion 87 of the Farm Brakwater No. 48, Windhoek, Khomas Region.

**Name of proponent:** BV Investments Twenty Six CC

**Project location and description:** Indraai Abattoir is located on the Remainder of Portion 87 of Farm Brakwater No. 48. The Remainder of Portion 87 is in 3,4728ha extent and zoned 'industrial' with a bulk of 0.1. The Abattoir has been in operation for more than 25 years. An average of 10 sheep and 50 cattle are slaughtered per week. The abattoir's solid waste, blood and process effluent is temporarily stored on the site in conservancy tanks and a skip. This waste, blood and effluent, are collected on a regular basis by the City of Windhoek for disposal at their approved landfill site. To obtain compliance to allow the continued operation of the abattoir, City of Windhoek's consent, as per the stipulations of the Windhoek Town Planning Scheme, to operate a 'noxious industry' on the Remainder of Portion 87 of Farm Brakwater No. 48 must be obtained. The consent for a noxious industry is subject to obtaining an environmental clearance for the abattoir. 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 4 July 2025.

Contact details for registration and further information: Green Earth Environmental Consultants Contact Persons: Charlie Du Toit/Carlen van der Walt Tel: 0811273145

E-mail: carlen@greenearthnamibia.com

CLAO250001579



**CALL FOR PUBLIC PARTICIPATION/COMMENTS**

**ENVIRONMENTAL IMPACT ASSESSMENT AND ENVIRONMENTAL MANAGEMENT PLAN TO OBTAIN AN ENVIRONMENTAL CLEARANCE FOR THE OPERATION OF AN ABATTOIR / SLAUGHTERHOUSE ON THE REMAINDER OF PORTION 87 OF FARM BRAKWATER NO. 48, WINDHOEK, KHOMAS REGION**

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**Green Earth Environmental Consultants**

Contact Persons: Charlie Du Toit/Carlen van der Walt

Tel: 0811273145

E-mail: carlen@greenearthnamibia.com

CLAO250001579

## Legal Notice



**CALL FOR PUBLIC PARTICIPATION/COMMENTS**

**ENVIRONMENTAL IMPACT ASSESSMENT AND ENVIRONMENTAL MANAGEMENT PLAN TO OBTAIN AN ENVIRONMENTAL CLEARANCE FOR THE OPERATION OF AN ABATTOIR / SLAUGHTERHOUSE ON THE REMAINDER OF PORTION 87 OF FARM BRAKWATER NO. 48, WINDHOEK, KHOMAS REGION**

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Contact details for registration and further information:

**Green Earth Environmental Consultants**

Contact Persons: Charlie Du Toit/Carlen van der Walt

Tel: 0811273145

E-mail: carlen@greenearthnamibia.com

CLAO250001579

**CALL FOR PUBLIC PARTICIPATION/COMMENTS ENVIRONMENTAL IMPACT ASSESSMENT AND ENVIRONMENTAL MANAGEMENT PLAN TO OBTAIN AN ENVIRONMENTAL CLEARANCE FOR THE OPERATION OF AN ABATTOIR / SLAUGHTERHOUSE ON THE REMAINDER OF PORTION 87 OF FARM BRAKWATER NO. 48, WINDHOEK, KHOMAS REGION**

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E-mail: carlen@greenearthnamibia.com

CLAO250001579



## The image shows two large, light-colored bulletin boards mounted on a dark wall. Above the boards is a white sign with the text "TOWN PLANNING ZONE MAPS" in bold, black, sans-serif capital letters. The left bulletin board is covered with various documents. At the top left, there is a "PUBLIC NOTICE" with a small map and a green 'F' logo. Below it is another map with a green 'F' logo. To the right of these are several maps, including one with the "SPC" logo and another with the word "NOTICE" at the bottom. At the bottom left of the left board is a "NOTICE" document with a yellow and black graphic. The right bulletin board also displays a variety of documents. It includes a "PUBLIC NOTICE" at the top right, a "NOTICE" document below it, and several maps. One map on the right side of the right board has a blue header and the text "LIC NOTICE". Another map at the bottom right of the right board has a blue header and the text "NOTICE". The boards are filled with a mix of text documents, maps, and small graphics, all pinned to the surface.



## APPENDIX C: LIST OF INTERESTED AND AFFECTED PARTIES


Interested and Affected Parties		
'indraa@iway.na'	Elna Steyn	Neighbour
'eggs@waldschmidteggs.com'	Eckard Waldschmidt	Neighbour
'julia@urbangreenafrica.net'	Julia L. Bashir	Interested Party

## APPENDIX D: COMMENTS RECEIVED FROM I&APS

COMMENTS
<p>From: Julia Bashir &lt;julia@urbangreenafrica.net&gt; Sent: Monday, 23 June 2025 12:27 pm To: carien@greenearthnamibia.com Subject: EIA &amp; EMP for Abattoir/slaughterhouse on Rem. Ptn 87, Farm Brakwater No. 48</p> <p>Dear sir/madam,</p> <p>The above-mentioned subject refers.</p> <p>As per your notice placed in the printed media of Friday 20/06/2025, and on behalf of Brakwater &amp; Emmarentia (Mix location) community, I hereby request to be registered as an I&amp;AP.</p> <p>Kindly send me the BID. Thank you.</p> <p>Kind regards</p> <p>Julia L. Bashir</p>

## APPENDIX E: BID SENT TO I&APS AND NEIGHBOURS

Background Information Document for the operation of an abattoir (Indraai Abattoir) on the Remainder of ...



carien@greenearthnamibia.com

To 'Charlie Du Toit'

Bcc 'indraai@iway.na'; 'eggs@waldschmidttegg.com'; 'julia@urbangreenafrica.net'


Reply

Reply All

Forward

...

Tue 08/07/2025 3:45 pm

 Portion 87, Brakwater - BID.pdf  
2 MB

▼


Dear Sir / Madam

Green Earth Environmental Consultants are conducting an Environmental Impact Assessment for the operation of an abattoir (Indraai Abattoir) which is located on the Remainder of Portion 87 of Farm Brakwater No. 48, Windhoek, Khomas Region. See attached a Background Information Document which provides information on the proposed project, the possible impacts on the receiving environment and the environmental assessment process to be followed.

Should you have any questions regarding the project, please contact Green Earth Environmental Consultants at the contact details provided on Page 1 of this document. The closing date for any questions, comments, inputs or information is 25 July 2025.

Kind regards

*Carien*



Green Earth

ENVIRONMENTAL CONSULTANTS

## APPENDIX F: CURRICULUM VITAE OF CHARLIE DU TOIT

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

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

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

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



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

**Certification:**

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




---

**Charl du Toit**

## APPENDIX G: 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 H: ENVIRONMENTAL MANAGEMENT PLAN**