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NOTICE FOR PUBLIC PARTICIPATION
ENVIRONMENTAL IMPACT ASSESSMENT

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

PROJECT NAME: Construction, Operation, Maintenance and Decommissioning of the Proposed Temporary Sewer Oxidation Ponds for Green Valley Proper and Green Valley Extensions 1-5 (Farm 37), Walvis Bay, Erongo Region

PROJECT LOCATION: Farm 37, Walvis Bay, Erongo Region

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


- Anaerobic Ponds
- Primary Pond
- Secondary Ponds
- Maturation Ponds

PROPONENT: Municipality of Walvis Bay

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

Email: colin@environam.com

Mobile: 081 458 4297 on or before **14 August 2025**.



PUBLIC NOTICE

ENVIRONMENTAL CLEARANCE
CERTIFICATE APPLICATION
CONSTRUCTION OF THE NEW OMBURU
– OMARURU MEDIUM VOLTAGE
OVERHEAD LINE REROUTE

Gea Source Investment cc herewith give notice to all Interested and Affected Parties (I&APs) that an application for an environmental clearance certificate will be submitted to the Environmental Commissioner in terms of the Environmental Management Act, 7 of 2007 for the following:

Project Description: Environmental Scoping Report & Environmental Management Plan for the construction of a new Omburu – Omaruru medium voltage overhead line reroute.

Project Location: The new medium voltage overhead line will extend approximately 10 km from NamPower Omburu Substation to Omaruru Intake station.

Project Proponent: ErongoRED (Pty) Ltd

Public Meeting: Friday, 1 August 2025, Omaruru Community Hall at 14h00

Registration of I&APs and submission of comments:

All I&APs are hereby invited to register in order to receive further information on the project and/or to submit their comments and suggestions in writing via email on or before 15 August 2025 to:

Email: geasource.investment@gmail.com
Mobile: +264 813320920 / +264 812024059


Gea Source Investment
people. planet. prosperity

PUBLIC NOTICE

Please take note that Kamau Town Planning and Development Specialists and Environmental Consultants has been appointed by the owner of the Remainder of Farm Arandis Townlands No. 170, to apply to the Arandis Town Council, the Urban and Regional Planning Board, and to the Environmental Commissioner for the:

- SUBDIVISION OF THE REMAINDER OF FARM ARANDIS TOWNLANDS NO. 170 INTO PORTIONS A, B, C, D, E, F, G, H, AND THE REMAINDER OF FARM ARANDIS TOWNLANDS NO. 170,
- SUBSEQUENT REZONING OF PORTIONS A TO G, OF THE REMAINDER OF FARM ARANDIS TOWNLANDS NO. 170 FROM "UNDETERMINED" TO "BUSINESS" WITH A BULK OF 1.0,
- REZONING OF PORTION H FROM "UNDETERMINED" TO "STREET", AND
- ALTERATION OF THE BOUNDARIES OF ARANDIS EXTENSION 1 TO INCLUDE PORTIONS A TO H.

In accordance with the Arandis Zoning Scheme, Part 2, Section 105 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), the Environmental Management Act, 2007 (No. 7 of 2007), and the Environmental Impact Assessment Regulations (Government Notice No. 30 of 6 February 2012), Kamau TPDS hereby provides public notification of the above application.

Erven A to H proposed for subdivision are located on the south-eastern edge of the Arandis Local Authority Scheme boundary, immediately south of Arandis Extension 1. The proposed Portions A to H, as well as the remainder of Farm Arandis Townlands No. 170, are currently zoned as 'Undetermined'. Portions A to G currently accommodate detached residential structures, while Portion H is vacant.

The Arandis Town Council intends to align the current land uses of Portions A to G with the Arandis Zoning Scheme. Therefore, a subdivision and subsequent rezoning is required in order to legally subdivide the residential units from Farm Arandis Townlands No. 170 and register them as individual standalone erven.

Please further take note that -

- For more enquiries regarding the subdivision, rezoning and alteration of boundaries, kindly visit the Arandis Town Council's Department of Planning.
- any person having objections to the proposed development or who wants to comment, may lodge such objections and comments in writing, together with the grounds, with the Chief Executive Officer of the Arandis Town Council, and with the applicant within 14 days of the last publication of this notice, i.e. no later than 25 August 2025.

REGISTRATION OF INTERESTED AND AFFECTED PARTIES (I&APs) AND SUBMISSION OF COMMENTS:

Provided that the Arandis Town Council provisionally grants consent for an Environmental Impact Assessment (EIA) to be conducted for the creation of a street on the proposed Portion H, all Interested and Affected Parties (I&APs) are hereby invited to register and submit their comments, concerns or questions in writing on or before 25 August 2025, in line with Namibia's Environmental Management Act, 2007 (No. 7 of 2007) and EIA regulations (Government Notice No. 30 of 6 February 2012).

FOR MORE INFORMATION AND QUERIES, KINDLY CONTACT

Applicant:
Kamau Town Planning and Development Specialists
PO Box 22296 Windhoek
No. 59 Jenner Street, Windhoek West
hope@kamautpds.com



Local Authority:
The Chief Executive Officer
Arandis Town Council
Private Bag 7002 Arandis
technical@atc.com.na



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PUBLIC NOTICE

PERMANENT CLOSURE OF PORTION B OF ERF 572, EKUKU EXTENSION 1 AS A "PUBLIC OPEN SPACE" (PORTION B OF ERF 572, EKUKU EXTENSION 1 IS ±15 162M² IN EXTENT) AND WILL BE REZONED TO "UNDETERMINED".

Notice is hereby given in terms of Section 50 (1) (a) (ii) of the Local Authorities Act of 1992 (Act 23 of 1992) that the Oshakati Town Council proposes to close permanently the under-mentioned erf as indicated on locality plan, which lies for inspection during office hours at the office of Town Planning, Oshakati Town Council, Civic Centre, Sam Nujoma Road, Oshakati.

PERMANENT CLOSURE OF PORTION B OF ERF 572, EKUKU EXTENSION 1 AS A "PUBLIC OPEN SPACE" (PORTION B OF ERF 572, EKUKU EXTENSION 1 IS ±15 162M² IN EXTENT) AND WILL BE REZONED TO "UNDETERMINED".

Objections to the proposed closing are to be served on the Secretary: Urban and Regional Planning Board, Private Bag 13289, and the Chief Executive Officer, Private Bag 5530, Oshakati within 14 days after the appearance of this notice in accordance with Section 50 (1) (c) of the above Act.

Issued by: The Chief Executive Officer
Oshakati Town Council
Private Bag 5530, Oshakati
Tel: 065 – 229 500

Applicant: Nghivelwa Planning Consultants
P O Box 40900
Ausspannplatz
Tel: 081 4127 359



PUBLIC NOTICE



Notice is hereby given that **Nghivelwa Planning Consultants** (Town and Regional Planners) on behalf of the owners of Erf 1281, Ekuku Extension 4 has applied to the Oshakati Town Council and intends applying to the Urban and Regional Planning Board for the:

Rezoning of Erf 1281, Ekuku Extension 4 from "Business" with a bulk of 2.0 to "General Residential" with a density of 1:100.

The intention for the owners to rezone the property is to allow for the construction of a maximum of 21 Flats on the rezoned property.

The locality plans of the Erf lie for inspection on the town planning notice board of the Oshakati Town Council: Civic Centre, First Floor, Town Planning Office, Sam Nujoma Road, Oshakati and the Applicant: 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 Oshakati Town Council and with the applicant (Nghivelwa Planning Consultants) in writing within 14 days of the last publication of this notice.

The last date for any objections is: 22nd August 2025

Applicant: Nghivelwa Planning Consultants

P O Box 40900, Ausspannplatz
Email: planning@nghivelwa.com.na
Cell : 081 4127 359

PUBLIC NOTICE



Notice is hereby given that **Nghivelwa Planning Consultants** (Town and Regional Planners) on behalf of the owners of Erf 4160, Oshakati Extension 16 has applied to the Oshakati Town Council and intends applying to the Urban and Regional Planning Board for the:

Rezoning of Erf 4160, Oshakati Extension 16 from "Single Residential" with a density of 1:700 to "Accommodation" with a bulk of 1.0.

The intention for the owners to rezone the property is to allow for the formalization of a Guesthouse already constructed on the property.

The locality plans of the Erf lie for inspection on the town planning notice board of the Oshakati Town Council: Civic Centre, First Floor, Town Planning Office, Sam Nujoma Road, Oshakati and the Applicant: 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 Oshakati Town Council and with the applicant (Nghivelwa Planning Consultants) in writing within 14 days of the last publication of this notice.

The last date for any objections is: 22nd August 2025

Applicant: Nghivelwa Planning Consultants

P O Box 40900, Ausspannplatz
Email: planning@nghivelwa.com.na
Cell : 081 4127 359

PUBLIC NOTICE



Notice is hereby given that **Nghivelwa Planning Consultants** (Town and Regional Planners) on behalf of the owners of Erf 23, Aristoteles Street, Academia, has applied to the Windhoek Municipal Council and intends applying to the Urban and Regional Planning Board for the:

Rezoning of Erf 23, Aristoteles Street, Academia from "Residential" with a density of 1:900m² to "Hospitality" for a Guesthouse with 16 rooms.

Erf 23, is located in Aristoteles Street, Academia and currently measure ±1 544m² 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 erf to be used for a Guesthouse with a maximum of 16 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 lie 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: 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 Windhoek Municipality and with the applicant (Nghivelwa Planning Consultants) in writing within 14 days of the last publication of this notice.

The last date for any objections is: 22nd August 2025

Applicant: Nghivelwa Planning Consultants

P O Box 40900, Ausspannplatz
Email: planning@nghivelwa.com.na
Cell : 081 4127 359

Rent not paid: Here’s what landlords and tenants need to know

In South Africa, landlords have a number of rights and remedies available when tenants fail to pay their rent or utilities. However, there are also strict legal restrictions. Here is what landlords can and can’t do if a tenant does not pay their rent or utilities and what tenants can do if they are facing eviction.

What can’t landlords do?

As mentioned above, there are legal restrictions on what landlords can do if a tenant does not pay their rent or utilities. Landlords cannot: Lock tenants out of the property Change the locks on the property without providing the tenant with new keys Seize the tenant’s goods without a court order Intimidate or threaten the tenant Obstruct the tenant’s entry into the property If a landlord does any of these things, they may be committing a crime.

What can landlords do?

If a tenant is late with their rent or utilities payments, the landlord or their agent should immediately contact them to find out why. If the tenant has a valid reason for not being able to pay, the landlord may be willing to work out a payment plan. However, if the tenant is simply refusing to pay or if they have a history of late payments, the landlord may take further action. The first step is to send the tenant a written notice of breach, says Paul Stevens, CEO of Just Property. “This notice must be sent by registered mail, email, or personal delivery. The notice should state that the tenant is in breach of their lease agreement and that they have a certain period – usually 20 business days – to pay the outstanding rent. If the tenant fails to pay the rent within this time period, the landlord may cancel the lease agreement.” Once the lease agreement has been cancelled, the tenant becomes an illegal occupant, and the landlord can apply to the court for an eviction order. If the court grants the eviction order, the sheriff will remove the tenant from the property.

“It is important to note that landlords are not allowed to take any steps to evict a tenant without first obtaining a court order,” Stevens adds. This means that landlords cannot lock tenants out, change the locks, or cut off their electricity or water supply. “When a tenant fails to pay their rent or utilities, landlords should take prompt action to protect their interests. However, they should always seek legal advice before taking any steps to evict a tenant,” says Stevens.

He offers these tips for landlords:

- Keep a good record of all communications with your tenant, including rent receipts and notices. (If you are using a managing agent, they should do this for you.)
- Be aware of the tenant’s rights and responsibilities under the Rental Housing Act.
- If the tenant fails to pay their rent, a written notice of breach is the first step.
- If the tenant still fails to pay their rent, you can apply to the court for an eviction order.
- Do not take any steps to evict the tenant without first obtaining a court order.

What can’t tenants do?

In addition to the rights and responsibilities of landlords, tenants also have a number of obligations under the Rental Housing Act. Tenants



cannot: Fail to pay rent or utilities on time and in full without a valid reason. Damage the rental property or cause a nuisance to other tenants. Use the rental property for illegal purposes. Sublet the rental property without the landlord’s consent. Make alterations to the rental property without the landlord’s consent. Keep pets on the property without the landlord’s consent.

Allow other people to live on the property without the landlord’s consent. If a tenant breaches their obligations under the Rental Housing Act, the landlord may take legal action, which could include eviction.

What can tenants do?

“At Just Property, we believe that communication is key to a successful landlord-tenant relationship. If you as a tenant are facing financial difficulties or have any other

concerns, please do not hesitate to contact your landlord or agent as soon as you can,” says Stevens. “As letting agents, we are here to help our tenants and landlords resolve any issues and find a solution that works for everyone.” If a tenant is facing eviction, they should immediately contact the Rental Housing Tribunal. The Rental Housing Tribunal is an independent body that resolves disputes between landlords and tenants, can provide tenants with advice and assistance,

and can also mediate disputes. If the Tribunal is unable to resolve the dispute, the tenant may need to apply to the court for an interdict. An interdict is a court order that prevents the landlord from taking certain actions, such as evicting the tenant or cutting off their electricity or water supply.

Stevens offers these tips for tenants:

Keep a copy of your lease agreement and all other relevant documents, such as rent receipts and notices from your landlord/letting agent. Be aware of your rights and responsibilities under the Rental Housing Act. Pay your rent on time and in full. Keep the property in good condition. Communicate with your landlord/letting agent regularly and resolve any issues as soon as possible. It is important that both landlords and tenants know their rights and responsibilities. Landlords have the right to expect tenants to pay their rent on time, but they must also follow the correct legal procedures if they want to evict a tenant. Tenants have the right to live in their rented property without fear of being evicted illegally, and they can seek assistance from the Rental Housing Tribunal if they are facing eviction. -Property 24

CALL FOR PUBLIC PARTICIPATION/COMMENTS FOR THE ENVIRONMENTAL SCOPING ASSESSMENT (ESA FOR THE PROPOSED SMALL-SCALE MINING ACTIVITIES ON MINING CLAIM NO. 74327 – 74335 LOCATED NORTHWEST OF OKANGWATI WITHIN EPUPA COSTITUENCY IN THE KUNENE REGION

The public is hereby notified that an application for an Environmental Clearance Certificate (ECC) will be submitted to the Environmental Commissioner as required under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations. The proposed project is a listed activity in the EIA Regulations that cannot be undertaken without an ECC, which is issued upon approval of an EIA Study.

Name of proponent: John Upindi

Name of the Environmental consultant: Savannah Environmental Consultants Services CC

Project location and description: The environmental Assessment will identify the project impacts, that are likely to occur during the small-scale mining activities of Base and Rare Metal, Industrial minerals, non-nuclear fuel and Dimension stone on mining claims No. 74327 – 74335 located Northwest of Okangwati within Epupa constituency in the Kunene region.

Interested and affected parties are hereby invited to register in terms of the assessment process to give input, comments, and invited for the public consultation meeting at a later stage. Registration requests and comments should be forwarded to Savannah Environmental Consultants Services CC on or before the 15 August 2025; Email: savannahconsultants277@gmail.com





NOTICE FOR PUBLIC PARTICIPATION ENVIRONMENTAL IMPACT ASSESSMENT

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

PROJECT NAME: Construction, Operation, Maintenance and Decommissioning of the Proposed Temporary Sewer Oxidation Ponds for Green Valley Proper and Green Valley Extensions 1-5 (Farm 37), Walvis Bay, Erongo Region

PROJECT LOCATION: Farm 37, Walvis Bay, Erongo Region

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

- Anaerobic Ponds
- Primary Pond
- Secondary Ponds
- Maturation Ponds

PROPOSITOR: Municipality of Walvis Bay

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

Email: colin@environam.com

Mobile: 081 458 4297 on or before 14 August 2025.



CALL FOR PUBLIC PARTICIPATION ENVIRONMENTAL IMPACT ASSESSMENT FOR MANGANESE MIMING ACTIVITIES ON MINING CLAIMS 76268, 76269 AND 76270

This notice serves to inform all interested and affected parties that an application for the environmental clearance certificate will be launched with the Environmental Commissioner in terms of the Environmental Management Act (No.7 of 2007) and the Environmental Regulations (GN 30 of 2012).

Location: The mining claims are located about 133 km northeast of Okahandja, Otjozondjupa Region. The proponent intends to mine Manganese from the mining claims.

Proponent: Stephanus Homateni Nambili

All interested and affected parties are hereby invited to register and submit their comments regarding the proposed project on or before **31/08/2025**. Contact details for registration and further information:

Impala Environmental Consulting

Mr. S. Andjamba
Email: public@impalac.com, Tel: 0856630598



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Rent smarter: Expert tips for landlords and tenants

Renting a home or letting one out was once a straightforward process. Today, however, the rental landscape is more dynamic than ever, shaped by technology, lifestyle changes, and evolving expectations on both sides of the lease. “It’s not just about four walls and a roof anymore,” says Jacqui Savage, National Rentals Manager at Rawson Property Group. “People want spaces that suit their lifestyles - and those lifestyles are changing fast.” So, what does that mean in practice? Whether you’re a landlord aiming to maximise returns or a tenant searching for the ideal rental, here’s what you need to know to stay ahead.

Tips for landlords

Budgeting: Know the real costs
Owning a rental property can be a smart investment, but success starts with realistic expectations and a clear understanding of the costs involved. Claude McKirby Co-Principal of Lew Geffen Sotheby’s International Realty in Cape Town’s Southern Suburbs warns: “While rental income can generate steady cash flow, many landlords underestimate the actual cost of property ownership - sometimes to the point of financial loss. Being a landlord comes with significant responsibilities and expenses. Some costs are obvious, but others are frequently overlooked or underestimated, says McKirby. “That’s why accurate budgeting from the start is so important. It gives landlords a full picture of the financial commitment and helps prevent surprises that could derail their investment plans.” “Thorough budgeting allows landlords to make informed decisions, set realistic expectations, and ultimately, maximise returns,” he adds. Think strategically about tenant appeal
Today’s tenants expect more than just a decent living space. Understanding their needs is no longer optional - it’s essential. “Remote work has changed everything,” says Savage. “People want rentals with a dedicated workspace and, most importantly, reliable internet. Fibre-ready homes are in high demand.” But good connectivity is just the beginning. Tenants are also prioritising sustainability, safety, and lifestyle-enhancing features. “Smart home technology, solar panels, and energy-efficient appliances aren’t just nice-to-haves anymore,” she adds. “They’re part of the checklist for today’s renters.” Presentation matters, too. To attract quality tenants, landlords must market their properties effectively highlighting the features that speak to modern renters and showcasing the lifestyle the property supports. Retention is key

Securing great tenants is one thing. Keeping them is where long-term value lies. “Landlords often underestimate the importance of tenant satisfaction,” says Savage. “Things like quick response times, well-managed maintenance, and clear, fair lease terms go a long way.” Tenants who feel valued are more likely to renew their leases, reducing vacancies, lowering administrative burdens, and ensuring stable income.



Tips for tenants

Know what you’re looking for
The key to a great rental experience starts with clarity on your needs and budget. “Start by setting a realistic budget,” advises Savage. “It’s not just about rent - consider utility costs, transport, and lifestyle expenses as well.” Once you have your budget, look at practical factors like proximity

to work or school, access to public transport, and nearby shops or green spaces. Don’t forget lifestyle features such as pet-friendly policies, secure parking, or outdoor space. To qualify for a rental, prospective tenants typically need a good credit score, proof of income, and a clean background check. Landlords often also request references and payment history. Given high demand in many areas,

some rental properties never even make it to public listings. “Be prepared,” Savage says. “Have your documents ready and start your search early so you can act fast when opportunities arise.”

Watch out for scams

With rental scams on the rise, tenants must stay vigilant. Johan Meyer, licensee of Seeff Pinelands, warns: “Fraud is now widespread. Scammers often clone legitimate listings - even on reputable property platforms.” Tenants are strongly advised to verify listings and never make any payments until they’ve confirmed both the property, and the agent are legitimate. Be especially cautious of “application fees” - these are not allowed under the Consumer Protection Act. Agents may charge for credit checks, but only with your consent.

Understand your rights

Knowing your rights is just as important as finding the right property. “Tenants in 2025 are well protected by law,” says Savage. “But too many still sign lease agreements without fully understanding what they’re agreeing to.” Your lease should clearly state

the rental amount, deposit terms, notice periods, and maintenance responsibilities. Deposits must be held in a trust account and returned within the legally required time frame - provided there’s no damage or outstanding rent.

What’s ahead for the rental market?

As the market continues to evolve, flexibility is becoming the new normal. “People are living and working differently, and that’s going to keep shaping rental trends,” says Savage. “We’re seeing a growing demand for adaptable spaces, energy-efficient homes, and smart technology that makes daily life easier.” For landlords, that means investing in future-proofing - whether through strategic upgrades, better marketing, or professional property management.

For tenants, it’s about staying informed, asking the right questions, and working with rental professionals who prioritise transparency and support. Whether you’re listing your property or signing a lease, taking a proactive approach - and choosing the right partners - can make all the difference. **-Property 24**

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Name of the Environmental consultant: Savannah Environmental Consultants Services CC

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Proponent: Stephanus Homateni Nambili

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Impala Environmental Consulting

Mr. S. Andjamba
Email: public@impalac.com, Tel: 0856630598




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