




***ENVIRONMENTAL IMPACT ASSESSMENT
TO COMPLETE THE TOWN PLANNING
PROCEDURES, ALIGN AND CREATE RIGHT
OF WAY SERVITUDES AND ACCESS ROADS
FOR THE NEWLY CREATED PORTIONS
FROM THE SUBDIVISION OF THE
REMAINDER OF PORTION 6 OF FARM
BERG AUKAS NO. 593, GROOTFONTEIN,
OTJOZONDJUPA REGION***

2025

App - 250910006387

| | |
|----------------|---|
| Project Name: | <i>ENVIRONMENTAL IMPACT ASSESSMENT TO COMPLETE THE TOWN PLANNING PROCEDURES, ALIGN AND CREATE RIGHT OF WAY SERVITUDES AND ACCESS ROADS FOR THE NEWLY CREATED PORTIONS FROM THE SUBDIVISION OF THE REMAINDER OF PORTION 6 OF FARM BERG AUKAS NO. 593, GROOTFONTEIN, OTJOZONDJUPA REGION</i> |
| The Proponent: | Bly - 'n - Bietjie Farming Close Corporation P O Box 1081 GROOTFONTEIN |
| Prepared by: |  <p>Green Earth ENVIRONMENTAL CONSULTANTS</p> <p>1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia PO Box 6871, Ausspannplatz, Windhoek</p> |
| Release Date: | October 2025 |
| Consultant: | C. Du Toit C. Van Der Walt Cell: 081 127 3145 Email: charlie@greeneearthnamibia.com |

EXECUTIVE SUMMARY

Green Earth Environmental Consultants were appointed by the Proponent, Bly - 'n - Bietjie Farming Close Corporation, to conduct an Environmental Impact Assessment to obtain an Environmental Clearance to complete the town planning procedures, align and create right of way servitudes and access roads for the newly created portions from the subdivision of the Remainder of Portion 6 of Farm Berg Aukas, Grootfontein, Otjozondjupa Region. The land within the immediate vicinity of the project site is predominately characterized by residential and farming activities. In terms of the Regulations of the Environmental Management Act (No 7 of 2007) an Environmental Impact Assessment must be done to address the following 'Listed Activities':

LAND USE AND DEVELOPMENT ACTIVITIES

5.2 Establishment of land resettlement schemes

INFRASTRUCTURE

10.1 The construction of-

(b) public roads;

10.2 The route determination of roads and design of associated physical infrastructure where -

a) It is a public road

b) the road reserve is more than 30m wide, or

c) the road caters for more than one lane of traffic in both directions

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

| Impact on environment | Nature of impact |
|--|---|
| More efficient and intensive use of land. | Positive for the area and Namibia in general. |
| Creation of employment and transfer of skills. | Positive as employment will be created during construction and operation. |
| The creation of dust. | Negative during construction and use as some of the roads will be gravel roads. |
| There will be an impact on traffic. | Negative during construction and once operational as the site will result in the increase in traffic on the main roads in the area. |
| The creation of noise. | Negative during construction but low and on par with the noise levels associated with the general operational activities. |
| Possible impact on cultural/heritage aspects. | No items of archeologic value or graves were observed during the site visit which means the impact will be low. If any items or graves are found during construction, the impact will be high and irreversible. |
| Impact on fauna and flora. | Animals, reptiles, and birds will be disturbed during the clearing of the land. |

| | |
|--|--|
| | Vegetation will also be removed to construct the roads. Permits must be obtained to remove protected tree species. |
| There might be a possible visual impact. | Medium to high as land will be cleared for the construction. |
| Impact on groundwater, surface water and soil. | The impact will be negative in case of spilling of hazardous materials during construction and operation. |
| Impact on health and safety. | Low if mitigated during construction and operations. |

The environmental impacts during the operational phase of the proposed project:

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

The impact evaluation criterion of the proposed project:

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

The negative impacts associated with the project are the impact on the vegetation, birds and other animals, the natural drainage systems, ground and surface water, waste production, noise and dust during construction and operation, the danger of residents and visitors being injured during construction, the transmission of diseases from people or to people involved in construction and operations, the loss of land during the alignment and construction of roads. However, mitigation measures will be provided that can control the extent, intensity, and frequency of these named impacts in order not to have substantial negative effects or results.

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

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

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

1. Accept the Environmental Impact Assessment.
2. Approve the Environmental Management Plan.
3. Issue an Environmental Clearance to complete the town planning procedures, align and create right of way servitudes and access roads for the newly created portions from the subdivision of the Remainder of Portion 6 of Farm Berg Aukas, Grootfontein, Otjozondjupa Region and for the following "listed activities":

LAND USE AND DEVELOPMENT ACTIVITIES

5.2 Establishment of land resettlement schemes

INFRASTRUCTURE

10.1 The construction of-

(b) public roads;

10.2 The route determination of roads and design of associated physical infrastructure where -

- a) It is a public road***
- b) the road reserve is more than 30m wide, or***
- c) the road caters for more than one lane of traffic in both directions***

TABLE OF CONTENTS

| | |
|---|----|
| LIST OF FIGURES..... | 8 |
| LIST OF TABLES | 8 |
| LIST OF ABBREVIATIONS | 9 |
| 1. INTRODUCTION..... | 10 |
| 2. TERMS OF REFERENCE | 10 |
| 3. NEED, DESIRABILITY AND MOTIVATION | 11 |
| 4. BACKGROUND INFORMATION ON PROJECT | 13 |
| 4.1. SITE INFORMATION | 13 |
| 4.2. THE PROPOSED PROJECT | 20 |
| 5. BULK SERVICES AND INFRASTRUCTURE PROVISION..... | 21 |
| 5.1. ACCESS | 21 |
| 5.2. WATER SUPPLY / REQUIREMENTS | 22 |
| 5.3. ELECTRICITY SUPPLY..... | 22 |
| 5.4. SEWAGE DISPOSAL/MANAGEMENT | 23 |
| 5.5. STORM WATER AND DRAINAGE..... | 23 |
| 5.6. SOLID WASTE..... | 23 |
| 5.7. FIRE PROTECTION..... | 23 |
| 5.8. SHARED SERVICES AND INFRASTRUCTURE..... | 23 |
| 6. APPROVALS OBTAINED | 24 |
| 7. APPROACH TO THE STUDY | 27 |
| 8. ASSUMPTIONS AND LIMITATIONS | 28 |
| 9. ADMINISTRATIVE, LEGAL AND POLICY REQUIREMENTS..... | 28 |
| 10. AFFECTED RECEIVING ENVIRONMENT | 36 |
| 10.1. BIODIVERSITY AND VEGETATION | 36 |
| 10.2. GEOLOGY AND SOILS..... | 37 |
| 10.3. SOCIO ECONOMIC ENVIRONMENT..... | 38 |
| 10.4. CLIMATE | 38 |
| 10.5. CULTURAL HERITAGE | 39 |
| 11. IMPACT ASSESSMENT AND EVALUATION | 40 |
| 11.1. IMPACTS DURING THE CONSTRUCTION ACTIVITY | 41 |
| 11.1.1. WATER USAGE | 41 |
| 11.1.2. ECOLOGICAL IMPACTS..... | 41 |

| | | |
|---|--|----|
| 11.1.3. | DUST POLLUTION AND AIR QUALITY | 41 |
| 11.1.4. | NOISE IMPACT | 42 |
| 11.1.5. | HEALTH, SAFETY AND SECURITY | 42 |
| 11.1.6. | CONTAMINATION OF GROUNDWATER..... | 43 |
| 11.1.7. | SEDIMENTATION AND EROSION | 43 |
| 11.1.8. | GENERATION OF WASTE | 44 |
| 11.1.9. | CONTAMINATION OF SURFACE WATER | 44 |
| 11.1.10. | TRAFFIC AND ROAD SAFETY..... | 45 |
| 11.1.11. | FIRES AND EXPLOSIONS..... | 45 |
| 11.1.12. | SENSE OF PLACE | 46 |
| 11.2. | IMPACTS DURING THE OPERATIONAL PHASE | 46 |
| 11.2.1. | ECOLOGICAL IMPACTS..... | 46 |
| 11.2.2. | DUST POLLUTION AND AIR QUALITY | 46 |
| 11.2.3. | CONTAMINATION OF GROUNDWATER..... | 47 |
| 11.2.4. | GENERATION OF WASTE | 47 |
| 11.2.5. | FAILURE IN RETICULATION PIPELINES..... | 48 |
| 11.2.6. | FIRES AND EXPLOSIONS | 48 |
| 11.2.7. | HEALTH, SAFETY AND SECURITY | 48 |
| 11.3. | CUMULATIVE IMPACTS | 49 |
| 12. | ENVIRONMENTAL MANAGEMENT PLAN..... | 49 |
| 13. | CONCLUSION | 50 |
| 14. | RECOMMENDATION | 50 |
| APPENDIX A: NEWSPAPER NOTICES | | 53 |
| APPENDIX B: NOTICE ON PROJECT SITE | | 58 |
| APPENDIX C: NOTICE ON NOTICE BOARD..... | | 59 |
| APPENDIX D: CONTACT DETAILS OF NEIGHBOURS | | 60 |
| APPENDIX E: WRITTEN NOTICE TO OWNERS AND OCCUPANTS | | 61 |
| APPENDIX F: CURRICULUM VITAE OF CHARLIE DU TOIT..... | | 62 |
| APPENDIX G: CURRICULUM VITAE OF CARIEN VAN DER WALT | | 64 |
| APPENDIX H: ENVIRONMENTAL MANAGEMENT PLAN | | 65 |

LIST OF FIGURES

| | |
|---|-----------|
| <i>Figure 1: Locality Map for Portion 6, Farm Berg Aukas</i> | <i>14</i> |
| <i>Figure 2: Project Site in relation to Grootfontein</i> | <i>15</i> |
| <i>Figure 3: Project Site Map with waterline servitude.....</i> | <i>16</i> |
| <i>Figure 4: Low hills and rocky outcrops</i> | <i>17</i> |
| <i>Figure 5: Vegetation on site.....</i> | <i>18</i> |
| <i>Figure 6: Areas used for irrigation and rainfed crop production</i> | <i>19</i> |
| <i>Figure 7: Subdivision Map</i> | <i>20</i> |
| <i>Figure 8: Subdivision Plan</i> | <i>21</i> |
| <i>Figure 9: Access roads.....</i> | <i>22</i> |
| <i>Figure 10: Biomes in Namibia (Atlas of Namibia, 2002)</i> | <i>37</i> |
| <i>Figure 11: Geology of Namibia (Atlas of Namibia Project, 2002)</i> | <i>37</i> |
| <i>Figure 12: Average temperatures (Atlas of Namibia Project, 2002)</i> | <i>39</i> |

LIST OF TABLES

| | |
|--|-----------|
| <i>Table 1: Laws, Acts, Regulations and Policies.....</i> | <i>31</i> |
| <i>Table 2: Impact Evaluation Criterion (DEAT 2006).....</i> | <i>40</i> |

LIST OF ABBREVIATIONS

| | |
|-------|---|
| CAN | Central Area of Namibia |
| EC | Environmental Clearance |
| ECO | Environment Control Officer |
| EIA | Environmental Impact Assessment |
| EMP | Environmental Management Plan |
| I&APs | Interested and Affected Parties |
| MEFT | Ministry of Environment, Forestry and Tourism |
| SQM | Square Meters |

1. INTRODUCTION

The Proponent, Bly - 'n - Bietjie Farming Close Corporation, appointed Green Earth Environmental Consultants to conduct an Environmental Impact Assessment and develop an Environmental Management Plan to obtain an Environmental Clearance to complete the town planning procedures, align and create right of way servitudes and access roads for the newly created portions from the subdivision of the Remainder of Portion 6 of Farm Berg Aukas, Grootfontein, Otjozondjupa 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 is required as the following 'Listed Activities' are involved:

LAND USE AND DEVELOPMENT ACTIVITIES

5.2 Establishment of land resettlement schemes

INFRASTRUCTURE

10.1 The construction of-

(b) public roads;

10.2 The route determination of roads and design of associated physical infrastructure where -

a) It is a public road

b) the road reserve is more than 30m wide, or

c) the road caters for more than one lane of traffic in both directions

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

2. TERMS OF REFERENCE

To be able to create right of way servitudes and access roads, an Environmental Impact Assessment and Environmental Clearance are required. For this environmental impact exercise, Green Earth Environmental Consultants followed the terms of reference as stipulated under the Environmental Management Act.

The aim of the environmental impact assessment was:

- To ascertain existing environmental conditions on the site to determine its environmental sensitivity.
- To inform I&APs and relevant authorities of the details of the proposed development and to provide them with an opportunity to raise issues and concerns.
- To assess the significance of issues and concerns raised.

- To compile a report detailing all identified issues and possible impacts, stipulating the way forward and identify specialist investigations required.
- To outline management guidelines in an Environmental Management Plan (EMP) to minimize and/or mitigate potentially negative impacts.
- To comply with Namibia's Environmental Management Act (2007) and its regulations (2012).

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

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

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

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

3. NEED, DESIRABILITY AND MOTIVATION

The following information was obtained from *Willie Schutz Town and Regional Planning Consultants* (2025):

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

The district of Grootfontein has been identified by the developer as an area with immense potential to accommodate a lifestyle concept development due to the pristine unspoilt nature of the area. The district of Grootfontein also has the benefit of being able to provide the location and setting where interested parties can reside out of the bustling urban areas such as Okahandja and Windhoek without being too far from the required services and amenities these centres provide.

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

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

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

It is thus believed that there is a need for the proposed project and that the selected site is desirable for the project. The site is desirable for the proposed operations, the activities will have a limited impact on the bio-physical environment, enough water is available for construction and proper accesses can be provided to the proposed operations.

Determining what the impact of the operations would be are broken down into different categories and environmental aspects and dealt with in the Environmental Management Plan (EMP). As per the ISO 14001 definition: *an environmental aspect is an element of an organization's activities, products and/or services that can interact with the environment to cause an environmental impact e.g., land degradation or land deterioration among others, that will cause harm to the environment.*

All concerns and potential impacts raised during the public participation process and consultative meetings were evaluated. Predictions were made with respect to their magnitude and an assessment of their significance was made according to the following criteria:

The Nature of the activity: The possible impacts that may occur are that water will be used in the construction and operational phases, wastewater will be produced that will be handled, land will be used for the proposed activities, a sewage system will be constructed, and general construction activities will take place, namely the building of infrastructure.

The Probability of the impacts to occur: The probability of the above-named impacts to occur and have a negative or harmful impact on the environment and the community is small since the Environmental Management Plan will also guide these activities. Water will still be used, and wastewater produced, however guidelines will be set that will ensure the impact is minimum.

The Extent of area that the project will affect: The specific project will most likely only have a small impact on the proposed project site itself and not on the surrounding or neighbouring land except for noise, traffic, roads, electricity and dust and there may be a visual impact because of the size of the proposed development. Therefore, the extent that the project will have a negative impact on is not extensive.

The Duration of the project: The duration of the project is uncertain. Water will still be used, and waste produced on a continuous basis and the structures that were constructed will remain and may be visually unpleasing to surroundings.

The Intensity of the project: The intensity of the project is mostly limited to the site however for the above-named items/processes where the intensity of the project will be felt outside the borders of the project site.

According to the information that was present while conducting the Environmental Impact Assessment for the construction and operation of the project, no high-risk impacts were identified and therefore it is believed that the operations will be feasible in the short and long run. Most of the impacts identified were characterized as being of a low impact on the receiving and surrounding environment and with mitigation measures followed, the impacts will be of minimum significance or avoided.

4. BACKGROUND INFORMATION ON PROJECT

4.1.SITE INFORMATION

Locality size and zoning:

The Remainder of Portion 6 of Farm Berg Aukas No. 593 is located approximately 12 kilometers northeast of Grootfontein, bordering the B8 and the D2844 roads which link Grootfontein with Berg Aukas and Rundu as well as the Berg Aukas Village which was created for the housing of employees of the Berg Aukas Mine. Re/Portion 6 is 697, 0453 hectares in extent and is zoned 'agriculture'.

See below the locality map for Portion 6, Farm Berg Aukas, Grootfontein:

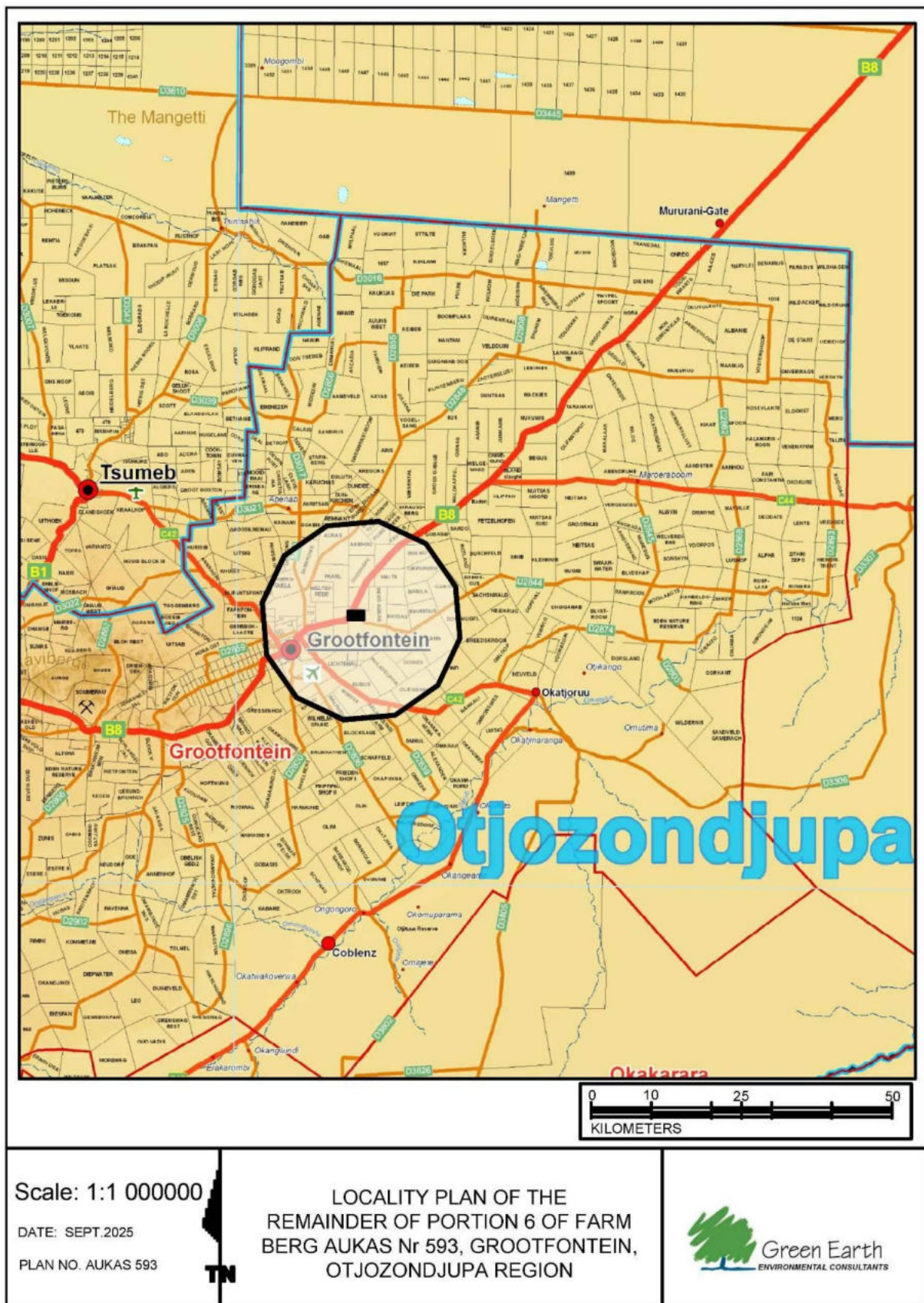


Figure 1: Locality Map for Portion 6, Farm Berg Aukas

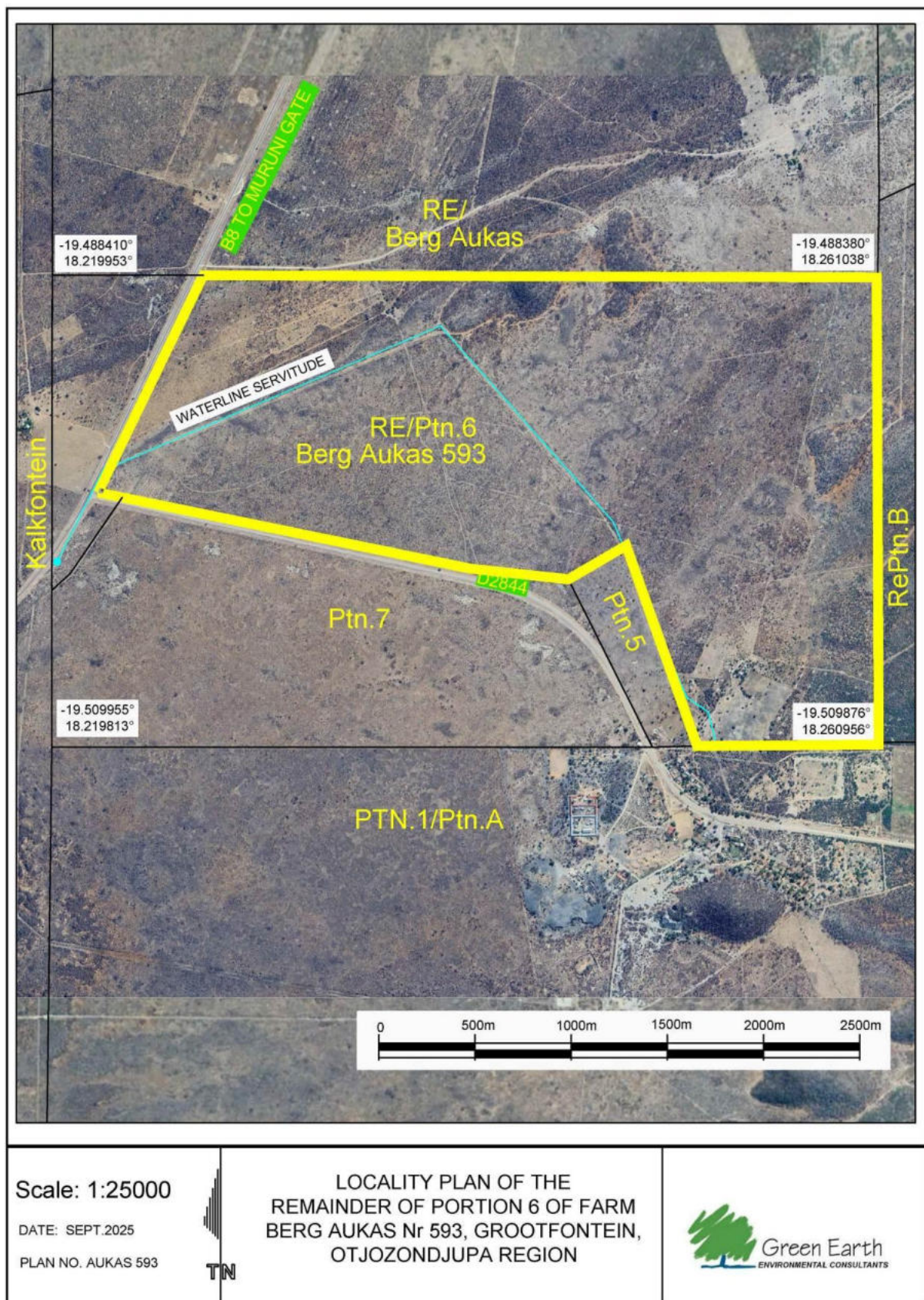


Figure 3: Project Site Map with waterline servitude

Topography and Vegetation:

The Site is flat with a few low hills and rocky outcrops on its eastern boundary. See *Map* below for details:

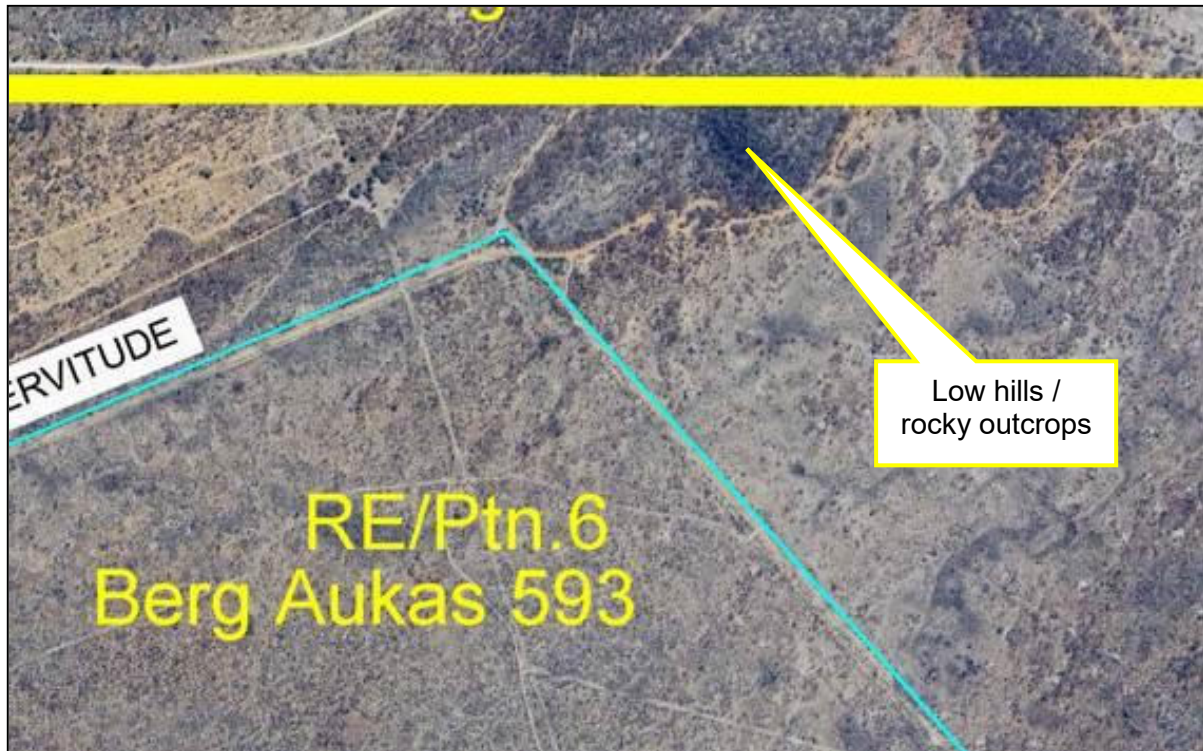


Figure 4: Low hills and rocky outcrops

The topography of the site is flat enough to allow the proposed use for smaller residential and agricultural plots.

The Berg Aukas area vegetation is characterized by the Namibian Savanna Woodland eco region, featuring a diverse mix of species including succulents like *Euphorbia guerichiana* (Paper-bark Euphorbia) and *Hyphaene petersiana* (Makalani Palms) *Acacia melifera* (Swarthaak/Black Thorn Trees), *Boscia albitrunca* (Shepherds Tree) and trees such as *Dichrostachys cinerea* (sickle bush) and *Terminalia prunioides* (purple-pod terminalia) with a mix of grass species. See *photos* of the vegetation below:





Figure 5: Vegetation on site

The vegetation shows signs of human and animal intervention from grazing, de-bushing of intruder species as well as the alignment and opening of internal farm roads.

Current use:

The site is currently used for small scale agricultural (livestock, vegetables and fruit trees) and residential purposes. Both rainfed/dryland crops as well as crops under irrigation are produced. See *photo* below showing areas on the site used for irrigation and rainfed crop production:



Figure 6: Areas used for irrigation and rainfed crop production

4.2. THE PROPOSED PROJECT

It is the intention of the Proponent to use the site for the development of a low-density lifestyle estate to be used for residential and agricultural purposes. To develop the lifestyle estate, the site will be incorporated into the Grootfontein Municipal Area to be zoned as a rural residential area and be subdivided into 61 portions (from 5 ha – 10ha in extent) and the Remainder (± 75 ha).

The Proponent appointed *Willie Schutz Town and Regional Planning Consultants* to do the layout, align the public roads (as right of way servitudes) and to apply to the Grootfontein Municipality and Urban and Regional Planning Board for the incorporation of the site into the Grootfontein Municipal Area as well as for the approval of the subdivision of the site.

The plan below, obtained from *Willie Schutz Town and Regional Planning Consultants* (2025) shows how it is intended to subdivide the portions as well as where the access will be aligned:



Figure 7: Subdivision Map

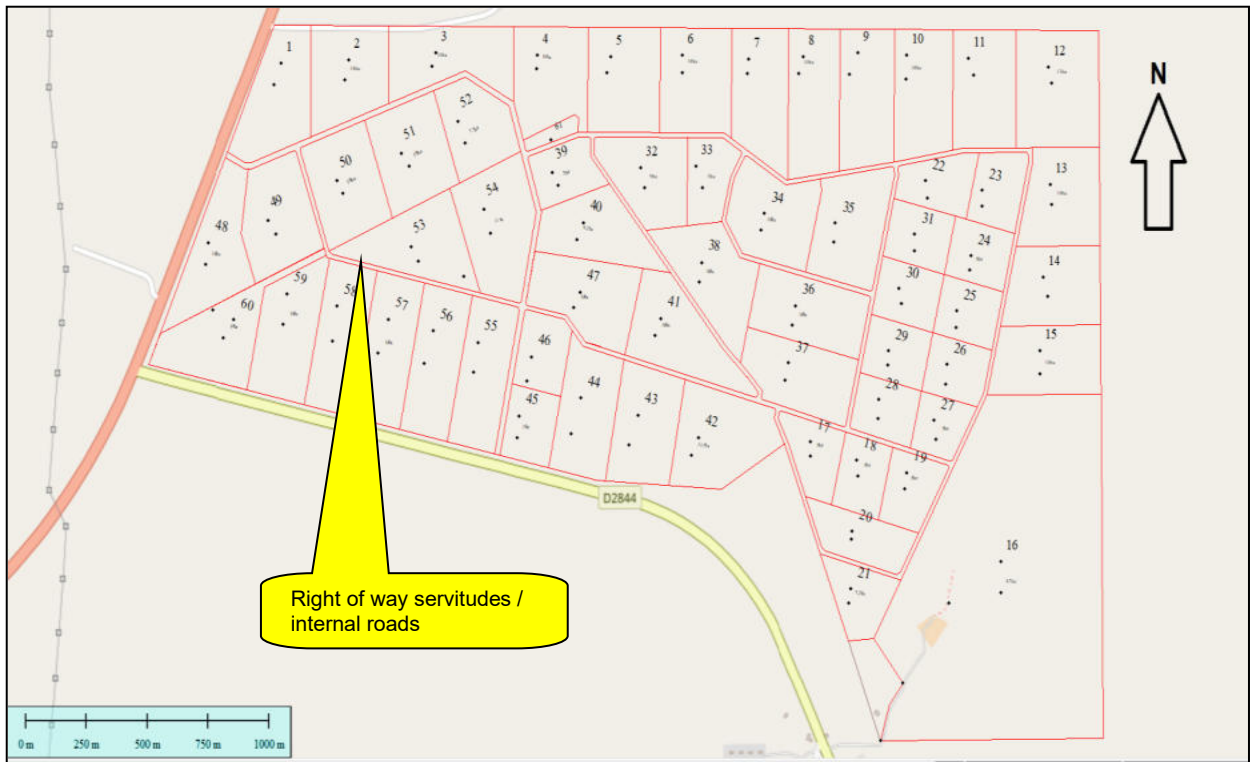


Figure 8: Subdivision Plan

To be able to complete the town planning procedures for the creation of the lifestyle estate, an environmental clearance is required for the zoning of the portions, creation of infrastructure, including right of way servitudes to be used as public roads to provide access to the newly created portions, and complete the town planning procedures to develop a lifestyle estate on the property.

5. BULK SERVICES AND INFRASTRUCTURE PROVISION

Grootfontein Municipality is currently not providing any municipal services namely roads, sewer connection, potable water, electricity as well as fire services in this area. It is thus the responsibility of the Proponent to ensure that the newly created portions are serviced. The bulk services will be provided as follows:

5.1.ACCESS

The Remainder of Portion 6 of the Farm Berg Aukas No. 593 has currently two accesses. The one access is from Main Road B8 with a second access from Road D2844 just before the entrance to the Berg Aukas Settlement.



Figure 9: Access roads

Once the incorporation of the Portion into Grootfontein Municipal Area is approved / gazetted, a new application for the access will be made to the Roads Authority to accommodate the increased number of portions created from the subdivision of the Portion.

Internal roads which will provide access to the newly created portions will be right of way servitudes. These roads will be of the standard widths ($\pm 13\text{m}$ wide) as per Grootfontein Municipal Requirements. The roads will be of the gravel standard.

5.2.WATER SUPPLY / REQUIREMENTS

Remainder of Portion 6 of the Farm Berg Aukas No. 593 obtains water from boreholes on the site as well as from the NamWater line that cross over the portion and provides the Berg Aukas Settlement/Village with potable water. The future owners of the newly created portion will have the option to link up with the NamWater supply network from the pipeline crossing the site or to drill boreholes. If any boreholes must be drilled, the required permits and licences will be obtained.

5.3.ELECTRICITY SUPPLY

The Portion is already supplied with electricity from the Cenored Network. The future owners of the newly created portions will have the option to link up with the Cenored Network or to put up an off-grid system like solar.

5.4.SEWAGE DISPOSAL/MANAGEMENT

The current residence and supplementary dwellings on the Portion have its own French Drain system linked to a soak away. The newly created portions will be too large to be linked to a waterborne central sewer system. It is proposed that a green water treatment system is installed by the owner of each portion to treat all sewer for reuse.

The proposed system must be designed by a professional engineer to be approved by Grootfontein Municipality. Due to the nature of this development, it is not anticipated that there will be more than 5 – 7 people on each unit. It will be propagated that the Water Efficiency System “Bubbler” be used on every unit. This system has been accepted by the Department of Water Affairs and it is in use in various locations all over Namibia.

As the development falls within the Grootfontein Municipal area, approval must be obtained for the sewer systems to be installed as per their building control regulations.

5.5.STORM WATER AND DRAINAGE

Seasonal flooding in the area has been observed in the past. The natural flow of storm water and drainage must be minimally disturbed, and the natural flow accommodated where possible. Provision must be made for the accommodation of surface water/stormwater management as it may endanger infrastructure.

5.6.SOLID WASTE

Household waste/domestic refuse generated at the site will be sorted into the different recyclables and stored on site and then collected on site by an approved private waste management company from where it is taken to their recycling facility for processing and the remainder of the waste is being carted away and disposed/discharged at the approved waste disposal/landfill site.

5.7.FIRE PROTECTION


Each buyer will have their respective responsibility to clear their boarder lines as per the normal farm regulations to prevent fire spreading, this will also be regulated by a Homeowner Association.

5.8.SHARED SERVICES AND INFRASTRUCTURE

The shared services will be managed by a homeowners association / body that will be created to attend to road maintenance, security services and the remainder of common infrastructure/ property.

6. APPROVALS OBTAINED

The following letter dated 14 March 2025 was obtained from the Municipality of Grootfontein:



Municipality of Grootfontein

C.E.O's
Office

15/4/4/1

Ref. No.

Enquiries: I.T Lungameni
14 March 2025

P.O Box 23
Tel: (067) 243101
Fax: (067) 242930
Grootfontein
Namibia

To: Willem Schutz Town and Regional Planning Consultants (WSTRPC)
Via: wstrpc@gmail.com

Att: Mr. Schutz

RE: ALTERATION OF THE BOUNDARIES OF THE MUNICIPAL COUNCIL OF GROOTFONTEIN IN TERMS OF SECTION 4(1)(B), OF THE LOCAL AUTHORITIES ACT 1992 (ACT 23 OF 1992) TO INCLUDE THE REMAINDER OF PORTION 6 OF THE FARM BERG AUKAS NO 593 INTO THE TOWNLANDS OF GROOTFONTEIN


This letter serves to inform you on the outcome of the Council meeting held on 12 November 2024, Under **Council Resolution No: OCM-41/12/11/2024**


After deliberations the Council resolved:

- 1.Alteration of the boundaries of the Municipal Council of Grootfontein in terms of section 4(1)(b), of the Local Authorities Act 1992 (Act 23 of 1992) to include the Remainder of Portion 6 of the Farm Berg Aukas No 593 into the Townlands of Grootfontein.
- 2.The farm owner to provide proof payment of land tax to the Ministry of Lands and Resettlement,
- 3.Municipal tax be levied on Portion 6 of the Farm Berg Aukas No 593 into the Townlands of Grootfontein and
- 4.New cadastral drawing of Portion 6 of the Farm Berg Aukas No 593 be submitted to the Town Planning Office in CAD, DWG etc format

Should you have any query regarding this matter, please contact the Town Planning office.

Yours Faithfully,


Indilehi Lungameni
Acting Chief Executive Officer



All official correspondences must be addressed to the Chief Executive Officer

ALTERATION OF THE BOUNDARIES OF THE MUNICIPAL COUNCIL OF GROOTFONTEIN IN TERMS OF SECTION 4(1)(B), OF THE LOCAL AUTHORITIES ACT 1992 (ACT 23 OF 1992) TO INCLUDE THE REMAINDER OF PORTION 6 OF THE FARM BERG AUKAS NO 593 INTO THE TOWNLANDS OF GROOTFONTEIN

BACKGROUND

It has now become convenient for farms owner to approach the Council for approval when they wish to sell portion of their farms or whenever they want to establish township on the farms. Portion 6 of the Farm Berg Aukas No 593 is located approximately 12 kilometre to the east of Grootfontein and measures 625 hectares in extend.

To enable the owner to develop Rural Residential consisting of portions ranging between 5 ha and 10 ha the owner thought it is necessary to incorporate Portion 6 of the Farm Berg Aukas No 593 into the townlands of Groofontein. Willem Schutz Town and Regional Planning Consultants (WSTRPC) has therefore been appointed by the owner, Portion 6 of the Farm Berg Aukas No 593 to apply for the incorporation Portion 6 of the Farm Berg Aukas No 593 into the Grootfontein municipal boundary.

The Power of Attorney authorising Willem Schutz Town and Regional Planning Consultants (WSTRPC) to apply on behalf of Portion 6 of the Farm Berg Aukas No 593 is attached on the annexure.

PURPOSE

The purpose of this submission is therefore to request for Council to approve the Alteration of the boundaries of the Municipal Council of Grootfontein in terms of section 4(1)(b), of the Local Authorities Act 1992 (Act 23 of 1992) to include the Remainder of Portion 6 of the Farm Berg Aukas No 593 into the Townlands of Grootfontein.

TOWN PLANNING'S COMMENT

About 124 farms are located outside the Municipal boundary but within the Grootfontein Town Planning Scheme Boundary. This implies that the Council has development control over Portion 6 of the Farm Berg Aukas No 593 with regards to incorporation, township establishment, subdivision, consolidations, rezoning etc.

The Council has therefore town planning jurisdiction on Portion 6 of the Farm Berg Aukas No 593. The incorporation of Portion 6 of the Farm Berg Aukas No 593 into the Townlands of Grootfontein has the potential to contribute to housing and economy need of the town.

FINANCIAL IMPLICATIONS

Portion 6 of the Farm Berg Aukas No 593 currently pays land tax to the Ministry of Lands. If the farm is to be incorporated within the town boundary, payment of land tax will cease. Instead the farm owner shall pay municipal tax to the Council.

Payment of rates and taxes to the municipality obliged the Council to provide municipal services to the farmers. Given the cost to provide services to the farmers, it is recommended that the farmer levies to the Council equivalent to current land tax. This

will provide a win-win situation as the farmer stand to benefit from not having to waiver to the government whenever they want to sell their farm.

The Council further stand a chance to benefit from potential subdivision and rezoning application through endowment and betterment fees.

RECOMMENDATION

After the discussion on the submission **Council Resolved:-**

- 12.6
1. Alteration of the boundaries of the Municipal Council of Grootfontein in terms of section 4(1)(b), of the Local Authorities Act 1992 (Act 23 of 1992) to include the Remainder of Portion 6 of the Farm Berg Aukas No 593 into the Townlands of Grootfontein.
 2. The farm owner to provide proof payment of land tax to the Ministry of Lands and Resettlement,
 3. Municipal tax be levied on Portion 6 of the Farm Berg Aukas No 593 into the Townlands of Grootfontein and
 4. New cadastral drawing of Portion 6 of the Farm Berg Aukas No 593 be submitted to the Town Planning Office in CAD,DWG etc format

13. The item was moved by Hon. N.T Garises and seconded by Hon. L. Jacobs
OCM-41/12/11/2024

PROCUREMENT MANAGEMENT UNIT REPORT FOR JULY & AUGUST 2024

14.

SUMMARY

The procurement summary sheet for July & August 2024 was attached for Council consideration and discussion.

The item was moved by Hon. A. Nghikevali and seconded by Hon. V. Shandjuuka
OCM-42/12/11/2024

MATTERS OF CONFIDENTIAL NATURE / UNDER CAMERA

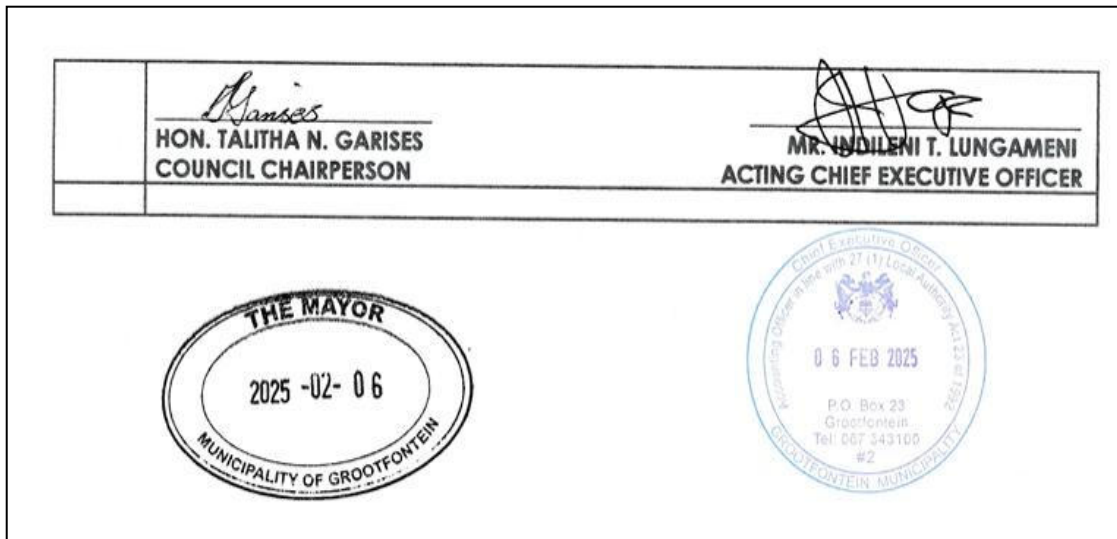
OCM-43/12/11/2024

CLOSURE

The meeting ended at 21:30

APPROVAL PROPOSED BY: _____

APPROVAL SECONDED BY: _____



7. APPROACH TO THE STUDY

The assessment included the following activities:

a) Desktop sensitivity assessment

Literature, legislation and guidance documents related to the natural environment and land use activities available on the portion and area in general were reviewed to determine potential environmental issues and concerns.

b) Site assessment (site visit)

The proposed project site and the immediate neighbourhood and surrounding area were assessed through several site visits to investigate the environmental parameters on site to enable further understanding of the potential impacts on site.

c) public participation

The public was invited to give input, comments and opinions regarding the proposed project. Notices were placed in the Namibian and New Era Newspapers on two consecutive weeks (15 and 22 August 2025) inviting public participation and comments on the proposed project. A notice was also displayed on the Municipal Notice Board and on the site. The final date for receiving comments was 19 September 2025. See attached copies of the notices. A Background Information Document (BID) was sent to the neighbours and to Interested and Affected Parties. The closing date for comments / input on the BID was 31 October 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.

8. ASSUMPTIONS AND LIMITATIONS

It is assumed that the information provided by the proponent (Bly - 'n - Bietjie Farming Close Corporation) and the town planner (WSTRPC) is accurate. No alternative portions/sites/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.

9. 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 Grootfontein 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, Bly - 'n - Bietjie Farming Close Corporation (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:

LAND USE AND DEVELOPMENT ACTIVITIES

5.2 Establishment of land resettlement schemes

INFRASTRUCTURE

10.1 The construction of-

(b) public roads;

10.2 The route determination of roads and design of associated physical infrastructure where -

- a) It is a public road***
- b) the road reserve is more than 30m wide, or***
- c) the road caters for more than one lane of traffic in both directions***

Cumulative impacts associated with the development must be included as well as public consultation. The Act further requires all major industries and mines to prepare waste management plans and present these to the local authorities for approval.

The Act, Regulations, Procedures and Guidelines have integrated the following sustainability principles. These need to be given due consideration, particularly to achieve proper waste management and pollution control:

Cradle to Grave Responsibility

This principle provides that those who handle or manufacture potentially harmful products must be liable for their safe production, use and disposal and that those who initiate potentially polluting activities must be liable for their commissioning, operation and decommissioning.

Precautionary Principle

It provides that if there is any doubt about the effects of a potentially polluting activity, a cautious approach must be adopted.

The Polluter Pays Principle

A person who generates waste or causes pollution must, in theory, pay the full costs of its treatment or of the harm, which it causes to the environment.

Public Participation and Access to Information

In the context of environmental management, citizens must have access to information and the right to participate in decisions making.

CONCLUSION AND IMPACT

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

THE GROOTFONTEIN TOWN PLANNING SCHEME

To ensure that development is being driven and guided in Grootfontein, the Municipality of Grootfontein has endorsed the Town Planning Scheme No. 10, approved in terms of section 26(1) of the Town Planning Ordinance of 1954.

The area to which this Scheme applies, is the area as indicated on the scheme maps. The general purpose of the Scheme is the co-ordinated and harmonious development of the area of Grootfontein including where necessary the redevelopment of any part

thereof which has already been subdivided and build upon, in such a way as will most effectively tend to promote health, safety, order, amenity, convenience and general welfare as well as efficiency and economy and conservation of the existing character of the town, in the process of such development.

The application for the incorporation of Portion 6 of Farm Berg Aukas as well as the future development and use is supported by the Grootfontein Town Council. See below the Department of Town Planning's comments as well as the Council's Approval Letter in Section 6 of this Report.

TOWN PLANNING'S COMMENT

About 124 farms are located outside the Municipal boundary but within the Grootfontein Town Planning Scheme Boundary. This implies that the Council has development control over Portion 6 of the Farm Berg Aukas No 593 with regards to incorporation, township establishment, subdivision, consolidations, rezoning etc.

The Council has therefore town planning jurisdiction on Portion 6 of the Farm Berg Aukas No 593. The incorporation of Portion 6 of the Farm Berg Aukas No 593 into the Townlands of Grootfontein has the potential to contribute to housing and economy need of the town.

CONCLUSION AND IMPACT

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

OTHER LAWS, ACTS, REGULATIONS AND POLICIES

The laws, acts, regulations, and policies listed below have also been considered during the Environmental Assessment.

Table 1: Laws, Acts, Regulations and Policies

| Laws, Acts, Regulations & Policies consulted: | | |
|--|--|--|
| Electricity Act (No. 4 of 2007) | In accordance with the Electricity Act (No. 4 of 2007) which provides for the establishment of the Electricity Control Board and provide for its powers and functions; to provide for the requirements and conditions for obtaining licenses for the provision | The Proponent must abide to the Electricity Act. |

| | | |
|---|---|--|
| | of electricity; to provide for the powers and obligations of licenses; and to provide for incidental matters: the necessary permits and licenses will be obtained. | |
| Pollution Control and Waste Management Bill (guideline only) | The Pollution Control and Waste Management Bill are 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. |
| Water Resources Management Act | The Water Resources Management Act (No. 11 of 2013) stipulates conditions that ensure effluent that is produced to be of a certain standard. There should also be controls on the disposal of | The Act must be consulted. Fresh water abstraction and waste-water discharge permits should be obtained when required. |

| | | |
|---|---|---|
| | 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. | |
| Solid and Hazardous Waste Management Regulations: Local Authorities 1992 | Provides for management and handling of industrial, business and domestic waste. | The Proponent must abide to the solid waste management provisions. |
| Hazardous Substances Ordinance (No. 14 of 1974) | The Ordinance applies to the manufacture, sale, use, disposal and dumping of hazardous substances, as well as their import and export and is administered by the Minister of Health and Social Welfare. Its primary purpose is to prevent hazardous substances from causing injury, ill-health or the death of human beings. | The Proponent must abide to the Ordinance's provisions. |
| Atmospheric Pollution Prevention Ordinance of Namibia (No. 11 of 1976) | Part 2 of the Ordinance governs the control of noxious or offensive gases. The Ordinance prohibits anyone from carrying on a scheduled process without a registration certificate in a controlled area. The registration 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. |
| Nature Conservation Ordinance | The Nature Conservation Ordinance (No. 4 of 1975) covers game parks and nature reserves, the hunting and protection of wild animals, problem animals, fish and indigenous plant species. The Ministry of Environment, Forestry and Tourism (MEFT) administer it | The proposed project implementation is not located in a demarcated conservation area, national park or unique environments. |

| | | |
|---|--|---|
| | and provides for the establishment of the Nature Conservation Board. | |
| Forestry Act | The Forestry Act (No. 12 of 2001) specifies that there be a general protection of the receiving and surrounding environment. The protection of natural vegetation is of great importance, the Forestry Act especially stipulates that no living tree, bush, shrub or indigenous plants within 100m from any river, stream or watercourse, may be removed without the necessary license. | No removal of protected tree species or removal of mature trees should happen. The Ministry of Environment, Forestry and Tourism should be consulted when required. |
| Labour Act | The Labour Act (No. 11 of 2007) contains regulations relating to the Health, Safety and Welfare of employees at work. These regulations are prescribed for among others safety relating to hazardous substances, exposure limits and physical hazards. Regulations relating to the Health and Safety of Employees at Work are promulgated in terms of the Labour Act 6 of 1992 (GN156, GG1617 of 1 August 1997). | The proponent and contractor should adhere to the Labour Act. |
| Public and Environmental Health Act | The Public and Environmental Health Act (No. 1 of 2015) provides with respect to matters of public health in Namibia. The objects of this Act are to: (a) promote public health and wellbeing; (b) prevent injuries, diseases and disabilities; (c) protect individuals and communities from public health risks; (d) encourage community participation in order to create a healthy environment; and (e) provide for early detection of diseases and public health risks. | The proponent and contractor should adhere to the Public and Environmental Health Act. |
| National Heritage Act (No. 27 of 2004) | All protected heritage resources discovered need to be reported immediately to the National Heritage Council (NHC) and require a permit from the NHC before it may be relocated. This | The National Heritage Council should be consulted when required. |

| | | |
|---|--|--|
| | should be applied from the NHC. | |
| National Monuments Act of Namibia (No. 28 of 1969) as amended until 1979 | <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> |
| Public Health Act (No. 36 of 1919) | <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> |
| Soil Conservation | <p>The objectives of this Act are to:</p> <p>Make provisions for the combating</p> | <p>Only the area required for the operations should be cleared</p> |

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

CONCLUSION AND IMPACT

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

10. AFFECTED RECEIVING ENVIRONMENT

10.1. BIODIVERSITY AND VEGETATION

Portion 6 of Farm Berg Aukas 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.

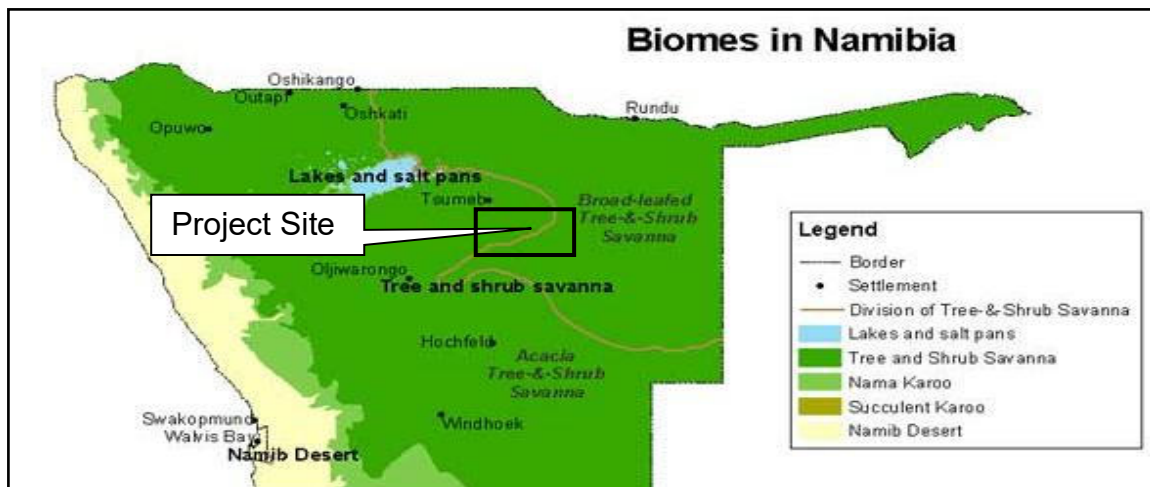


Figure 10: Biomes in Namibia (Atlas of Namibia, 2002)

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.

10.2. GEOLOGY AND SOILS

Portion 6 of Farm Berg Aukas is located in the Khomas Trough on a geological area classified as Damara Supergroup and Gariep Complex, Kalahari Group and Oldest Rocks. The area consists of dolomitic limestones, shales, and quartzite. See Map below:

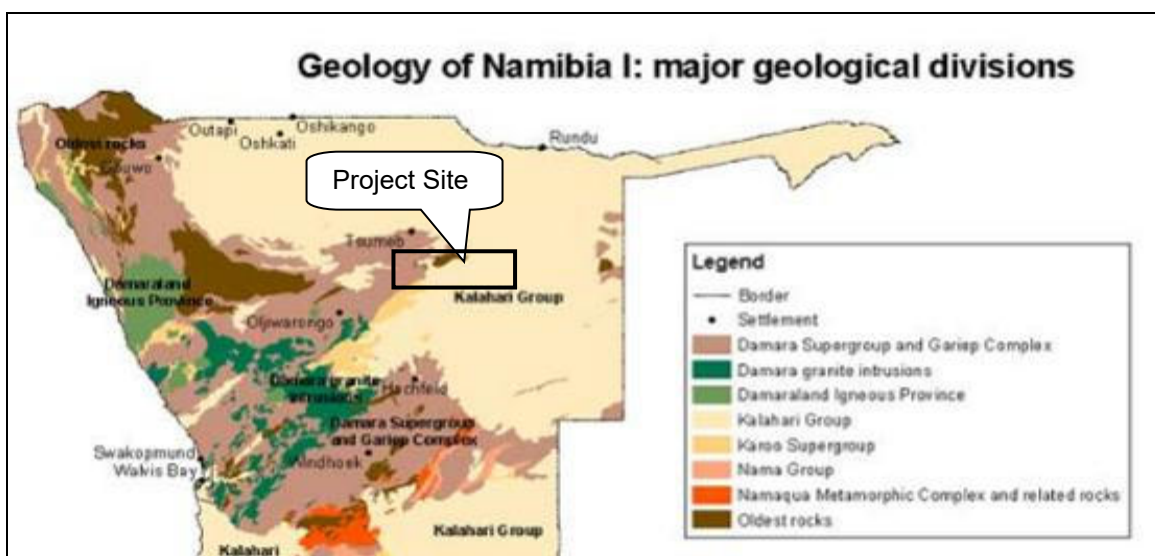


Figure 11: Geology of Namibia (Atlas of Namibia Project, 2002)

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*).

10.3. SOCIO ECONOMIC ENVIRONMENT

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

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

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

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

10.4. CLIMATE

Grootfontein and surroundings are characteristic by a semi-arid to sub-humid climate. The area experiences an average annual rainfall ranging from 500 to 600 millimeters, with most precipitation occurring from November to March in the summer. Rainfall in this region is highly variable and can fluctuate significantly from year to year (*AccuWeather, 2025*).

This region has hot summers and mild winters. The average maximum temperature during the summer can reach 32°C, while winter temperatures can drop to an average minimum of around 6°C, with occasional frost occurring in colder years (*AccuWeather, 2025*).

The predominant wind direction is from the southeast, particularly during the winter months, which brings cooler and drier air into the region. During the summer, winds are more variable but generally shift towards the northeast (*AccuWeather, 2025*).

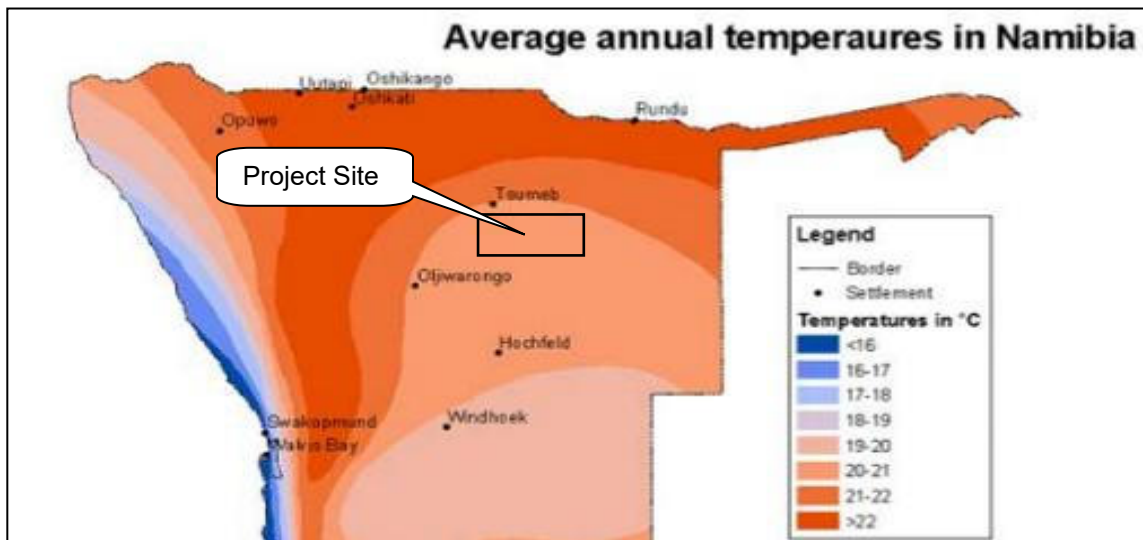


Figure 12: Average temperatures (Atlas of Namibia Project, 2002)

10.5. 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.

11. IMPACT ASSESSMENT AND EVALUATION

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

Table 2: Impact Evaluation Criterion (DEAT 2006)

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

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

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

11.1. IMPACTS DURING THE CONSTRUCTION ACTIVITY

Some of the impacts that the development has on the environment includes water will be used for the construction and operation activities, electricity will be used, a sewer system will be constructed and wastewater will be produced on the site that will have to be handled.

11.1.1. WATER USAGE

Water is a scarce resource in Namibia and therefore water usage should be monitored and limited in order to prevent unnecessary wastage. The proposed project might make use of water in its construction phase and operations.

Impact Evaluation

| Aspect | Impact Type | Scale | Duration | Magnitude | Probability | Significance | |
|--------|-------------|-------|----------|-----------|-------------|--------------|-----------|
| | | | | | | Unmitigated | Mitigated |
| Water | - | 2 | 2 | 4 | 2 | L | L |

11.1.2. ECOLOGICAL IMPACTS

The proposed infrastructure will be constructed in a semi disturbed natural area which is partly covered with vegetation. Special care should be taken to limit the destruction or damage of the vegetation. However, impacts on fauna and flora are expected to be minimal. Disturbance of areas outside the designated working zone is not allowed.

Impact Evaluation

| Aspect | Impact Type | Scale | Duration | Magnitude | Probability | Significance | |
|---------|-------------|-------|----------|-----------|-------------|--------------|-----------|
| | | | | | | Unmitigated | Mitigated |
| Ecology | - | 1 | 2 | 4 | 2 | L | L |

11.1.3. DUST POLLUTION AND AIR QUALITY

Dust generated during the transportation of building materials; construction and installation of bulk services, and problems thereof are expected to be low and site specific. Dust is expected to be worse during the winter months when strong winds occur. Release of various particulates from the site during the construction phase and exhaust fumes from vehicles and machinery related to the construction of bulk services

are also expected to take place. Dust is regarded as a nuisance as it reduces visibility, affects the human health and retards plant growth. It is recommended that regular dust suppression be included in the construction activities, when dust becomes an issue.

Impact evaluation

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

11.1.4. NOISE IMPACT

An increase of ambient noise levels at the proposed site is expected due to the construction activities. Noise pollution due to heavy-duty equipment and machinery might be generated. It is not expected that the noise generated during construction will impact any third parties due to the distance of the neighbouring activities. Ensure all mufflers on vehicles are in full operational order; and any audio equipment should not be played at levels considered intrusive by others. The construction staff should be equipped with ear protection equipment.

Impact evaluation

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

11.1.5. HEALTH, SAFETY AND SECURITY

The safety, security and health of the labour force, employees and general public are of great importance. Workers should be orientated with the maintenance of safety and health procedures and they should be provided with PPE (Personal Protective Equipment). A health and safety officer should be employed to manage, coordinate and monitor risk and hazard and report all health and safety related issues in the workplace.

Safety issues could arise from the earthmoving equipment and tools that will be used on site during the construction phase. This increases the possibility of injuries and the contractor must ensure that all staff members are made aware of the potential risks of injuries on site. The presence of equipment lying around on site may also encourage criminal activities (theft).

Sensitize operators of earthmoving equipment and tools to switch off engines of vehicles or machinery not being used. The contractor is advised to ensure that the team is equipped with first aid kits and that these are available on site, at all times. Workers

should be equipped with adequate personal protective gear and properly trained in first aid and safety awareness.

No open flames, smoking or any potential sources of ignition should be allowed at the project location. Signs such as 'NO SMOKING' must be prominently displayed in parts where inflammable materials are stored on the premises. Proper barricading and/or fencing around the site especially trenches for pipes and drains should be erected to avoid entrance of animals and/or unauthorized persons. Safety regulatory signs should be placed at strategic locations to ensure awareness. Adequate lighting within and around the construction locations should be erected, when visibility becomes an issue.

Impact evaluation

| Aspect | Impact Type | Scale | Duration | Magnitude | Probability | Significance | |
|-------------------|-------------|-------|----------|-----------|-------------|--------------|-----------|
| | | | | | | Unmitigated | Mitigated |
| Safety & Security | - | 1 | 2 | 4 | 2 | M | L |

11.1.6. CONTAMINATION OF GROUNDWATER

Care must be taken to avoid contamination of soil and groundwater. Use drip trays when doing maintenance on machinery. Maintenance should be done on dedicated areas with linings or concrete flooring. The risk can be lowered further through proper training of staff. All spills must be cleaned up immediately. Excavations should be backfilled and sealed with appropriate material, if it is not to be used further.

Impact Evaluation

| Aspect | Impact Type | Scale | Duration | Magnitude | Probability | Significance | |
|-------------|-------------|-------|----------|-----------|-------------|--------------|-----------|
| | | | | | | Unmitigated | Mitigated |
| Groundwater | - | 2 | 2 | 2 | 2 | M | L |

11.1.7. SEDIMENTATION AND EROSION

The area is mostly covered by vegetation. The vegetation is stabilizing the area against wind and water erosion. Vegetation clearance and creation of impermeable surfaces could result in erosion in areas across the proposed area. The clearance of vegetation will further reduce the capacity of the land surface to slow down the flow of surface water, thus decreasing infiltration, and increasing both the quantity and velocity of surface water runoff. The proposed construction activities will increase the number of impermeable surfaces and therefore decrease the amount of groundwater infiltration. As a result, the amount of storm water during rainfall events could increase. If proper storm water management measures are not implemented this will impact negatively on the water courses close to the site.

Impact Evaluation

| Aspect | Impact Type | Scale | Duration | Magnitude | Probability | Significance | |
|---------------------------|-------------|-------|----------|-----------|-------------|--------------|-----------|
| | | | | | | Unmitigated | Mitigated |
| Erosion and Sedimentation | - | 1 | 2 | 4 | 2 | M | L |

11.1.8. GENERATION OF WASTE

This can be in a form of rubble, cement bags, pipe and electrical wire cuttings. The waste should be gathered and stored in enclosed containers to prevent it from being blown away by the wind. Contaminated soil due to oil leakages, lubricants and grease from the construction equipment and machinery may also be generated during the construction phase.

The oil leakages, lubricants and grease must be addressed. Contaminated soil must be removed and disposed of at a hazardous waste landfill. The contractor must provide containers on-site, to store any hazardous waste produced. Regular inspection and housekeeping procedure monitoring should be maintained by the contractor.

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

Impact Evaluation

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

11.1.9. CONTAMINATION OF SURFACE WATER

Contamination of surface water might occur through oil leakages, lubricants and grease from the equipment and machinery during the installation, construction and maintenance of bulk services at the site. Oil spills may form a film on water surfaces in the nearby streams causing physical damage to water-borne organisms.

Machinery should not be serviced at the construction site to avoid spills. All spills should be cleaned up as soon as possible. Hydrocarbon contaminated clothing or equipment should not be washed within 25m of any surface water body.

Impact Evaluation

| Aspect | Impact Type | Scale | Duration | Magnitude | Probability | Significance | |
|---------------|-------------|-------|----------|-----------|-------------|--------------|-----------|
| | | | | | | Unmitigated | Mitigated |
| Surface water | - | 2 | 2 | 4 | 3 | M | L |

11.1.10. TRAFFIC AND ROAD SAFETY

All drivers of delivery vehicles and construction machinery should have the necessary driver's licenses and documents to operate these machines. Speed limit warning signs must be erected to minimise accidents. Heavy-duty vehicles and machinery must be tagged with reflective signs or tapes to maximize visibility and avoid accidents.

Impact Evaluation

| Aspect | Impact Type | Scale | Duration | Magnitude | Probability | Significance | |
|---------|-------------|-------|----------|-----------|-------------|--------------|-----------|
| | | | | | | Unmitigated | Mitigated |
| Traffic | - | 2 | 2 | 4 | 3 | M | L |

11.1.11. FIRES AND EXPLOSIONS

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

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

Impact Evaluation

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

11.1.12. SENSE OF PLACE

The placement, design and construction of the proposed project should be as such as to have the least possible impact on the natural environment. The proposed activities will not have a large/negative impact on the sense of place in the area since it will be constructed in a manner that will not affect the neighbouring portions and it will not be visually unpleasing.

Impact Evaluation

| Aspect | Impact Type | Scale | Duration | Magnitude | Probability | Significance | |
|--------------------|-------------|-------|----------|-----------|-------------|--------------|-----------|
| | | | | | | Unmitigated | Mitigated |
| Nuisance Pollution | - | 1 | 1 | 2 | 2 | L | L |

11.2. IMPACTS DURING THE OPERATIONAL PHASE

11.2.1. ECOLOGICAL IMPACTS

Staff and visitors should only make use of walkways and existing roads to minimise the impact on vegetation. No firewood may be collected on the site. Minimise the area of disturbance by restricting movement to the designated working areas during maintenance and drives.

Impact Evaluation

| Aspect | Impact Type | Scale | Duration | Magnitude | Probability | Significance | |
|-----------------|-------------|-------|----------|-----------|-------------|--------------|-----------|
| | | | | | | Unmitigated | Mitigated |
| Ecology Impacts | - | 1 | 2 | 4 | 2 | L | L |

11.2.2. DUST POLLUTION AND AIR QUALITY

Vehicles transporting goods and staff will contribute to the release of hydrocarbon vapours, carbon monoxide and sulphur oxides into the air. Possible release of sewer odour, due to sewer system failure 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 |

11.2.3. CONTAMINATION OF GROUNDWATER

Spillages might also occur during maintenance of the sewer system. This could have impacts on groundwater especially in cases of large sewer spills. Proper containment should be used in cases of sewerage system maintenance to avoid any possible leakages. Oil and chemical spillages may have a 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 |

11.2.4. GENERATION OF WASTE

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

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

Impact Evaluation

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

11.2.5. FAILURE IN RETICULATION PIPELINES

There may be a potential release of sewage, stormwater or water into the environment due to pipeline/system failure. As a result, the spillage could be released into the environment and could potentially be health hazard to surface and groundwater. Proper reticulation pipelines and drainage systems should be installed. Regular bulk services infrastructure and system inspection should be conducted.

Impact Evaluation

| Aspect | Impact Type | Scale | Duration | Magnitude | Probability | Significance | |
|----------------------------------|-------------|-------|----------|-----------|-------------|--------------|-----------|
| | | | | | | Unmitigated | Mitigated |
| Failure of Reticulation Pipeline | - | 1 | 1 | 4 | 2 | M | L |

11.2.6. FIRES AND EXPLOSIONS

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

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

Impact Evaluation

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

11.2.7. HEALTH, SAFETY AND SECURITY

The safety, security and health of the labour force, employees and neighbours are of great importance, workers should be orientated with the maintenance of safety and health procedures and they should be provided with PPE (Personal Protective Equipment). Workers should be warned not to approach or chase any wild animals

occurring on the site. No open flames, smoking or any potential sources of ignition should be allowed at the project location. Signs such as 'NO SMOKING' must be prominently displayed in parts where inflammable materials are stored on the premises.

Impact Evaluation

| Aspect | Impact Type | Scale | Duration | Magnitude | Probability | Significance | |
|-------------------|-------------|-------|----------|-----------|-------------|--------------|-----------|
| | | | | | | Unmitigated | Mitigated |
| Safety & Security | - | 1 | 2 | 4 | 2 | M | L |

11.3. CUMULATIVE IMPACTS

These are impacts on the environment, which results from the incremental impacts of the construction and operation of the proposed project when added to other past, present, and reasonably foreseeable future actions regardless of what person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time. In relation to an activity, it means the impact of an activity that in it may not become significant when added to the existing and potential impacts resulting from similar or diverse activities or undertakings in the area.

Possible cumulative impacts associated with the proposed project include sewer damages/maintenance, vegetation and animal disturbance, uncontrolled traffic and destruction of the natural environment. These impacts could become significant especially if it is not properly supervised and controlled. This could collectively impact on the environmental conditions in the area. Cumulative impacts could occur in both the operational and the construction phase.

Impact Evaluation

| Aspect | Impact Type | Scale | Duration | Magnitude | Probability | Significance | |
|--------------------|-------------|-------|----------|-----------|-------------|--------------|-----------|
| | | | | | | Unmitigated | Mitigated |
| Cumulative Impacts | - | 1 | 3 | 4 | 3 | L | L |

12. 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.

13. CONCLUSION

The EIA has been completed in line with the requirements of the Environmental Management Act, 2007 and Regulations and it is concluded and recommended that the specific site identified namely Portion 6 of Farm Berg Aukas, has the full potential to be used for the proposed activities. The identified environmental and social impacts can be minimized and managed through implementing preventative measures and sound management systems. It is recommended that the environmental performance be monitored regularly to ensure compliance and that corrective measures be taken if necessary.

In general, the construction and operation of the proposed project would pose limited environmental risks, provided that the EMP for the activity is used properly. The EMP should be used as an onsite tool during the construction and operation of the project. Parties responsible for non-conformances of the EMP should be held responsible for any rehabilitation that has to be undertaken. After assessing all information available on this project, Green Earth Environmental Consultants are of the opinion that the proposed project site is suitable for the proposed activities. The accompanying EMP will focus on mitigation measures that will remediate or eradicate the negative or adverse impacts.

14. RECOMMENDATION

It is therefore recommended that the Ministry of Environment, Forestry and Tourism through the Environmental Commissioner support and approve the Environmental Clearance to complete the town planning procedures, align and create right of way servitudes and access roads for the newly created portions from the subdivision of the Remainder of Portion 6 of Farm Berg Aukas, Grootfontein, Otjozondjupa Region and to issue an Environmental Clearance for the following 'Listed Activities':

LAND USE AND DEVELOPMENT ACTIVITIES

5.2 Establishment of land resettlement schemes

INFRASTRUCTURE

10.1 The construction of-

(b) public roads;

10.2 The route determination of roads and design of associated physical infrastructure where -

a) It is a public road

b) the road reserve is more than 30m wide, or

c) the road caters for more than one lane of traffic in both directions

LIST OF REFERENCES

Atlas of Namibia Project, 2002. *Directorate of Environmental Affairs, Ministry of Environment, Forestry and Tourism*.
<http://www.unikoeln.de/sfb389/e/e1/download/atlasnamibia/pics/climate/temperature-annual.jpg>
[accessed: February 19, 2014].

Christelis, G.M. & Struckmeier, W. 2001. Groundwater in Namibia, an Explanation of the Hydrogeological Map. *Ministry of Agriculture, Water and Rural Development*. Windhoek. Namibia, pp 128.

Commencement of the Environmental Management Act, 2012. *Ministry of Environment, Forestry and Tourism*. Windhoek. Namibia, pp. 3 – 22.

Constitution of the Republic of Namibia, 1990. National Legislative Bodies. Namibia, pp. 6 – 63.

DEAT. 2006 Guideline 4: *Public Participation in support of the Environmental Impact Assessment Regulations, 2006. Integrated Environmental Management Guideline Series*, Department of Environmental Affairs and Tourism (DEAT), Pretoria.

DEAT. 2006 Guideline 5: *Assessment of Alternatives and Impacts in support of the Environmental Impact Assessment Regulations, 2006. Integrated Environmental Management Guideline Series*, Department of Environmental Affairs and Tourism (DEAT), Pretoria.

Environmental Management Act, 2007. *Ministry of Environment, Forestry and Tourism*. Windhoek. Namibia, pp. 4 - 32.

Forestry Act, 2001. *Office of the Prime Minister*. Windhoek. Namibia, pp. 9 – 31.

Grunert, N. 2003. Namibia Fascination of Geology: A Travel Handbook. Windhoek. Klaus Hess Publishers. pp. 35 – 38.

Mannheimer, C. & Curtis, B. 2009. *Le Roux and Muller's Guide to the Trees & Shrubs of Namibia*. Windhoek: Macmillan Education Namibia, pp. 249 – 439.

Namibian Environmental Assessment Policy, 1995. *Ministry of Environment, Forestry and Tourism*. Windhoek. Namibia, pp. 3 – 7.

Nature Conservation Ordinance, 1975. Windhoek. Namibia, pp. 4 – 47.

Soil Conservation Act, 1969. *Office of the Prime Minister*. Windhoek. Namibia, pp. 1 – 14.

Water Resource Management Act, 2004. *Office of the Prime Minister*. Windhoek. Namibia, pp. 6 – 67.

Weather - the Climate in Namibia, 2012. <http://www.info-namibia.com/en/info/weather> [accessed: June 24, 2013].

32
CLASSIFIEDS / ADVERT
Friday 15 August 2025 | NEW ERA

CLASSIFIEDS

**NOTICE
LEGAL NOTICE**

**CALL FOR PUBLIC
PARTICIPATION/COMMENTS**

**ENVIRONMENTAL IMPACT
ASSESSMENT TO OBTAIN AN
ENVIRONMENTAL**

**CLEARANCE TO COMPLETE THE
TOWNPLANNING PROCEDURES,
ALIGN AND CREATE RIGHT
OF WAY SERVITUDES AND
ACCESS ROADS FOR THE
NEWLY CREATED PORTIONS
FROM THE SUBDIVISION OF
THE REMAINDER OF PORTION
6 OF FARM BERG AUKAS
NO. 591, SOUTHERN
OTJONDJUNA REGION.**

Green Earth Environmental
Consultants have been appointed
to attend to and complete
the Environmental Impact
Assessment and Environmental
Management Plan (EIMP) to obtain
an Environmental Clearance
Certificate as per the requirements
of the Environmental Management
Act (No. 1 of 2017) and the
Environmental Impact Assessment
Regulations (GN 303 in GG 4876
of 6 February 2012) to enable
the town planning procedures
and align and create right of way
servitudes and access roads for
the newly created portions from
the subdivision of the Remainder
of Portion 6 of Farm Berg Aukas,
Grootfontein, Otjozondjuna
Region.

Name of proponent: By: N
Bosje Farming Close Corporation

Project location and description:
The Remainder of Portion
6 of Farm Berg Aukas, No.
591 is situated approximately
12 kilometers northeast of
Grootfontein, bordering the B8
and C284 roads which link
Grootfontein with Berg Aukas
and Rundu. The Portion 6 is 697
0453 hectares in extent and is
presently utilized for agricultural
purposes. It is the intention of
the Proponent to use the site for
the development of a lifestyle
estate to be used for residential
and agricultural purposes. To
develop the lifestyle estate, the
site will be incorporated into the
Grootfontein Municipal Area to be
zoned as a rural residential area
and subdivided into 10 portions
(from 3 ha - 10ha in extent) and
the Remainder (270ha). To be
able to complete the town planning
procedures for the creation of the
lifestyle estate, an environmental
clearance is required for the
zoning of the portions, creation
of infrastructure, including right
of way servitudes to be used as
public roads to provide access to
the newly created portions,
and complete the town planning
procedures to develop a lifestyle
estate on the property.

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 19 September
2025.

Contact details for registration and
further information:

**Green Earth Environmental
Consultants**
Contact Persons: Charlie Du
Toit/Carlen van der Walt
Tel: 0812721445 E-mail:
carlen@greenearthna.com

Green Earth
Environmental
Consultants

**NOTICE
LEGAL NOTICE**

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

In terms of section 26(3) of Act
66 of 1965, notice is hereby given
that copies of the liquidation and
distribution account in the estate below
will be open for inspection for all
persons interested therein for a
period of 21 days from date of
publication thereof 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
in accordance with the account,
Registered number of Estate:
E 165/2024
Surname: **IBENBA**
First Name: **JOSEPH**
Identity No: **73025 00730**
Last Address: **RUNDU, KAVANGO
REGION**
Full Name of the Surviving Spouse:
N/A
Number: **N/A**
Account Description:
**AMENDED FIRST & FINAL
Magistrate's Court, RUNDU**
Authorized Agent:
S. NEWAKA & COMPANY INC
UNIT 2, GO WORKS, MAERUA
MALL, CENTAURUS STREET,
WINDHOEK.
snewaka@snewakaco.com

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

In terms of section 26(3) of Act
66 of 1965, notice is hereby given
that the first and final liquidation
and distribution account in the
estate of the late Ena Johanna
Gottler, Estate number 1137/2024,
Identity number 600820 0072 8,
of PILOT VALLENCIA NO 22, OTJAVI,
OTJONDJUNA REGION, will be
open for the inspection of all
persons interested therein for a
period of 21 days from the date of
publication thereof and the offices
of the Master of the High Court of
Windhoek and Otjavi Magistrate's
Court.

Should no objection thereto be
lodged with the Master concerned
during the specified period, the
executor will proceed to make
payments in accordance with the
accounts.

DATED at WINDHOEK this 15th day
of AUGUST 2025.

**CARICIA BASSON LEGAL
PRACTITIONERS**
PO BOX 97254, Maerua Mall
5 Seitz Street, Windhoek
legal@cariciabasson.com

**NOTICE
LEGAL NOTICE**

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

In terms of section 26(3) of Act
66 of 1965, notice is hereby given
that copies of the liquidation and
distribution account in the estate below
will be open for inspection for all
persons interested therein for a
period of 21 days from date of
publication thereof 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
will proceed to make payments
in accordance with the account.
Registered number of Estate:
E 651/2024
Surname: **KHARIGUBI**
First Name: **SAMUEL**
Identity No: **412060500082**
Last Address: **WINDHOEK,
KHOMAS REGION**
Full Name of the Surviving Spouse:
THERESA KHARIGUBI
ID Number: **44072900060**
Account Description: **FIRST &
FINAL**
Magistrate's Court: **N/A**
Authorized Agent:
S. NEWAKA & COMPANY INC
UNIT 2, GO WORKS, MAERUA
MALL, CENTAURUS STREET,
WINDHOEK.
snewaka@snewakaco.com

**NOTICE OF
LAST
LAND TITLE NO**

Notice is hereby given that I, Melvin
Marcelinus Van Wyk, intend to
apply for a certified copy of

CERTAIN Farm Goelepp NR. 248
MEASURING 18 453
SITUATE: Rehoboth
Division
DATED: 7 February 1994
The property of Cornelius Van
Wyk, ID 490512 02 0030 1
All persons who object to the issue
of such a copy are hereby required
to lodge their objections, in writing,
with the Registrar within three (3)
weeks from the last publication of
this notice.

Dated at Windhoek on this
SIGNATURE OF APPLICANT
P O Box 4603
Rehoboth
Tel: 0813302498



Republic of Namibia

MINISTRY OF WORKS AND TRANSPORT

OSHANA REGION

GOVERNMENT AUCTION – DAY 1
MINISTRY OF WORKS AND TRANSPORT

MINISTRY OF WORKS AND TRANSPORT WILL HOLD A PUBLIC AUCTION: VEHICLES
VIEWING DATE: WEDNESDAY 13 AUGUST 2025 from 09H00 to 16H00
AUCTION DATE: THURSDAY 14 AUGUST 2025 AT 10H00
VENUE: MINISTRY OF WORKS AND TRANSPORT – ONDANGWA GOVERNMENT GARAGE

Items to be sold
2X TOYOTA HILUX 4.0 V6/D/C 4X4 MODEL 2015, MAZDA BT-50 2.6 4X4 S/C MODEL 2009, TOYOTA COROLLA 1.6
MODEL 2011, M/BENZ SPRINTER BUS MODEL 2008, TOYOTA HILUX 3.0 4X4 S/C MODEL 2013, ISUZU KB 250 2.4 S/C
MODEL 2014, ISUZU KB 300 4X4 D/C MODEL 2013, NISSAN H/BODY 2.5 4X4 MODEL 2014, NISSAN NP300 2.5 S/C
4X4 MODEL 2014, TOYOTA LAND CRUISER 4.0 V6 D/C 4X4 MODEL 2014, TOYOTA HILUX 4.0 V6 D/C 4X4 MODEL 2014
AND MUCH MORE

Registration: N\$ 10 000.00
Payment cash, SWIPE MACHINE
Terms and Conditions apply, No VAT
Details are subject to change without prior notice
ALL PAYMENTS MUST BE MADE BY 15H00 HOURS ON AUCTION DATE IN CASH NO EXCEPTIONS
Contact: MR J ELAGO 081 270 0041, MS ESTER SHIPALANGA 081 2553074MR E STEENKAMP 081 249 2338,
MR M MAFUNGA 081 846 5554, 061 208 6144.

GOVERNMENT AUCTION – DAY 2
MINISTRY OF WORKS AND TRANSPORT

MINISTRY OF WORKS AND TRANSPORT WILL HOLD A PUBLIC AUCTION: LOOSE ITEMS & VEHICLES
VIEWING DATE: THURSDAY 14 AUGUST 2025 from 09H00 to 16H00
AUCTION DATE: FRIDAY 15 AUGUST 2025 AT 10H00
VENUE: NAMIBIAN AIRPORTS COMPANY – ONDANGWA AIRPORT

Items to be sold
NISSAN 1400 MODEL 2007, ISUZU KB 2.4 4X4 S/C MODEL 2011, TOYOTA HILUX 2.0 MODEL 2014, MERCEDES BENZ,
OFFICE CHAIRS, DESKS, COMPUTERS, PRINTERS, OFFICE FURNITURE, TOOLS MUCH MORE

Registration: N\$ 10 000.00 FOR VEHICLE REGISTRATION AND N\$ 1000.00 FOR LOOSE ITEMS CASH
Payment cash, SWIPE MACHINE
Terms and Conditions apply, No VAT
Details are subject to change without prior notice
ALL PAYMENTS MUST BE MADE BY 15H00 HOURS ON AUCTION DATE IN CASH NO EXCEPTIONS
Contact: MR E STEENKAMP 081 249 2338, MR M MAFUNGA 081 846 5554, 061 208 6144.

GOVERNMENT AUCTION – DAY 3
MINISTRY OF WORKS AND TRANSPORT

MINISTRY OF WORKS AND TRANSPORT WILL HOLD A PUBLIC AUCTION: LOOSE ITEMS
VIEWING DATE: MONDAY 18 AUGUST 2025 from 09H00 to 16H00
AUCTION DATE: TUESDAY 19 AUGUST 2025 AT 10H00
VENUE: MINISTRY OF WORKS AND TRANSPORT – ONDANGWA GOVERNMENT STORES

Items to be sold
BEDS, COMPUTERS, PRINTERS, PHOTOCOPY MACHINE, MATTRESSES, OFFICE CHAIRS, PLASTIC CHAIRS, IRON
SHEETS, LAPTOPS DESKS, COMPUTERS, PRINTERS, FRIDGE, STOVES, TOOLS MUCH MORE

Registration: N\$ 1000.00
Payment cash, SWIPE
MACHINE
Terms and Conditions apply, No VAT
Details are subject to change without prior notice
ALL PAYMENTS MUST BE MADE BY 15H00 HOURS ON AUCTION DATE IN CASH NO EXCEPTIONS
Contact: MS ESTER SHIPALANGA 081 2553074 MR E STEENKAMP 081 249 2338, MR M MAFUNGA 081 846 5554,
061 208 6144.

GOVERNMENT AUCTION – DAY 4
MINISTRY OF WORKS AND TRANSPORT

MINISTRY OF WORKS AND TRANSPORT WILL HOLD A PUBLIC AUCTION: LOOSE ITEMS
VIEWING DATE: WEDNESDAY 20 AUGUST 2025 from 09H00 to 16H00
AUCTION DATE: THURSDAY 21 AUGUST 2025 AT 10H00
VENUE: MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM – ONGWEDIVA RURAL DEVELOPMENT CENTER AND
FORESTRY

Items to be sold
FITTED SHEETS, FLAT SHEETS, TABLE MATS WOODEN, PLATES, WOODEN DOORS, SOLAR PANELS, WINDOW
FRAMES, BEDSIDE TABLES, CORRUGATED IRON, DOOR FRAMES STEEL, POLES TENT POLES, AND MUCH MORE ..

Registration: N\$ 1000.00
Payment cash, SWIPE MACHINE
Terms and Conditions apply, No VAT
Details are subject to change without prior notice
ALL PAYMENTS MUST BE MADE BY 15H00 HOURS ON AUCTION DATE IN CASH NO EXCEPTIONS
Contact: MS ESTER SHIPALANGA 081 2553074, MR E STEENKAMP 081 249 2338, MR M MAFUNGA 081 846 5554,
061 208 6144.

GOVERNMENT AUCTION – DAY 5
MINISTRY OF WORKS AND TRANSPORT

MINISTRY OF WORKS AND TRANSPORT WILL HOLD A PUBLIC AUCTION: VEHICLES
VIEWING DATE: MONDAY 25 AUGUST 2025 from 09H00 to 16H00
AUCTION DATE: TUESDAY 27 AUGUST 2025 AT 10H00
VENUE: MINISTRY OF IMMIGRATION, SAFETY AND SECURITY – OSHAKATI, POLICE.

Items to be sold
TOYOTA VVTI 2.7 S/C 2X4 MODEL 2001, TOYOTA COROLLA 1.6 VVTI MODEL 2014, NISSAN HARDBODY 2.4 4X4
MODEL 2014 MUCH MORE

Registration: N\$ 10 000.00
Payment cash, SWIPE MACHINE
Terms and Conditions apply, No VAT
Details are subject to change without prior notice
ALL PAYMENTS MUST BE MADE BY 15H00 HOURS ON AUCTION DATE IN CASH NO EXCEPTIONS
Contact: MS ESTER SHIPALANGA 081 2553074, MR E STEENKAMP 081 249 2338,
MR M MAFUNGA 081 846 5554, 061 208 6144.

**Green Earth Environmental
Consultants**
Contact Persons: Charlie Du
Toit/Carlen van der Walt
Tel: 0812721445 E-mail:
carlen@greenearthna.com

Green Earth
Environmental
Consultants

**ADVERTISE
HERE
CONTACT
061
2080844**

Paw-Line
Help a paw
and sms
SPCA to
5005.

All proceeds donated
to the SPCA.



**DBV
SPCA**
Every Paw
Print Counts!

NOTICES

Legal

ROBERTS LEGAL PRACTITIONERS
Legal Practitioners for Plaintiff
Unit No 2, Huis Maersburg
Herold Witsos Street
SWAKOPOLAND
(Ref: JMR/0005/2025)

CALL FOR PUBLIC PARTICIPATION/COMMENTS ENVIRONMENTAL IMPACT ASSESSMENT TO OBTAIN AN ENVIRONMENTAL CLEARANCE TO COMPLETE THE TOWN PLANNING PROCEDURE, ALONG AND CREATE RIGHT OF WAY SERVITUDES AND ACCESS ROADS FOR THE NEWLY CREATED PORTIONS FROM THE SUBDIVISION OF THE REMAINDER OF PORTION 8 OF FARM BURG AUKAS NO. 593, GROOTFONTEIN, OTJONDJUPA REGION

Green Earth Environmental Consultants have been appointed to attend to and complete an Environmental Impact Assessment and Environmental Management Plan (EM/MP) to obtain an Environmental Clearance Certificate as per the requirements of the Environmental Management Act (No. 17 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 2010) of 8 February 2010, to complete the town planning procedure and sign and create right of way servitudes and access roads for the newly created portions from the subdivision of the Remainder of Portion 8 of Farm Burg Aukas, Grootfontein, Otjondjupa Region.

Name of proponent: B. J. - B. J. B. J. Farming Close Corporation
Project location and description: The Remainder of Portion 8 of Farm Burg Aukas No. 593 is located approximately 12 kilometers north-east of Grootfontein, bordering the B8 and the D284 roads which link Grootfontein with Beng Aukas and Rundu. The Portion 8 is 697,043 hectares in extent and is presently utilized for agricultural purposes. It is the intention of the proponent to use the site for the development of a lifestyle estate to be used for residential and agricultural purposes. To develop the lifestyle estate, the site will be incorporated into the Grootfontein Municipal Area to be zoned as a rural residential area and be subdivided into 51 portions (from 5ha - 10ha in extent) and the Remainder (759ha). To be able to complete the town planning procedure for the creation of the lifestyle estate, an environmental clearance is required for the zoning of the portions, creation of infrastructure, including right of way servitudes to be used as public roads to provide access to the newly created portions, and complete the town planning procedures to develop a lifestyle estate on the property. 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 & 2's will be notified of the date and venue of the public meeting.

The last date for comments and/or registration is 18 September 2025. Contact details for registration and further information: Green Earth Environmental Consultants Contact Persons: Charlie Du Toit/Carven van der Walt Tel: 081273145 E-mail: carven@greenearthnamb.com

HC-MD-CIV-MOT- GEN-2025/00342 IN THE HIGH COURT OF NAMIBIA, MAIN DIVISION, HELD AT WINDHOEK ON FRIDAY, THE 08TH DAY OF AUGUST 2025 BEFORE THE HONOURABLE JUSTICE CORBETT IN THE MATTER BETWEEN: BANK WINDHOEK LIMITED APPLICANT AND CATHRAL INVESTMENTS EIGHTEEN CC RESPONDENT COURT ORDER Having heard ADV HEATHCOTE AND ADV SCHICKERLING for the Applicant and having read the papers filed of record. IT IS ORDERED THAT:

1 The Applicant's non-compliance with the terms and service provided for by the Rules of this Honourable Court is hereby condoned and this application is heard as one of urgency as provided for in rule 7(1)(i) as read with rule 7(3) of the Rules of Court.
2 The Respondent is placed under provisional order of winding-up, into the hands of the Master of the above Honourable Court.

3 A rule nisi is hereby issued calling upon the Respondent and all interested parties to show cause if any on 29 August 2025 at 10h00, why:
3.1 The Respondent should not be placed under final order of winding-up; 3.2 The costs of this application should not be costs in the winding-up of the Respondent, such costs to include the costs of one instructing and two instructed Counsel.
4 The Applicant is ordered and directed to serve this order:
4.1 upon the Respondent, by delivering a copy thereof at the Respondent's registered address being No. 4, Kort Street, Otjivawango;
4.2 by publishing a copy of this order in one edition of each of the Government Gazette and the Namibian newspaper;
5 Leave is hereby granted to the Provisional Liquidator to be appointed by the Master - and only once appointed - in terms of section 18(3) of the Insolvency Act, 1936 is.

5.1 bring or defend any legal proceedings for and on behalf of the Respondent including, but

NOTICES

Legal

3 A rule nisi is hereby issued calling upon the Respondent and all interested parties to show cause if any on 29 August 2025 at 10h00, why:

3.1 The Respondent should not be placed under final order of winding-up; 3.2 The costs of this application should not be costs in the winding-up of the Respondent, such costs to include the costs of one instructing and two instructed Counsel.
4 The Applicant is ordered and directed to serve this order:
4.1 upon the Respondent, by delivering a copy thereof at the Respondent's registered address being No. 4, Kort Street, Otjivawango;
4.2 by publishing a copy of this order in one edition of each of the Government Gazette and the Namibian newspaper;
5 Leave is hereby granted to the Provisional Liquidator to be appointed by the Master - and only once appointed - in terms of section 18(3) of the Insolvency Act, 1936 is.

5.1 bring or defend any legal proceedings for and on behalf of the Respondent including, but not limited to such proceedings as may be necessary for the recovery and/or safeguarding of the Respondent's property and assets, 5.2 sell and transfer the property, movable belonging to the Respondent by private treaty and/or public auction, either individually or otherwise, on such conditions as the Provisional Trustee may deem fit, but subject further to such notices and subject to such conditions as the Master may require. 6 Order 5 (inclusive of 5.1 and 5.2) shall operate as an interim order with immediate effect, pending the return date of this application. BY ORDER OF THE COURT REGISTRAR: NGAKUMBIRUE KATJIVENA On behalf of Applicant KLEIN WINDHOEK

NAME AND (ONLY ONE) ADDRESS OF EXECUTOR OR AUTHORIZED AGENT: ISAACKS & ASSOCIATES INC PO BOX 5420, AUSPPANPLATZ Date: 11 AUGUST 2025 Tel: No. 061-300987

NOTICE FOR PUBLICATION IN THE GOVERNMENT GAZETTE ON 22 AUGUST 2025
CLAO250002364
HC-MD-CIV-MOT- GEN-2025/00343 IN THE HIGH COURT OF NAMIBIA, MAIN DIVISION, HELD AT WINDHOEK ON FRIDAY, THE 08TH DAY OF AUGUST 2025 BEFORE THE HONOURABLE JUSTICE CORBETT IN THE MATTER BETWEEN: BANK WINDHOEK LIMITED APPLICANT AND LINDEN BEET CLOSE CORPORATION RESPONDENT COURT ORDER Having heard ADV HEATHCOTE AND ADV SCHICKERLING for the Applicant and having read the papers filed of record. IT IS ORDERED THAT:

1 The Applicant's non-compliance with the terms and service provided for by the Rules of this Honourable Court is hereby condoned and this application is heard as one of urgency as provided for in rule 7(1)(i) as read with rule 7(3) of the Rules of Court.
2 The Respondent is placed under provisional order of winding-up, into the hands of the Master of the above Honourable Court.
3 A rule nisi is hereby issued calling upon the Respondent and all interested parties to show cause if any on 29 August 2025 at 10h00, why:
3.1 The Respondent should not be placed under final order of winding-up; 3.2 The costs of this application should not be costs in the winding-up of the Respondent, such costs to include the costs of one instructing and two instructed Counsel.
4 The Applicant is ordered and directed to serve this order:
4.1 upon the Respondent, by delivering a copy thereof at the Respondent's registered address being No. 4, Kort Street, Otjivawango;
4.2 by publishing a copy of this order in one edition of each of the Government Gazette and the Namibian newspaper;
5 Leave is hereby granted to the Provisional Liquidator to be appointed by the Master - and only once appointed - in terms of section 18(3) of the Insolvency Act, 1936 is.

5.1 bring or defend any legal proceedings for and on behalf of the Respondent including, but

not limited to such proceedings as may be necessary for the recovery and/or safeguarding of the Respondent's property and assets, 5.2 sell and transfer the property, movable belonging to the Respondent by private treaty and/or public auction, either individually or otherwise, on such conditions as the Provisional Trustee may deem fit, but subject further to such notices and subject to such conditions as the Master may require. 6 Order 5 (inclusive of 5.1 and 5.2) shall operate as an interim order with immediate effect, pending the return date of this application. BY ORDER OF THE COURT REGISTRAR: NGAKUMBIRUE KATJIVENA On behalf of Applicant KLEIN WINDHOEK

NAME AND (ONLY ONE) ADDRESS OF EXECUTOR OR AUTHORIZED AGENT: ISAACKS & ASSOCIATES INC PO BOX 5420, AUSPPANPLATZ Date: 11 AUGUST 2025 Tel: No. 061-300987

5.1 bring or defend any legal proceedings for and on behalf of the Respondent including, but

NOTICES

Legal

NOTICE FOR PUBLICATION IN THE GOVERNMENT GAZETTE ON 22 AUGUST 2025
CLAO250002364
FIRST AND FINAL LIQUIDATION AND DISTRIBUTION ACCOUNTS DECEASED ESTATES LYING FOR INSPECTION In terms of section 35(1) of Act 68 of 1965 notice is hereby given that copies of the liquidation and distribution accounts (first and final, unless otherwise stated) in the estates specified below will be open for inspection of all persons interested therein for a period of 21 days (or longer if specially stated) from the date specified or from the date of publication hereof, whichever may be the later, and at the offices of the Masters and Magistrates as stated. Should no objection thereto be lodged with the Masters concerned during the period, the executors will proceed to make payments in accordance with the accounts. 1 Registered number of Estate: E 1489/2022 Surname: MORALISWANI

Christian names: KISCO MAIBA Identity Number: 530705 0006 4 Last Address: ERF NO. 485 KATIMA MULULO, ZAMBEZI REGION

Christian names and surviving spouse: Complete only if in community of Identity Number: property Description of account other than First and Final: Period of Inspection other than 21 days: Magistrate's Office: KATIMA MULULO Master's Office: E 1489/2022 2 Registered number of Estate: Surname: MORALISWANI

Christian names and surviving spouse: Complete only if in community of Identity Number: property Description of account other than First and Final: Period of Inspection other than 21 days: Magistrate's Office: KATIMA MULULO Master's Office: E 1489/2022 2 Registered number of Estate: Surname: MORALISWANI

Christian names and surviving spouse: Complete only if in community of Identity Number: property Description of account other than First and Final: Period of Inspection other than 21 days: Magistrate's Office: KATIMA MULULO Master's Office: E 1489/2022 2 Registered number of Estate: Surname: MORALISWANI

NOTICE OF SALE IN EXECUTION OF IMMovable PROPERTY In Execution of a Judgment of the above mentioned court, a sale will be held on WEDNESDAY, the 20th day of SEPTEMBER 2025 at 10h00 at ERF 285, EXTENSION NO. 1, LANGSTRAND, NAMIBIA CERTAIN ERF 285, LANGSTRAND, EXTENSION NO. 1, SITUATE IN THE MUNICIPALITY OF WALVIS BAY REGISTRATION DIVISION "F" ERONG REGIO MEASUREMENT 396 (THREE NINE SIX) SQUARE METRES HELD BY DEED OF TRANSFER NO T 1649/2003 SUBJECT TO THE CONDITIONS CONTAINED THEREIN ALLEGED IMPROVEMENTS DESCRIPTION

The following improvements are on the property (although nothing in this respect is guaranteed): The building comprising of 4X BEDROOMS 1XEN-SUITE 1X BATHROOM 1X SHOWER ROOM 1X TOILET 1X SITTING ROOM 1X LOUNGE DOUBLE GARAGES 4X CLOTHES

1 The property shall be sold by the Deputy-Sheriff of WALVIS BAY at ERF 285, EXTENSION NO. 1, LANGSTRAND, NAMIBIA to the highest bidder in terms of Rule 110(9)(a), in terms of which the property will be sold at not less than 75% of:
1.1 the established municipal value, alternatively, 1.2 the established market value. Should it be established that it is a primary residence, The valuation will be held with the Deputy Sheriff for inspection together with these conditions.
2 The sale is subject to the provisions of the High Court Act No 16 of 1990, as amended, and the property will be sold "without costs" according to the existing title deed.
3 10% of the purchase price to be paid in cash 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 (fourteen) days after the date of sale.
4 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 day of the sale at the offices of the Deputy-Sheriff or at the office of the Plaintiff's attorneys. DATED AT WINDHOEK this day of JULY 2025. ENCLAUDED ATTORNEYS & PARTNERS Attorneys for Plaintiff 12 LOVE STREET WINDHOEK ZM549 NB 9018

PARESI SUNSET PROPERTIES NUMBER TEN CC (IN

NOTICES

Legal

LIQUIDATION REFERENCE NUMBER: W19/2025
Notice is hereby given that the first and second meeting of creditors in the above matter will be held before the Master of the High Court on 3 September 2025 at 10h00 for the following purposes:

• Final Appointment;
• Proof of claims;
• Submission of the Liquidator's Report;
• Adoption of resolutions, and
• Interrogation, if necessary.
LIQUIDATOR: A.P. VAN STRATEN PO Box 32096 Windhoek
Tel: 061-258438 Fax: 061-258453

CLAO250002395 PARESI SUNSET PROPERTIES NUMBER FIVE CC (IN LIQUIDATION) REFERENCE NUMBER: W20/2025
Notice is hereby given that the first and second meeting of creditors in the above matter will be held before the Master of the High Court on 3 September 2025 at 10h00 for the following purposes:

• Final Appointment;
• Proof of claims;
• Submission of the Liquidator's Report;
• Adoption of resolutions, and
• Interrogation, if necessary.

LIQUIDATOR: A.P. VAN STRATEN PO Box 32096 Windhoek
Tel: 061-258438 Fax: 061-258453

CLAO250002397 BOSKOP INVESTMENTS CLOSE CORPORATION IN LIQUIDATION MASTER'S REFERENCE NUMBER: W23/2025
Notice is hereby given that the first and second meeting of creditors in the above matter will be held before the Master of the High Court on 3 September 2025 at 10h00 for the following purposes:

• Final Appointment;
• Proof of claims;
• Submission of the Liquidator's Report;
• Adoption of resolutions, and
• Interrogation, if necessary.

LIQUIDATOR: A.P. VAN STRATEN PO Box 32096 Windhoek
Tel: 061-258438 Fax: 061-258453

CLAO250002399 A.S.S. INVESTMENTS SIXTY CO (IN LIQUIDATION) MASTER'S REFERENCE NUMBER: W22/2025
Notice is hereby given that the first and second meeting of creditors in the above matter will be held before the Master of the High Court on 3 September 2025 at 10h00 for the following purposes:

• Final Appointment;
• Proof of claims;
• Submission of the Liquidator's Report;
• Adoption of resolutions, and
• Interrogation, if necessary.

NOTICES

Legal

LIQUIDATION REFERENCE NUMBER: W19/2025
Notice is hereby given that the first and second meeting of creditors in the above matter will be held before the Master of the High Court on 3 September 2025 at 10h00 for the following purposes:

• Final Appointment;
• Proof of claims;
• Submission of the Liquidator's Report;
• Adoption of resolutions, and
• Interrogation, if necessary.
LIQUIDATOR: A.P. VAN STRATEN PO Box 32096 Windhoek
Tel: 061-258438 Fax: 061-258453

CLAO250002395 PARESI SUNSET PROPERTIES NUMBER FIVE CC (IN LIQUIDATION) REFERENCE NUMBER: W20/2025
Notice is hereby given that the first and second meeting of creditors in the above matter will be held before the Master of the High Court on 3 September 2025 at 10h00 for the following purposes:

• Final Appointment;
• Proof of claims;
• Submission of the Liquidator's Report;
• Adoption of resolutions, and
• Interrogation, if necessary.

LIQUIDATOR: A.P. VAN STRATEN PO Box 32096 Windhoek
Tel: 061-258438 Fax: 061-258453

CLAO250002397 BOSKOP INVESTMENTS CLOSE CORPORATION IN LIQUIDATION MASTER'S REFERENCE NUMBER: W23/2025
Notice is hereby given that the first and second meeting of creditors in the above matter will be held before the Master of the High Court on 3 September 2025 at 10h00 for the following purposes:

• Final Appointment;
• Proof of claims;
• Submission of the Liquidator's Report;
• Adoption of resolutions, and
• Interrogation, if necessary.

LIQUIDATOR: A.P. VAN STRATEN PO Box 32096 Windhoek
Tel: 061-258438 Fax: 061-258453

CLAO250002399 A.S.S. INVESTMENTS SIXTY CO (IN LIQUIDATION) MASTER'S REFERENCE NUMBER: W22/2025
Notice is hereby given that the first and second meeting of creditors in the above matter will be held before the Master of the High Court on 3 September 2025 at 10h00 for the following purposes:

• Final Appointment;
• Proof of claims;
• Submission of the Liquidator's Report;
• Adoption of resolutions, and
• Interrogation, if necessary.

NOTICES

Public

INVITATION TO PARTICIPATE: PROPOSED EQUESTRIAN ESTATE SOUTH OF DORABE. Sandvett 2 Investments (Pty) Ltd, the owner of Farm 1543, Raboth, intends to develop an equestrian estate on the land. For this purpose, the portion will be subdivided and services constructed. Farm 1543 is situated south of Dorabe and east of Sandvett, on the G15 District Road. The owner appointed Envis Dynamics to apply for an Environmental Clearance Certificate for the project in terms of the Environmental Management Act (2007) and the Regulations (2012). A scoping report will be prepared, identifying and addressing all potential environmental and social impacts. These will be addressed in an Environmental Management Plan, which is a legally binding document. All interested and potentially affected parties may participate in this process, by e-mailing: Stephanie van Zyl at stephanie@envis.com. Participants will receive further information for comments.

CLAO250002339 Name Change
THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME I, (1) LINA KAVAZUELA MUHENJE residing at OKUNGO OPUWU and carrying on business / employed as (2) PENSIONER intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume TIKOTKE for the reasons that (3) MUHENJE IS MY EX HUSBAND SURNAME AND WE ARE NOW DIVORCED. I WANT TO ASSUME MY FATHER'S SURNAME TIKOTKE. I previously bore the name (4) LINA KAVAZUELA MUHENJE. I intend also applying for authority to change the surname of my wife N/A and minor child (ren) (5) N/A. To Any person who objects to my/ our assumption of the said surname of LINA KAVAZUELA TIKOTKE should as soon as may be lodge his/her objection, in writing, with a statement of higher reasons, with the Magistrate of WINDHOEK. Date: 07 AUGUST 2025

CLAO250002375
Obituaries
Death & Funeral Notice
In Loving Memory of

MRS HAMUTENYA TRIFANIA
Date of birth: 19-04-1966
Date of death: 13-08-2025

1st Memorial service
In Windhoek at Immanuel church
Date: 20th August 2025
Time: 14h00

2nd Memorial service
In the North at Tala Oscar home Okatope, Ohangwena Region
Date: 22nd August 2025
Time: 14h00

Burial Service
At Okatope Elion Church, Ohangwena Region
Time: 08h00

Contact details:
Taim: 0814442621
Martha 0812472764

Alexanderine Eveline Vekambura Jeomba Zivec
*22.12.1979
† 15.08.2025

Miss Loide Nampala Gabriel M. Mr. Jinka Zivec, and the entire family sadly announce the passing of their beloved, who departed on 15 August 2025. A cherished wife, daughter, mother and sister.

The memorial and burial proceedings will be commencing in due course.

For more information please contact:
Mrs. Lilian Nyarango on +264 812619283,
Mr. Yehonah Jeomba on +264 81 234 9277,
Ms. Nampala Ita +264 81 291 3211,
or Mr. Kasas Jeomba +264 81 200 1188.

Obituaries

Death & Funeral Notice

In Loving Memory of

MRS HAMUTENYA TRIFANIA

Date of birth: 19-04-1966

Date of death: 13-08-2025

1st Memorial service

In Windhoek at Immanuel church

Date: 20th August 2025

Time: 14h00

2nd Memorial service

In the North at Tala Oscar home Okatope, Ohangwena Region

Date: 22nd August 2025

Time: 14h00

Burial Service

At Okatope Elion Church, Ohangwena Region

Time: 08h00

Contact details:

Taim: 0814442621

Martha 0812472764

Alexanderine Eveline Vekambura Jeomba Zivec

*22.12.1979

† 15.08.2025

Miss Loide Nampala Gabriel M. Mr. Jinka Zivec,

and the entire family sadly announce the passing of their

beloved, who departed on 15 August 2025.

A cherished wife, daughter, mother and sister.

The memorial and burial proceedings will be commencing in due course.

For more information please contact:

Mrs. Lilian Nyarango on +264 812619283,

Mr. Yehonah Jeomba on +264 81 234 9277,

Ms. Nampala Ita +264 81 291 3211,

or Mr. Kasas Jeomba +264 81 200 1188.

Obituaries

Death & Funeral Notice

In Loving Memory of

MRS HAMUTENYA TRIFANIA

Date of birth: 19-04-1966

Date of death: 13-08-2025

1st Memorial service

In Windhoek at Immanuel church

Date: 20th August 2025

Time: 14h00

2nd Memorial service

In the North at Tala Oscar home Okatope, Ohangwena Region

Date: 22nd August 2025

Time: 14h00

Burial Service

At Okatope Elion Church, Ohangwena Region

Time: 08h00

Contact details:

Taim: 0814442621

Martha 0812472764

Obituaries

Thank You Messages



Desiree Poppo Davids
DOB: 11/02/1976
DOD: 20/07/2025

With sincere gratitude whether you kept us in your thoughts, sent a lovely arrangement, made a memorial donation, or helped us in any way

There are not enough words to fully express our heartfelt thanks for sympathy, love, and support you have extended to our family during this difficult time

With Love The Davids, Onemus and Kahungi Family

Obituaries

Death & Funeral Notice

In Loving Memory of

MRS HAMUTENYA TRIFANIA

Date of birth: 19-04-1966

Date of death: 13-08-2025

1st Memorial service

In Windhoek at Immanuel church

Date: 20th August 2025

Time: 14h00

2nd Memorial service

In the North at Tala Oscar home Okatope, Ohangwena Region

Date: 22nd August 2025

Time: 14h00

Burial Service

At Okatope Elion Church, Ohangwena Region

Time: 08h00

Contact details:

Taim: 0814442621

Martha 0812472764

Alexanderine Eveline Vekambura Jeomba Zivec

*22.12.1979

CLASSIFIEDS

(061) 208 0800/44

(061) 220 584

classifieds@nepc.com.na

NEW ERA

SERVICES GENERAL

CLASSIFIEDS

Rates and Deadlines

To avoid disappointment of an advertisement not appearing on the date you wish, please book immediately. Classifieds usually and notices: 12:00, two working days prior to placing. Cancellations and alterations: 14:00, two days before date of publication in writing only.

Notices (VAT inclusive):
 Legal Notice N\$450.00
 Lost Land Title N\$575.00
 Liquor License N\$450.00
 Name Change N\$450.00
 Birthdays from N\$200.00
 Death Notices from N\$200.00
 Tombstones Unveiling from N\$200.00
 Thank You Messages from N\$200.00

Terms and Conditions Apply.

DO YOU URGENTLY NEED CASH?

GET UP TO 75% OF YOUR WHOLESALE VALUE IN 45 MINUTES!

Just a call. Hassle-free. No need to sell.

061 406676

www.needcash.co.na

NOTICE LEGAL NOTICE

• CHANGE OF SURNAME - THE ALIENS ACT, 1937

NOTICE OF INTENTION OF CHANGE OF SURNAME

I, (1) ERIKA ELRETHA NGOM - ICA GARAS - residing at 305, ELISENHEIM, WINDHOEK and carrying on business / employed as (2) FINANCE MANAGER intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937 to assume GARAS - CHANI for the reasons that (3) MARRIED CHANI AND AS SUCH WOULD LIKE TO HYPERNATE ADD HIS SURNAME. I previously bore the name(s) (4) GARAS - CHANI and also applying for authority to change the surname of my wife N/A and minor children (5) N/A. Any person who objects to my/our assumption of the said surname of GARAS - CHANI should as soon as may be lodge his/her objection, in writing, with a statement of his/her reasons therefore, with the magistrate of WINDHOEK MAGISTRATE COURT, 31 JULY 2025.

FIRST AND FINAL LIQUIDATION AND DISTRIBUTION ACCOUNT IN DECEASED ESTATE LYING FOR INSPECTION

In terms of section 25(1) of Act 66 of 1965, notice is hereby given that copies of the Liquidation and Distribution Account (First and Final) in the estate specified below will be open for the inspection of all persons interested therein for a period of 21 days, and at our offices of the Magistrate of Erindina Should any objection thereto be lodged with the Master during the specified period, the executor will proceed to make payments in accordance with the accounts.

Registered number of Estate: E 472/2025
 Matter office: Windhoek
 Surname: Nanhapo
 First Names: Wilhelmina
 Date of Birth: 11 November 1966
 Identity Number: 6610101323
 Last Address: Ohangwena, Ohangwena Region
 Date of Death: 07 February 2025
 Christian names and surname of surviving spouse:
 Dinus Kala
 Identity number: 55042500162
 Home and (only one) address of executor or authorized agent:
 Jacobs Amagole Lawyers and Conveyancers
 Office 23-25, Maroela Mall, Ongwediva
 Period allowed for objections if other than 21 days: 25 days

Advertiser, and address:
 Maria Amagole
 Office 23-25, Maroela Mall, Ongwediva
 081227773
 Date: 22 August 2025
 Notice for publication in the Government Gazette on: 22 August 2025

NOTICE LEGAL NOTICE

CALL FOR PUBLIC PARTICIPATION ENVIRONMENTAL IMPACT ASSESSMENT FOR MINERAL EXPLORATION ON EPL 10480

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 license area is located about 67 km west of Outjo. The proponent intends to explore for Copper. Exploration methods may include geological mapping, geophysical surveys, sampling and drilling.

Proponent: UTS Mining Exploration CC

All interested and affected parties are hereby invited to register and submit their comments regarding the proposed project on or before 19/09/2025. Contact details for registration and further information:

Impala Environmental Consulting
 Mr. S. Andjamba
 Email: public@impalac.com
 Tel: 0856630598



CALL FOR PUBLIC PARTICIPATION ENVIRONMENTAL IMPACT ASSESSMENT FOR MINERAL EXPLORATION ON EPL 10539

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 license area is located about 42 km north of Bethane. The proponent intends to explore for Copper. Exploration methods may include geological mapping, geophysical surveys, sampling and drilling.

Proponent: UTS Mining Exploration CC

All interested and affected parties are hereby invited to register and submit their comments regarding the proposed project on or before 19/09/2025. Contact details for registration and further information:

Impala Environmental Consulting
 Mr. S. Andjamba
 Email: public@impalac.com
 Tel: 0856630598



CALL FOR PUBLIC PARTICIPATION ENVIRONMENTAL IMPACT ASSESSMENT FOR MINERAL EXPLORATION ON EPL 10579

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 license area is located about 85 km southwest of Grootfontein. The proponent intends to explore for Copper. Exploration methods may include geological mapping, geophysical surveys, sampling and drilling.

Proponent: UTS Mining Exploration CC

All interested and affected parties are hereby invited to register and submit their comments regarding the proposed project on or before 19/09/2025. Contact details for registration and further information:

Impala Environmental Consulting
 Mr. S. Andjamba
 Email: public@impalac.com
 Tel: 0856630598



NOTICE LEGAL NOTICE

CALL FOR PUBLIC PARTICIPATION ENVIRONMENTAL IMPACT ASSESSMENT FOR MINERAL EXPLORATION ON EPL 10580

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 license area is located about 31 km west of Tsumeb. The proponent intends to explore for Copper. Exploration methods may include geological mapping, geophysical surveys, sampling and drilling.

Proponent: UTS Mining Exploration CC

All interested and affected parties are hereby invited to register and submit their comments regarding the proposed project on or before 19/09/2025. Contact details for registration and further information:

Impala Environmental Consulting
 Mr. S. Andjamba
 Email: public@impalac.com
 Tel: 0856630598



SECTION 29 NOTICE TO CREDITORS AND DEBTORS IN DECEASED ESTATE

Estate of the Late Karen Emvula, with Identity Number 67072000941 in terms of Section 29 of the Administration of Estates Act 66 of 1965, who died at Windhoek, Khomas on 15 February 2025.

All persons having claims against and/or debts to pay to the estate specified above, Master's reference E.313/2025, are hereby called upon to lodge their claims with and/or pay their debts to the undersigned agent within 30 days as from the date of publication hereof.

Nakamhela Attorneys
 Kessler Flats 7
 Telint Street 2, Windhoek
 P.O. Box 5691
 Windhoek
 Tel: 061 232155
 Email: mcnak@nakamhela-attorneys.com

Our Ref: UN/2233

Estate of the late: Esegil Musambani

Identity Number: 67030900324

Marital Status: Single

Last Address: Windhoek, Khomas Region

Date of death: 20/02/2024

Estate nr: E 1235/2025

Debtors and creditors in the above estate are called upon to forward their claims and pay their debts to the undersigned agent within 30 days as from the date of publication of this notice.

AGENT: YAHWEH-NISSI TRUST
 P.O. Box 1214, Windhoek
 Ref: I. Koujo
 ikoujo@yahoo.com
 Cell phone No. 0812066707



NOTICE LEGAL NOTICE

CALL FOR PUBLIC PARTICIPATION ENVIRONMENTAL IMPACT ASSESSMENT FOR MINERAL EXPLORATION ON EPL 10580

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 license area is located about 31 km west of Tsumeb. The proponent intends to explore for Copper. Exploration methods may include geological mapping, geophysical surveys, sampling and drilling.

Proponent: UTS Mining Exploration CC

All interested and affected parties are hereby invited to register and submit their comments regarding the proposed project on or before 19/09/2025. Contact details for registration and further information:

Impala Environmental Consulting
 Mr. S. Andjamba
 Email: public@impalac.com
 Tel: 0856630598



Estate of the late: Gamaliel Kayala Mathue

Identity Number: 5901500946

Marital Status: Married male to: Elizabeth Mathue in Community of Property

Identity Number: 58122400728

Last Address: Okahandja, Otjozondjupa Region

Date of death: 14/01/1999

Estate nr: E 1070/2025

Debtors and creditors in the above estate are called upon to forward their claims and pay their debts to the undersigned agent within 30 days as from the date of publication of this notice.

AGENT: YAHWEH-NISSI TRUST
 P.O. Box 1214, Windhoek
 Ref: I. Koujo
 ikoujo@yahoo.com
 Cell phone No. 0812066707



Estate of the late: Natfaine Mukuru

Identity Number: 38060500139

Marital Status: Single

Last Address: Otjozondjupa Region

Date of death: 20/03/2024

Estate nr: E 1138/2025

Debtors and creditors in the above estate are called upon to forward their claims and pay their debts to the undersigned agent within 30 days as from the date of publication of this notice.

AGENT: YAHWEH-NISSI TRUST
 P.O. Box 1214, Windhoek
 Ref: I. Koujo
 ikoujo@yahoo.com
 Cell phone No. 0812066707



NOTICE LEGAL NOTICE

CALL FOR PUBLIC PARTICIPATION/COMMENTS ENVIRONMENTAL IMPACT ASSESSMENT TO OBTAIN AN ENVIRONMENTAL

CLEARANCE TO COMPLETE THE TOWN PLANNING PROCEDURES, ALIGN AND CREATE RIGHT OF WAY SERVITUDES AND ACCESS ROADS FOR THE NEWLY CREATED PORTIONS FROM THE SUBDIVISION OF THE REMAINDER OF PORTION 6 OF FARM BERG AUKAS NO. 593, GROOTFONTEIN, OTJOZONDJUPA 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) to complete the town planning procedures and align and create right of way servitudes and access roads for the newly created portions from the subdivision of the Remainder of Portion 6 of Farm Berg Aukas, Grootfontein, Otjozondjupa Region.

Name of proponent: Bly - 'n - Bietje Farming Close Corporation

Project location and description: The Remainder of Portion 6 of Farm Berg Aukas No. 593 is located approximately 12 kilometers northeast of Grootfontein, bordering the D2844 roads which link Grootfontein with Berg Aukas and Rundu. Re/Portion 6 is 697,0453 hectares in extent and is presently utilized for agricultural purposes. It is the intention of the Proponent to use the site for the development of a lifestyle estate to be used for residential and agricultural purposes. To develop the lifestyle estate, the site will be incorporated into the Grootfontein Municipal Area to be zoned as a rural residential area and subdivided into 61 portions (from 5 ha - 30 ha in extent) and the Remainder (275ha). To be able to complete the town planning procedures for the creation of the lifestyle estate, an environmental clearance is required for the zoning of the portions, creation of infrastructure, including right of way servitudes to be used as public roads to provide access to the newly created portions, and complete the town planning procedures to develop a lifestyle estate on the property.

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 26 September 2025. Contact details for registration and further information:

Green Earth Environmental Consultants
 Contact Persons: Charlie Du Toit/Carlen van der Walt
 Tel: 081273145
 E-mail: carlen@greenearthnamibia.com

Green Earth
 Environmental Consultants
 Private Limited, Windhoek

Estate of the late: Kalmeline Kavifene

Identity Number: 85071610086

Marital Status: Unmarried male

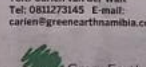
Last Address: Gobabis, Omaheke Region

Date of death: 15/06/2024

Estate nr: E 1107/2025

Debtors and creditors in the above estate are called upon to forward their claims and pay their debts to the undersigned agent within 30 days as from the date of publication of this notice.

AGENT: YAHWEH-NISSI TRUST
 P.O. Box 1214, Windhoek
 Ref: I. Koujo
 ikoujo@yahoo.com
 Cell phone No. 0812066707



Estate of the late: Kalmeline Kavifene

Identity Number: 85071610086

Marital Status: Unmarried male

Last Address: Gobabis, Omaheke Region

Date of death: 15/06/2024

Estate nr: E 1107/2025

Debtors and creditors in the above estate are called upon to forward their claims and pay their debts to the undersigned agent within 30 days as from the date of publication of this notice.

AGENT: YAHWEH-NISSI TRUST
 P.O. Box 1214, Windhoek
 Ref: I. Koujo
 ikoujo@yahoo.com
 Cell phone No. 0812066707



NOTICE LEGAL NOTICE

CALL FOR PUBLIC PARTICIPATION/COMMENTS ENVIRONMENTAL IMPACT ASSESSMENT TO OBTAIN AN ENVIRONMENTAL

CLEARANCE TO COMPLETE THE TOWN PLANNING PROCEDURES, ALIGN AND CREATE RIGHT OF WAY SERVITUDES AND ACCESS ROADS FOR THE NEWLY CREATED PORTIONS FROM THE SUBDIVISION OF THE REMAINDER OF PORTION 21 (RANDLE) OF FARM OUTJO TOWNSHIPS NO. 193, KUNENE 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) to complete the town planning procedures and align and create right of way servitudes to use as access to the newly created portions from the subdivision of the Remainder of Portion 21 (Randle) of Farm Outjo Townships No. 193, Outjo, Kunene Region.

Name of proponent: Adrian Hermannus Louw Steenkamp

Project location and description: The Remainder of Portion 21 (Randle) of Farm Outjo Townships No. 193, Outjo is located outside the Outjo on the western side of the C38 Road leading from Outjo to Eoshia. The Portion is 850 hectares in extent. It is the intention of the proponent to subdivide the Remainder of Portion 21 into 57 portions and Remainder and create right of way servitudes to be used as access roads to the proposed newly created portions. The right of way accesses will be 15m and 20m wide. The creation of the public roads (right of way servitudes) is a listed activity for which an environmental clearance is required.

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 26 September 2025. Contact details for registration and further information:

Green Earth Environmental Consultants
 Contact Persons: Charlie Du Toit/Carlen van der Walt
 Tel: 081273145
 E-mail: carlen@greenearthnamibia.com

Green Earth
 Environmental Consultants
 Private Limited, Windhoek

Estate of the late: Kalmeline Kavifene

Identity Number: 85071610086

Marital Status: Unmarried male

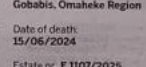
Last Address: Gobabis, Omaheke Region

Date of death: 15/06/2024

Estate nr: E 1107/2025

Debtors and creditors in the above estate are called upon to forward their claims and pay their debts to the undersigned agent within 30 days as from the date of publication of this notice.

AGENT: YAHWEH-NISSI TRUST
 P.O. Box 1214, Windhoek
 Ref: I. Koujo
 ikoujo@yahoo.com
 Cell phone No. 0812066707



Estate of the late: Kalmeline Kavifene

Identity Number: 85071610086

Marital Status: Unmarried male

Last Address: Gobabis, Omaheke Region

Date of death: 15/06/2024

Estate nr: E 1107/2025

Debtors and creditors in the above estate are called upon to forward their claims and pay their debts to the undersigned agent within 30 days as from the date of publication of this notice.

AGENT: YAHWEH-NISSI TRUST
 P.O. Box 1214, Windhoek
 Ref: I. Koujo
 ikoujo@yahoo.com
 Cell phone No. 0812066707



NOTICE LEGAL NOTICE

CALL FOR PUBLIC PARTICIPATION/COMMENTS ENVIRONMENTAL IMPACT ASSESSMENT TO OBTAIN AN ENVIRONMENTAL

CLEARANCE TO COMPLETE THE TOWN PLANNING PROCEDURES, ALIGN AND CREATE RIGHT OF WAY SERVITUDES AND ACCESS ROADS FOR THE NEWLY CREATED PORTIONS FROM THE SUBDIVISION OF THE REMAINDER OF PORTION 21 (RANDLE) OF FARM OUTJO TOWNSHIPS NO. 193, KUNENE 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) to complete the town planning procedures and align and create right of way servitudes to use as access to the newly created portions from the subdivision of the Remainder of Portion 21 (Randle) of Farm Outjo Townships No. 193, Outjo, Kunene Region.

Name of proponent: Adrian Hermannus Louw Steenkamp

Project location and description: The Remainder of Portion 21 (Randle) of Farm Outjo Townships No. 193, Outjo is located outside the Outjo on the western side of the C38 Road leading from Outjo to Eoshia. The Portion is 850 hectares in extent. It is the intention of the proponent to subdivide the Remainder of Portion 21 into 57 portions and Remainder and create right of way servitudes to be used as access roads to the proposed newly created portions. The right of way accesses will be 15m and 20m wide. The creation of the public roads (right of way servitudes) is a listed activity for which an environmental clearance is required.

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 26 September 2025. Contact details for registration and further information:

Green Earth Environmental Consultants
 Contact Persons: Charlie Du Toit/Carlen van der Walt
 Tel: 081273145
 E-mail: carlen@greenearthnamibia.com

Green Earth
 Environmental Consultants
 Private Limited, Windhoek

Estate of the late: Kalmeline Kavifene

Identity Number: 85071610086

Marital Status: Unmarried male

Last Address: Gobabis, Omaheke Region

Date of death: 15/06/2024

Estate nr: E 1107/2025

Debtors and creditors in the above estate are called upon to forward their claims and pay their debts to the undersigned agent within 30 days as from the date of publication of this notice.

AGENT: YAHWEH-NISSI TRUST
 P.O. Box 1214, Windhoek
 Ref: I. Koujo
 ikoujo@yahoo.com
 Cell phone No. 0812066707



Estate of the late: Kalmeline Kavifene

Identity Number: 85071610086

Marital Status: Unmarried male

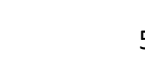
Last Address: Gobabis, Omaheke Region

Date of death: 15/06/2024

Estate nr: E 1107/2025

Debtors and creditors in the above estate are called upon to forward their claims and pay their debts to the undersigned agent within 30 days as from the date of publication of this notice.

AGENT: YAHWEH-NISSI TRUST
 P.O. Box 1214, Windhoek
 Ref: I. Koujo
 ikoujo@yahoo.com
 Cell phone No. 0812066707



Windhoek

Adopt a Pet

CALL FOR PUBLIC PARTICIPATION/COMMENTS ENVIRONMENTAL IMPACT ASSESSMENT TO OBTAIN AN ENVIRONMENTAL CLEARANCE TO COMPLETE THE TOWN PLANNING PROCEDURES, ALIGN AND CREATE RIGHT OF WAY SERVITUDES AND ACCESS ROADS FOR THE NEWLY CREATED PORTIONS FROM THE SUBDIVISION OF THE REMAINDER OF PORTION 6 OF FARM BERG AUKAS NO. 593, GROOTFONTEIN, OTJOZONDJUPA REGION

ENVIRONMENTAL IMPACT ASSESSMENT TO OBTAIN AN ENVIRONMENTAL CLEARANCE TO COMPLETE THE TOWN PLANNING PROCEDURES, ALIGN AND CREATE RIGHT OF WAY SERVITUDES AND ACCESS ROADS FOR THE NEWLY CREATED PORTIONS FROM THE SUBDIVISION OF THE REMAINDER OF PORTION 6 OF FARM BERG AUKAS NO. 593, GROOTFONTEIN, OTJOZONDJUPA 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) to complete the town planning procedures and align and create right of way servitudes and access roads for the newly created portions from the subdivision of the Remainder of Portion 6 of Farm Berg Aukas, Grootfontein, Otjozondjupa Region.

Name of proponent: Bly - 'n - Bietjie Farming Close Corporation

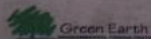
Project location and description: The Remainder of Portion 6 of Farm Berg Aukas No. 593 is located approximately 12 kilometers northeast of Grootfontein, bordering the B8 and the D2844 roads which link Grootfontein with Berg Aukas and Rundu. Re/Portion 5 is 697, 0453 hectares in extent and is presently utilised for agricultural purposes. It is the intention of the Proponent to use the site for the development of a lifestyle estate to be used for residential and agricultural purposes. To develop the lifestyle estate, the site will be incorporated into the Grootfontein Municipal Area to be zoned as a rural residential area and be subdivided into 61 portions (from 5 ha - 10ha in extent) and the Remainder (±75ha). To be able to complete the town planning procedures for the creation of the lifestyle estate, an environmental clearance is required for the zoning of the portions, creation of infrastructure, including right of way servitudes to be used as public roads to provide access to the newly created portions, and complete the town planning procedures to develop a lifestyle estate on the property.

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 **19 September 2025**.

Contact details for registration and further information:

Green Earth Environmental Consultants
Contact Persons: Charlie Du Toit/Carlen van der Walt
Tel: 081273145 E-mail: carlen@greeneearthnamibia.com



CALL FOR PUBLIC PARTICIPATION/COMMENTS ENVIRONMENTAL IMPACT ASSESSMENT TO OBTAIN AN ENVIRONMENTAL CLEARANCE TO COMPLETE THE TOWN PLANNING PROCEDURES, ALIGN AND CREATE RIGHT OF WAY SERVITUDES AND ACCESS ROADS FOR THE NEWLY CREATED PORTIONS FROM THE SUBDIVISION OF THE REMAINDER OF PORTION 6 OF FARM BERG AUKAS NO. 593, GROOTFONTEIN, OTJOZONDJUPA 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) to complete the town planning procedures and align and create right of way servitudes and access roads for the newly created portions from the subdivision of the Remainder of Portion 6 of Farm Berg Aukas, Grootfontein, Otjozondjupa Region. **Name of proponent:** Bly - 'n - Bietjie Farming Close Corporation **Project location and description:** The Remainder of Portion 6 of Farm Berg Aukas No. 593 is located approximately 12 kilometers northeast of Grootfontein, bordering the B8 and the D2844 roads which link Grootfontein with Berg Aukas and Rundu. Re/Portion 5 is 697, 0453 hectares in extent and is presently utilised for agricultural purposes. It is the intention of the Proponent to use the site for the development of a lifestyle estate to be used for residential and agricultural purposes. To develop the lifestyle estate, the site will be incorporated into the Grootfontein Municipal Area to be zoned as a rural residential area and be subdivided into 61 portions (from 5 ha - 10ha in extent) and the Remainder (±75ha). To be able to complete the town planning procedures for the creation of the lifestyle estate, an environmental clearance is required for the zoning of the portions, creation of infrastructure, including right of way servitudes to be used as public roads to provide access to the newly created portions, and complete the town planning procedures to develop a lifestyle estate on the property. 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 **19 September 2025**. Contact details for registration and further information: Green Earth Environmental Consultants Contact Persons: Charlie Du Toit/Carlen van der Walt Tel: 081273145 E-mail: carlen@greeneearthnamibia.com **Project location and description:** The Remainder of Portion

6 of Farm Berg Aukas No. 593 is located approximately 12 kilometers northeast of Grootfontein, bordering the B8 and the D2844 roads which link Grootfontein with Berg Aukas and Rundu. Re/Portion 5 is 697, 0453 hectares in extent and is presently utilised for agricultural purposes. It is the intention of the Proponent to use the site for the development of a lifestyle estate to be used for residential and agricultural purposes. To develop the lifestyle estate, the site will be incorporated into the Grootfontein Municipal Area to be zoned as a rural residential area and be subdivided into 61 portions (from 5 ha - 10ha in extent) and the Remainder (±75ha). To be able to complete the town planning procedures for the creation of the lifestyle estate, an environmental clearance is required for the zoning of the portions, creation of infrastructure, including right of way servitudes to be used as public roads to provide access to the newly created portions, and complete the town planning procedures to develop a lifestyle estate on the property. 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 **19 September 2025**. Contact details for registration and further information: Green Earth Environmental Consultants Contact Persons: Charlie Du Toit/Carlen van der Walt Tel: 081273145 E-mail: carlen@greeneearthnamibia.com **Project location and description:** The Remainder of Portion

CLAO250002356

CALL FOR PUBLIC PARTICIPATION/COMMENTS ENVIRONMENTAL IMPACT ASSESSMENT TO OBTAIN AN ENVIRONMENTAL CLEARANCE TO COMPLETE THE TOWN PLANNING PROCEDURES, ALIGN AND CREATE RIGHT OF WAY SERVITUDES AND ACCESS ROADS FOR THE NEWLY CREATED PORTIONS FROM THE SUBDIVISION OF THE REMAINDER OF PORTION 6 OF FARM BERG AUKAS NO. 593, GROOTFONTEIN, OTJOZONDJUPA 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) to complete the town planning procedures and align and create right of way servitudes and access roads for the newly created portions from the subdivision of the Remainder of Portion 6 of Farm Berg Aukas, Grootfontein, Otjozondjupa Region.

Name of proponent: Bly - 'n - Bietjie Farming Close Corporation

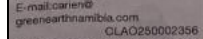
Project location and description: The Remainder of Portion 6 of Farm Berg Aukas No. 593 is located approximately 12 kilometers northeast of Grootfontein, bordering the B8 and the D2844 roads which link Grootfontein with Berg Aukas and Rundu. Re/Portion 5 is 697, 0453 hectares in extent and is presently utilised for agricultural purposes. It is the intention of the Proponent to use the site for the development of a lifestyle estate to be used for residential and agricultural purposes. To develop the lifestyle estate, the site will be incorporated into the Grootfontein Municipal Area to be zoned as a rural residential area and be subdivided into 61 portions (from 5 ha - 10ha in extent) and the Remainder (±75ha). To be able to complete the town planning procedures for the creation of the lifestyle estate, an environmental clearance is required for the zoning of the portions, creation of infrastructure, including right of way servitudes to be used as public roads to provide access to the newly created portions, and complete the town planning procedures to develop a lifestyle estate on the property.

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 **19 September 2025**.

Contact details for registration and further information:

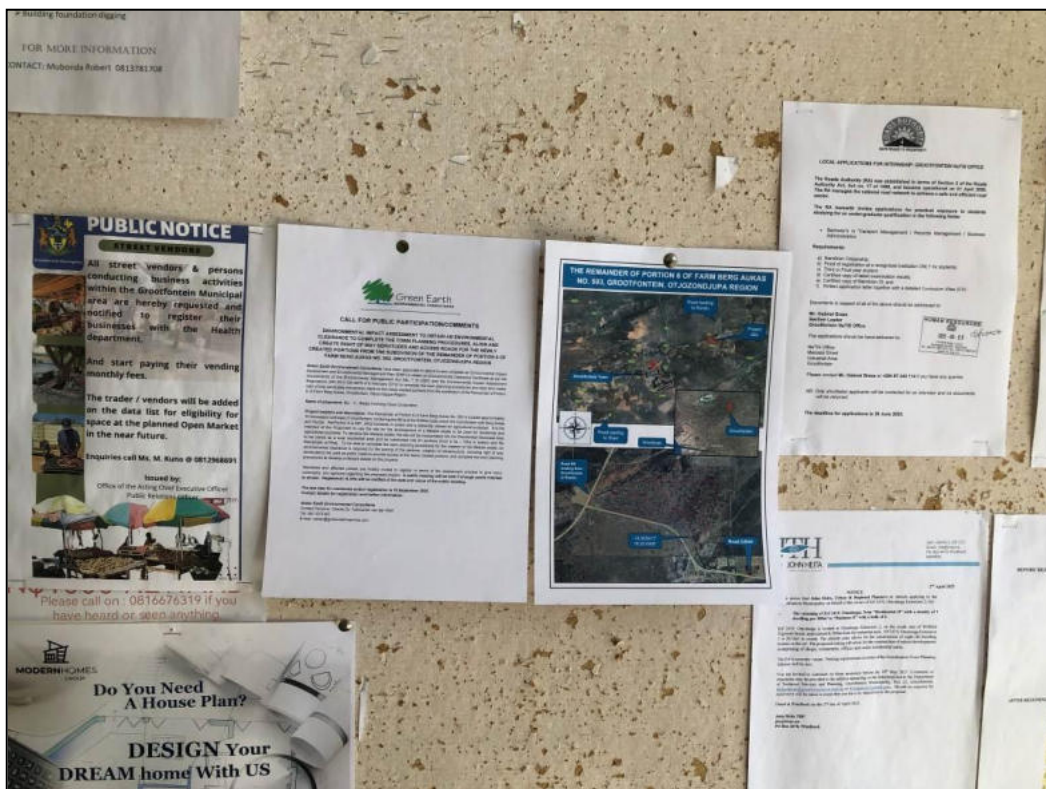
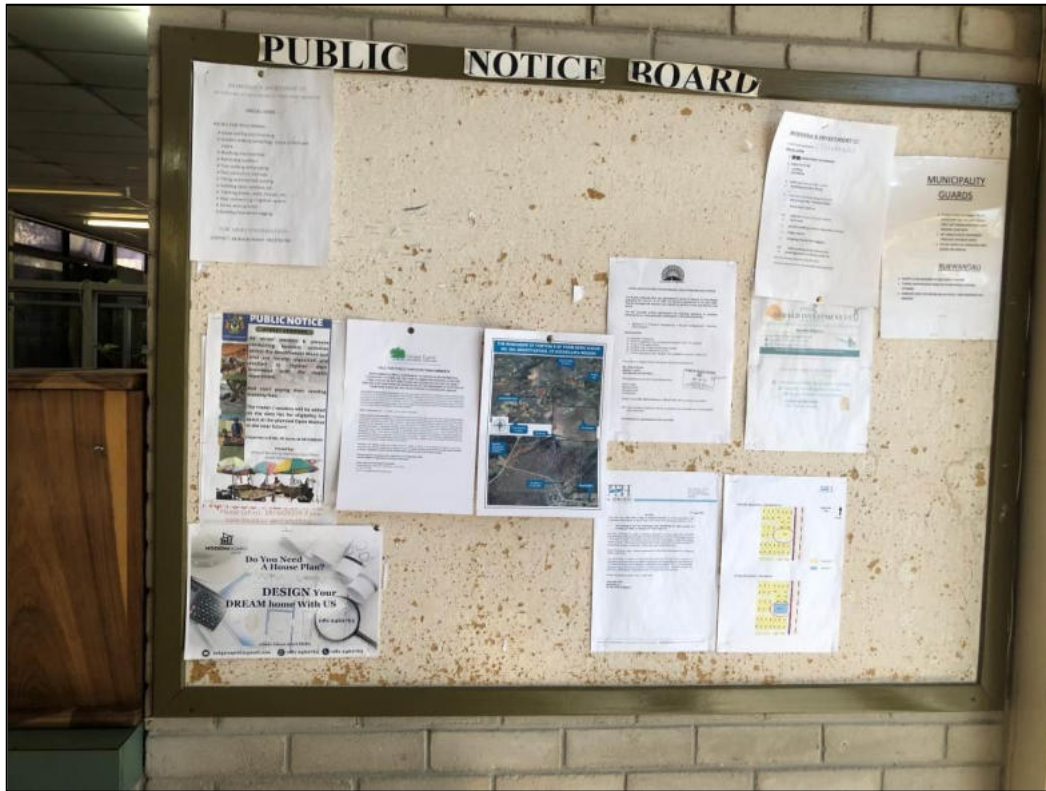
Green Earth Environmental Consultants
Contact Persons: Charlie Du Toit/Carlen van der Walt
Tel: 081273145 E-mail: carlen@greeneearthnamibia.com



APPENDIX B: NOTICE ON PROJECT SITE



APPENDIX C: NOTICE ON NOTICE BOARD




APPENDIX D: CONTACT DETAILS OF NEIGHBOURS


| Name of person: | Email address: |
|---------------------------|---------------------------------|
| Edward Van Zyl | vzyl@iway.na |
| Hendrik Smit | hksmit@iway.na |
| Nico Smit | easyglass@iway.na |
| Grootfontein Municipality | lhsalomo@grootfonteinmun.com.na |
| NamPower | webinfo@nampower.com.na |
| NamWater | info@namwater.com.na |

APPENDIX E: WRITTEN NOTICE TO OWNERS AND OCCUPANTS

Background Information Document to complete the town planning procedures for the newly cre...

 carieen@greeneearthnamibia.com
To: 'Charlie Du Toit'
Bcc: 'vzyl@iway.na'; 'hksmit@iway.na'; 'easyglass@iway.na'; 'lhsalomo@grootfonteinmun.com.na'; 'webinfo@nampower.com.na'; 'info@namwater.com.na'

Mon 20/10/2025 12:19 pm

 Portion 6, Farm Berg Aukas, Grootfontein - BID.pdf
2 MB


Dear Sir / Madam

Green Earth Environmental Consultants are conducting an Environmental Impact Assessment to complete the town planning procedures, align and create right of way servitudes and access roads, waste management, water and electricity supply for the newly created portions from the subdivision of the Remainder of Portion 6 of Farm Berg Aukas, Grootfontein, Otjozondjupa 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 31 October 2025.

Kind regards

Carieen

 **Green Earth**
ENVIRONMENTAL CONSULTANTS

1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek
Phone: 081 471 8073
Email: carieen@greeneearthnamibia.com
Carieen van der Walt

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 Namibia | Manager Trade Chief Agricultural |

| | | | |
|------|------|-------------------------|--------------|
| 1989 | 1995 | Development Corporation | Consultant |
| | | Ministry of | Agricultural |
| 1985 | 1988 | Agriculture | Researcher |

Certification:

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



Charl du Toit

APPENDIX 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