



**ENVIRONMENTAL IMPACT ASSESSMENT
TO COMPLETE THE TOWN PLANNING
PROCEDURES AND FOR THE CREATION OF
'PUBLIC ROADS' IN THE FORM OF RIGHT OF
WAY SERVITUDES TO USE AS ACCESSES
TO THE NEWLY CREATED PORTIONS FROM
THE SUBDIVISION OF THE REMAINDER OF
PORTION 21 (RANDTE) OF THE FARM
OUTJO TOWNLANDS NO. 193, KUNENE
REGION**

2025

App - 250925006484

Project Name:	<i>ENVIRONMENTAL IMPACT ASSESSMENT TO COMPLETE THE TOWN PLANNING PROCEDURES AND FOR THE CREATION OF 'PUBLIC ROADS' IN THE FORM OF RIGHT OF WAY SERVITUDES TO USE AS ACCESSES TO THE NEWLY CREATED PORTIONS FROM THE SUBDIVISION OF THE REMAINDER OF PORTION 21 (RANDTE) OF THE FARM OUTJO TOWNLANDS NO. 193, KUNENE REGION</i>
The Proponent:	Adriaan Hermanus Louw Steenkamp PO Box 402 Outjo
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EXECUTIVE SUMMARY

Green Earth Environmental Consultants were appointed by the Proponent, Adriaan Hermanus Louw Steenkamp, to conduct an Environmental Impact Assessment to obtain an Environmental Clearance to complete the town planning procedures and for the creation of public roads in the form of right of way servitudes to use as accesses to the newly created Portions from the subdivision of the Remainder of Portion 21 (Randte) of Farm Outjo Townlands No. 193, Outjo, Kunene Region.

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 The 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 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

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, the natural drainage systems, 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 the loss of land. However, mitigation measures will be provided that can control the extent, intensity, and frequency of these named impacts in order not to have substantial negative effects or results.

The type of activities that will be carried out on the site will not negatively affect the amenity of the locality and the activities do not adversely affect the environmental quality of the neighbouring erven 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 and for the creation of public roads in the form of right of way servitudes to use as accesses to the newly created Portions from the subdivision of the Remainder of Portion 21 (Randte) of Farm Outjo Townlands No. 193, Outjo, Kunene Region and for the following "listed activities":

LAND USE AND DEVELOPMENT ACTIVITIES

5.2 The 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

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LIST OF ABBREVIATIONS

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

1. INTRODUCTION

The Proponent, Adriaan Hermanus Louw Steenkamp, 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 and for the creation of public roads in the form of right of way servitudes to use as accesses to the newly created Portions from the subdivision of the Remainder of Portion 21 (Randte) of Farm Outjo Townlands No. 193, Outjo, Kunene 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 The 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 implement the proposed project, 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 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. MOTIVATION, NEED AND DESIRABILITY

The Proponent appointed *Willie Schutz Town and Regional Planning Consultants (WSTRPC)* to attend to the town planning application for the subdivision of the Remainder of Portion 21 (Randte) of Farm Outjo Townlands No. 193, Outjo, Kunene Region. 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 ‘upmarket smallholding’ developments where specific aspects of a more rural and closer to nature style of living are provided.

The area of Outjo has a very strategic location. The town is situated on the main access to the northern and northwestern areas which is popular tourist destinations. This strategic location provides ample opportunities to attract various types of private investment.

The area of Outjo has been identified by the developer as an area with immense potential to accommodate a low-density residential development due to the pristine unspoilt nature of the area, good soils and sufficient water”.

According to the information mentioned above, it is believed that there are a need and desirability for the project.

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 either by the proponent, land will be used for the proposed activities, a sewage system might 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 THE PROJECT

4.1. SITE INFORMATION (LOCALITY, SIZE AND ZONING)

The Remainder of Portion 21 (Randte) of Farm Outjo Townlands No. 193 is located outside Outjo on the western side of the C38 Road leading from Outjo to Etosha. The Portion is 850 hectares in extent. The Portion currently do not have a zoning assigned to it as the Outjo Zoning Scheme Area has not been extended to include the portions that was later included in the Municipal area.

See maps below showing the locality and subdivision of the Project Site:

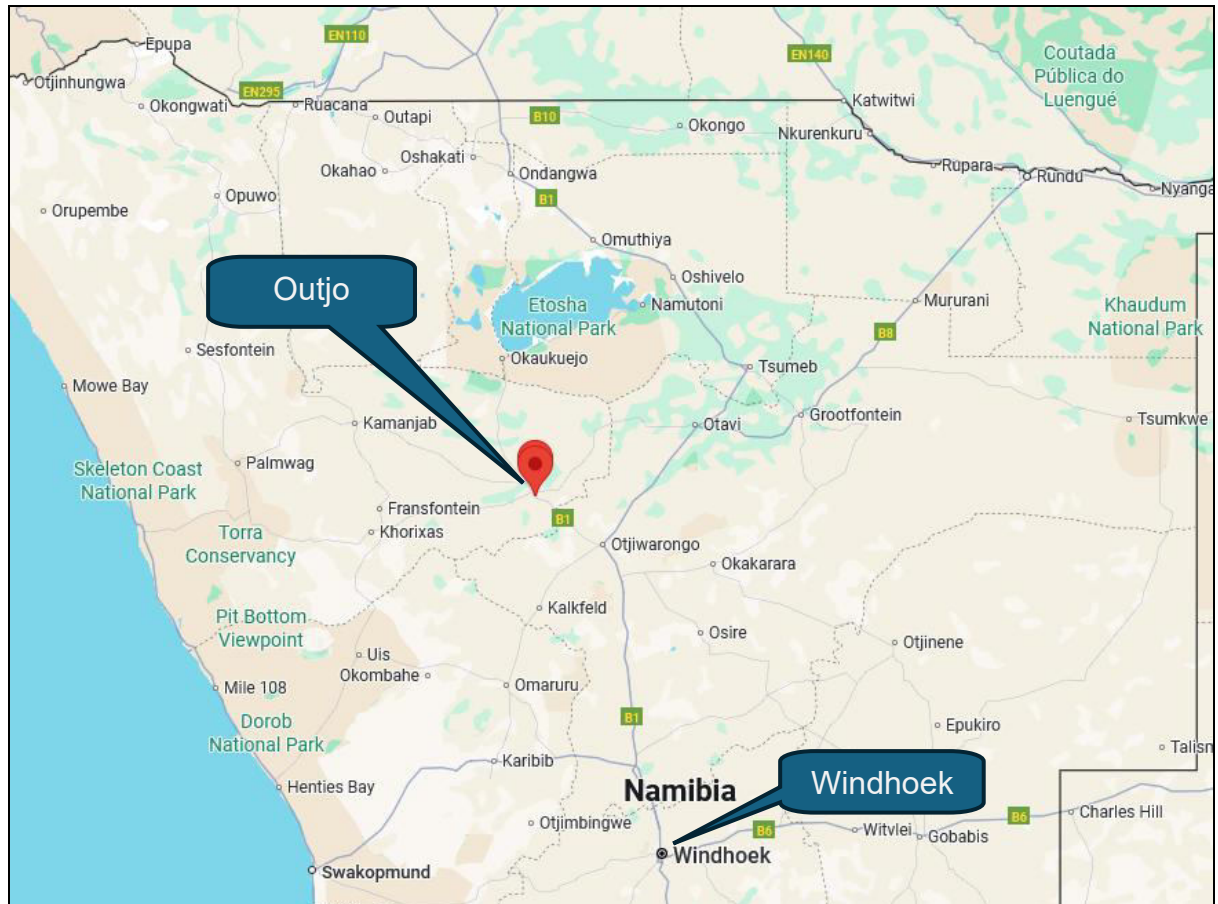


Figure 1: The Town of Outjo

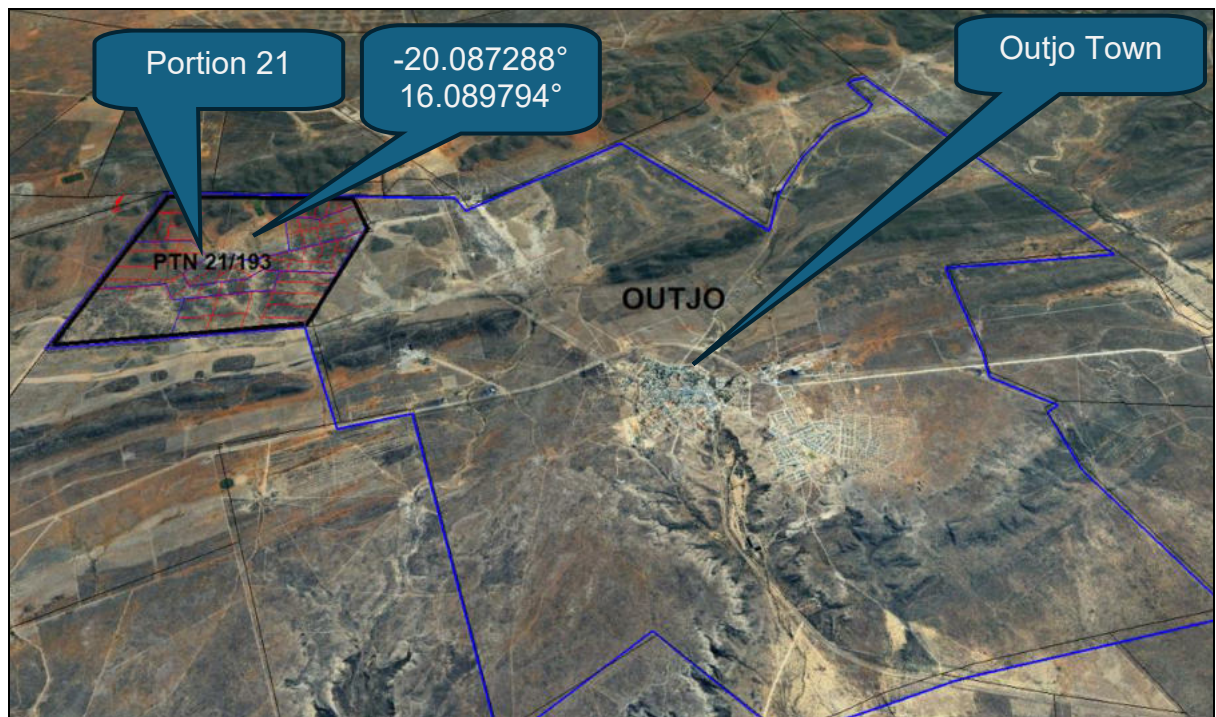


Figure 2: Project Site in relation to the town of Outjo

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

4.2.STATUS QUO INFORMATION ON RE/PORTION 21/193

“Portion 21 is situated within the townland boundaries of Outjo. The Portion is 850 ha in size. The Portion is not included into the Zoning Scheme boundaries of Outjo but Title Deed 883/2023 has a condition in favour of the Local Authority that the Remainder of Portion 21 should be used for residential purposes.

The Portion is presently utilised for mixed agricultural and residential purposes and well suited for a low-density residential development as is proposed in this report.

Access to Portion 21 is obtained from two existing Right of Way Accesses off the C38 Road. An application has been lodged to the Roads Authority to reconfirm the two accesses.

The site is relatively flat with small mountains on the northern boundary of the Portion. A mixture of limestone and sand makes the site ideal for development and construction.

The site slopes from north-west to south-east with the lowest point being the southeastern corner of the development. Excluding the mountains on the northern boundary, the slope is very slight”.

4.3.THE DEVELOPMENT PROPOSAL

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

“It has been identified that there is a market for smallholding sized properties providing ample space and a farm ambience in the tranquillity of a natural setting but not too far from existing urban areas. The residential Portions will allow the residence to do small scale farming and provide Outjo with fresh produce, ultimately contributing to food security and job creation.

This development is ideally suited for this market segment since it is situated in a natural rural setting while the nearby urban centres provide for services like doctors, shops and schools.

It is intended to develop the site as a peaceful and tranquil living environment where residents can safely go about their daily lives while contributing to the local economy and create much needed jobs”.

Against this background, it is the intention of the proponent to subdivide the Remainder of Portion 21 into 57 portions and Remainder. Access to the newly created portions will be provided by and to create right of way servitudes to be used as access roads to the proposed newly created low density residential portions. The portion sizes will range from 5ha to 42ha. The right of way accesses will be 15m and 20m wide.

“The layout comprises 58 low density “residential” portions of sizes between 5ha and 43ha. Additionally access to Portions 1 to 57 and remainder is provided by way of 20m and 15m right of way servitudes. The layout is influenced by the mountains on the northern boundary and existing portions already subdivided from the Remainder of Portion 21.

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

A 15 m and 20 m wide Right of Way Servitude street allows access to the portions. A 20m wide Right of Way Servitude will be registered over Portions 2, 6 to 13, 17 to 20, 22 to 23, 25 to 27, 29 to 40, 44 to 52 and 53 in favour of the Home Owners Association.

The two existing access points off the C38 Road was incorporated into the layout”.

Table 1: Portion information

Number	Area (Ha)	Zoning	Number	Area (Ha)	Zoning	Number	Area (Ha)	Zoning
1	43	Residential	20	10	Residential	39	10	Residential
2	20	Residential	21	10	Residential	40	10	Residential
3	12	Residential	22	12	Residential	41	11	Residential
4	11	Residential	23	11	Residential	42	10	Residential
5	10	Residential	24	10	Residential	43	10	Residential
6	11	Residential	25	22	Residential	44	15	Residential
7	10	Residential	26	23	Residential	45	11	Residential
8	10	Residential	27	22	Residential	46	11	Residential
9	22	Residential	28	23	Residential	47	11	Residential
10	20	Residential	29	26	Residential	48	11	Residential
11	21	Residential	30	25	Residential	49	10	Residential
12	21	Residential	31	17	Residential	50	10	Residential
13	22	Residential	32	22	Residential	51	10	Residential
14	20	Residential	33	21	Residential	52	11	Residential
15	20	Residential	34	21	Residential	53	7.5	Residential
16	11	Residential	35	20	Residential	54	7.5	Residential
17	11	Residential	36	13	Residential	55	10	Residential
18	11	Residential	37	10	Residential	56	10	Residential
19	10	Residential	38	10	Residential	57	10	Residential
						Rem	10	Residential

The proposed subdivision of the Portion is shown on the *Map* below:

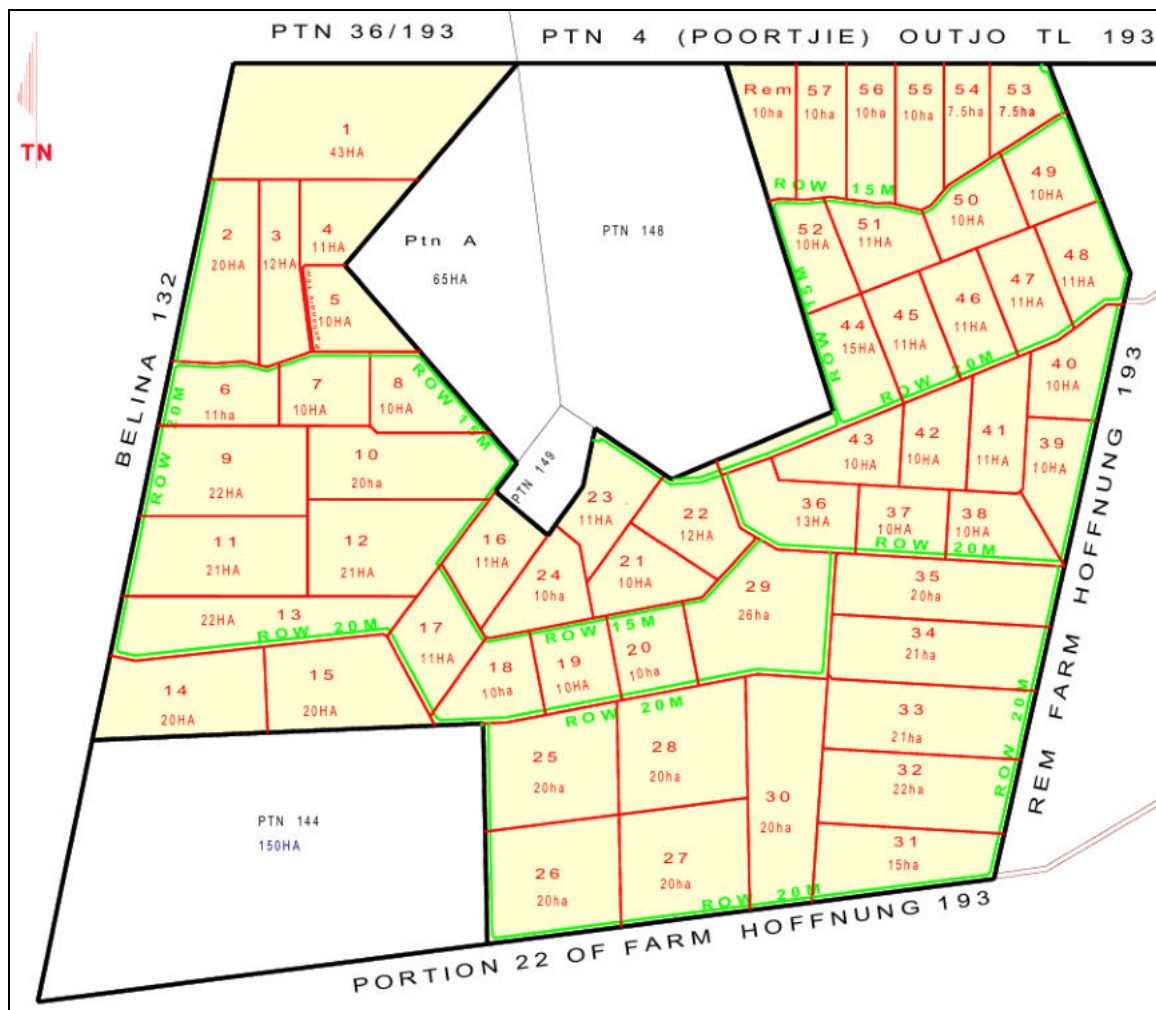


Figure 3: Subdivision Map obtained from WSTRPC (2025)

The creation of the public roads (right of way servitudes) is a listed activity for which an environmental clearance is required.

4.4. MANAGEMENT OF COMMON PROPERTY

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

“All erven will have membership of, and contribute to a Home Owners Association maintaining fences and other shared projects. The management thereof will function much like a body corporate.

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

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

5. BULK SERVICES AND INFRASTRUCTURE

The Outjo Municipality is currently not providing any municipal bulk services in this area of the Townlands. Infrastructural services will be provided by the developer according to municipal standards. These services will not be transferred to the Municipality of Outjo but they will be maintained by the residents through their Association until such time as the Municipality can take over the services.

The newly created portions will be serviced as follows:

5.1. ACCESS/ROADS INFRASTRUCTURE/INTERNAL ROADS

The existing two access points off the C38 road will give access to the newly created portions via a 15m and 20m wide Right of Way Servitudes. The Roads Authority is to reconfirm the access roads to the development. Internal streets will be low impact gravel roads with widths limited to a maximum of 15m and 20m respectively. The roads will be shaped in place to maintain the natural character and ‘farm-lifestyle’ as far as possible. Provision is made for river crossings and other minor storm water structures.

5.2. WATER SUPPLY / REQUIREMENTS / RETICULATION

As it will be impossible for the Municipality of Outjo to supply water to the development now, water will be provided by boreholes. Three existing boreholes with sufficient capacity to supply households, are existing while owners will be supported to drill additional boreholes. Permits must be obtained for the drilling of additional boreholes.

5.3. ELECTRICITY SUPPLY

Electricity can be supplied by the current NamPower bulk supply line. Additional infrastructure might be required. Where possible, solar energy will be utilised.

5.4. SEWAGE DISPOSAL/MANAGEMENT/INFRASTRUCTURE

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

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

5.5. STORM WATER AND DRAINAGE

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

5.6. SOLID WASTE / REFUSE REMOVAL

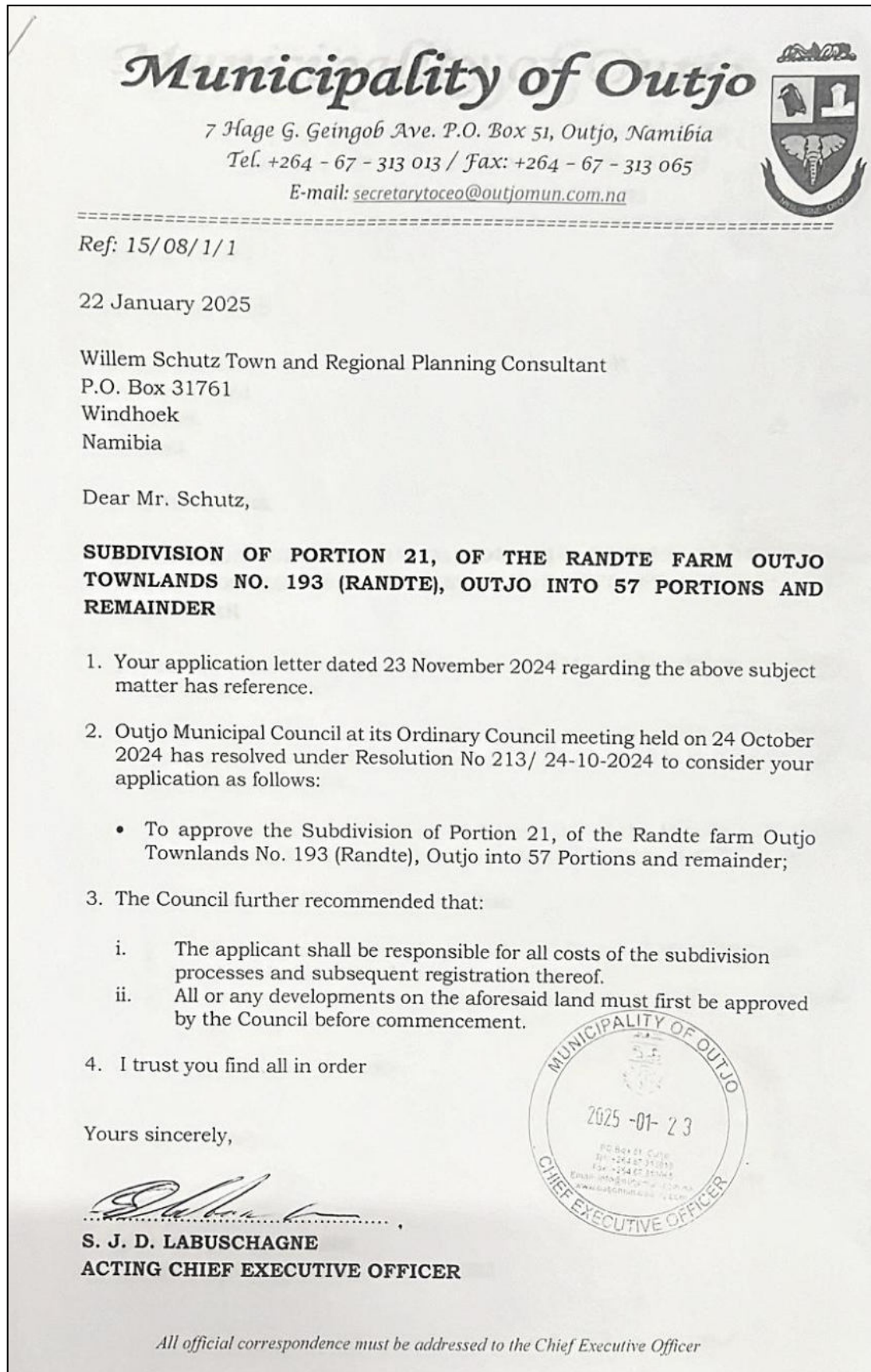
Solid waste removal will be contracted to a private contractor who will remove and dispose the waste at the municipal dumping site.

5.7. FIRE PROTECTION

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

6. APPROVAL ALREADY OBTAINED

The Municipality of Outjo approved the subdivision of the Remainder of Portion 21 (Randte) of Farm Outjo Townlands No. 193, Outjo, Kunene Region into 57 portions and the Remainder by Council Resolution No. 213 (24-10-2024). See below a copy of the approval letter dated 22 January 2025:



Municipality of Outjo

7 Hage G. Geingob Ave. P.O. Box 51, Outjo, Namibia

Tel. +264 - 67 - 313 013 / Fax: +264 - 67 - 313 065

E-mail: secretarytoceo@outjomun.com.na



Ref: 15/08/1/1

22 January 2025

Willem Schutz Town and Regional Planning Consultant
P.O. Box 31761
Windhoek
Namibia

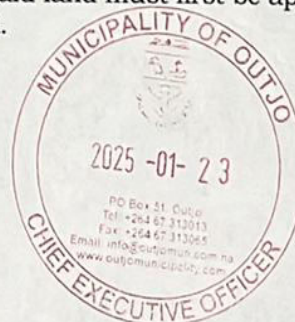
Dear Mr. Schutz,

SUBDIVISION OF PORTION 21, OF THE RANDTE FARM OUTJO TOWNLANDS NO. 193 (RANDTE), OUTJO INTO 57 PORTIONS AND REMAINDER

1. Your application letter dated 23 November 2024 regarding the above subject matter has reference.
2. Outjo Municipal Council at its Ordinary Council meeting held on 24 October 2024 has resolved under Resolution No 213/ 24-10-2024 to consider your application as follows:
 - To approve the Subdivision of Portion 21, of the Randte farm Outjo Townlands No. 193 (Randte), Outjo into 57 Portions and remainder;
3. The Council further recommended that:
 - i. The applicant shall be responsible for all costs of the subdivision processes and subsequent registration thereof.
 - ii. All or any developments on the aforesaid land must first be approved by the Council before commencement.
4. I trust you find all in order

Yours sincerely,

S. J. D. LABUSCHAGNE
ACTING CHIEF EXECUTIVE OFFICER



All official correspondence must be addressed to the Chief Executive Officer

Willie Schutz Town and Regional Planning Consultants will now apply to the Urban and Regional Planning Board (URPB) for the final approval of the subdivision of the portion.

Consideration and final approval by the URPB are subject to obtaining and environmental clearance for the listed activities.

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 (22 and 29 August 2025) inviting public participation and comments on the proposed project. See attached copies of the notices. Notices were placed on the notice board of the Municipality. A Background Information Document (BID) was sent to I&APs. The final date for receiving comments on the BID was 10 October 2025. No objections were received.

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 (Adriaan Hermanus Louw Steenkamp) and Willie Schutz Town and Regional Planning Consultants is accurate. No alternative site for the proposed project was 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. 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 are the following:

- The Namibian Constitution
- The Environmental Management Act (No. 7 of 2007)
- 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, 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 The 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.

OTHER LAWS, ACTS, REGULATIONS AND POLICIES

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

Table 2: Laws, Acts, Regulations and Policies

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

	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.	
Water Resources Management Act	The Water Resources Management Act (No. 11 of 2013) stipulates conditions that ensure effluent that is produced to be of a certain standard. There should also be controls on the disposal of sewage, the purification of effluent, measures should be taken to ensure the prevention of surface and groundwater pollution and water resources should be used in a sustainable manner.	The Act must be consulted. Fresh water abstraction and waste-water discharge permits should be obtained when required.
Solid and Hazardous Waste Management Regulations: Local Authorities	Provides for management and handling of industrial, business and domestic waste.	The Proponent must abide to the solid waste management provisions.

1992		
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 and provides for the establishment of the Nature Conservation Board.	The proposed project implementation is not located in a demarcated conservation area, national park or unique environments.
Forestry Act	The Forestry Act (No. 12 of 2001) specifies that there be a general protection of the receiving and surrounding environment. The protection of natural vegetation is of great importance, the Forestry Act especially stipulates that no living tree, bush, shrub or indigenous plants within 100m from any river, stream or watercourse, may be removed without the necessary license.	No removal of protected tree species or removal of mature trees should happen. The Ministry of Environment, Forestry and Tourism should be consulted when required.
Labour Act	The Labour Act (No. 11 of 2007)	The proponent and contractor

	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).	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 should be applied from the NHC.	The National Heritage Council should be consulted when required.
National Monuments Act of Namibia (No. 28 of 1969) as amended until 1979	No person shall destroy, damage, excavate, alter, remove from its original site or export from Namibia: (a) any meteorite or fossil; or (b) any drawing or painting on stone or a petroglyph known or commonly believed to have been executed by any people who inhabited or visited Namibia before the year 1900 AD; or (c) any implement, ornament or structure known or commonly believed to have been used as a mace, used or erected by people	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.

	referred to in paragraph; or (d) the anthropological or archaeological contents of graves, caves, rock shelters, middens, shell mounds or other sites used by such people; or (e) any other archaeological or palaeontological finds, material or object; except under the authority of and in accordance with a permit issued under this section.	
Public Health Act (No. 36 of 1919)	Under this act, in section 119: "No person shall cause a nuisance or shall suffer to exist on any land or premises owned or occupied by him or of which he is in charge any nuisance or other condition liable to be injurious or dangerous to health."	The proponent will ensure that all legal requirements of the project in relation to protection of the health of their employees and surrounding residents is protected and will be included in the EMP. Relevant protective equipment shall be provided for employees in construction. The development shall follow requirements and specifications in relation to water supply and sewerage handling and solid waste management so as not to threaten public health of future residents on this piece of land.
Soil Conservation Act (No. 76 of 1969)	The objectives of this Act are to: Make provisions for the combating and prevention of soil erosion; Promote the conservation, protection and improvement of the soil, vegetation, sources and resources of the Republic;	Only the area required for the operations should be cleared from vegetation to ensure the minimum impact on the soil through clearance for construction.
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	Namibia's overall development ambitions are articulated in the Nation's Vision 2030. At the	The proposed project is an important element in employment creation.

Plans	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.	
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CONCLUSION AND IMPACT

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

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

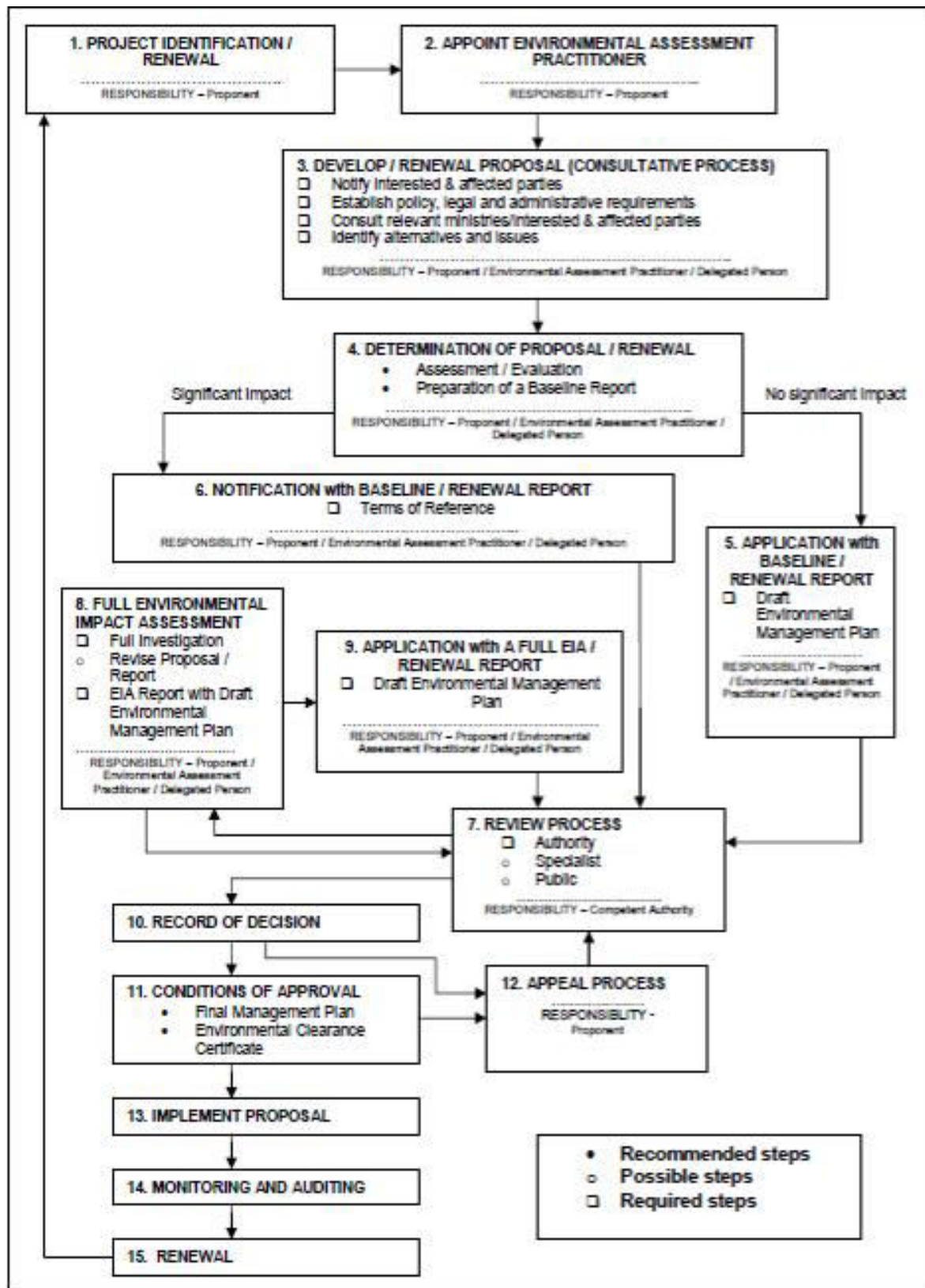


Figure 4: Flowchart of the Impact Process

10.1. BIODIVERSITY AND VEGETATION

Biomes in Namibia

The map displays the following biomes and features:

- Border:** Indicated by a black line.
- Settlement:** Marked with black dots (e.g., Oshikango, Outapi, Oshkati, Rundu, Tsumeb, Oljwerango, Hochfeld, Windhoek, Swakopmund, Walvis Bay).
- Division of Tree-&Shrub Savanna:** Indicated by a brown line.
- Lakes and salt pans:** Shaded in light blue.
- Tree and Shrub Savanna:** Shaded in dark green.
- Acacia Tree-&Shrub Savanna:** Shaded in medium green.
- Nama Karoo:** Shaded in light green.
- Succulent Karoo:** Shaded in yellow-green.
- Namib Desert:** Shaded in yellow.

The **Project Site** is located in the Tree and shrub savanna biome, near Oljwerango.

The road is expected to have a low impact on the natural environment. There are a few large trees along the road that will be retained.

The activities will have a low impact on vegetation, shrubs and trees.

10.2. GEOLOGY AND SOILS

The project site area is located in the Khomas Trough on a geological area classified as Damara Supergroup and Gariep Complex. See *Map* below:

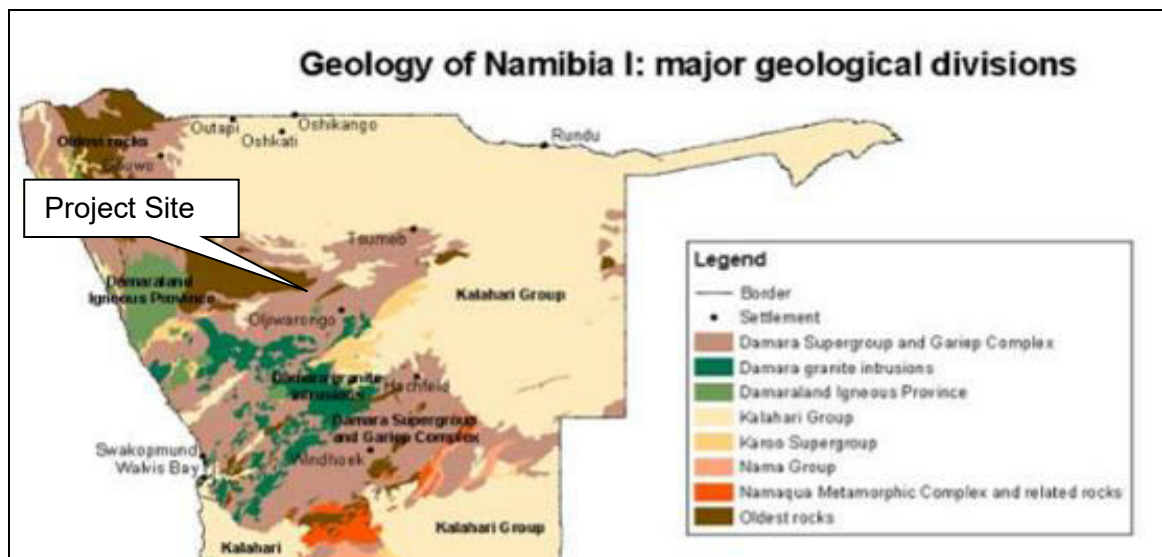


Figure 6: Geology of Namibia (Atlas of Namibia Project, 2002)

CONCLUSION AND IMPACT

The activities will not have a large impact on the geology, soils and geohydrology of the area. The surface drainage canals have been kept open in order that water can flow through.

10.3. SOCIO ECONOMIC ENVIRONMENT

The proposed right of way will have a positive impact on the socio-economic environment because additional infrastructure will be constructed. This will create additional employment during construction and after construction for workers. The infrastructure will be built with little disturbance to the environment and towards the individuals that are residing in the area. People will benefit from employment created during planning, construction and operation. The construction impacts will be little if mitigated by the Environmental Management Plan.

CONCLUSION AND IMPACT

The activities will have a positive impact on the community since employment and a right of way will be created.

10.4. CLIMATE

No specific climate data is available for the site however Outjo and surroundings in general is characterized with a semi-arid highland savannah climate typified as extremely hot in summer and moderate dry in winter. The highest temperatures are measured in December with an average daily temperature of maximum 31°C and a minimum of 17°C. The coldest temperatures, conversely, are measured in July with an average daily maximum of 20°C and minimum 6°C (*Weather - the Climate in Namibia*, 1998 – 2012). The area therefore has low frost potential.

Rainfall in the form of thunderstorms is experienced in the area during the summer months between October and April. The annual average rainfall for Outjo and surroundings is 500mm however the average evaporation rate is 3 400mm a year (*Weather - the Climate in Namibia*, 1998 – 2012). Over 70% of the rainfall occurs in the in the summer months' period between November and March. Rainfall in the area is typically sporadic and unpredictable however the average highest rainfall months are January to March.

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

CONCLUSION AND IMPACT

The activities will not have an impact on the climate.

10.5. CULTURAL HERITAGE

The proposed project site on which the road will be aligned and constructed 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.

CONCLUSION AND IMPACT

No heritage resources or graveyards were observed on the site or in the area.

10.6. SENSE OF PLACE

The proposed right of way will not have a large/negative impact on the sense of place in the area. An untidy or badly managed site can detract from the ecological well-being and individuality of the area. Unnecessary disturbance to the surroundings could be caused by poorly planned or poorly managed operational activities. The project site should be kept neat and clean where possible. Vegetation should not be

removed or harmed if not necessary since it covers topsoil which prevents erosion. Noise and dust should be limited because of the neighbouring activities.

CONCLUSION AND IMPACT

The impact on the sense of place will be low.

10.7. HEALTH

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). A health and safety officer are employed to manage, coordinate and monitor risk and hazard and report all health and safety related issues in the workplace. The introduction of external workers into the area is sometimes accompanied with criminal activities posing security risks for neighbours. However, the proponent will take certain measures to prevent any activity of this sort. The welfare and quality of life of the neighbours and workforce need to be considered for the project to be a success on its environmental performance. Conversely, the process should not affect the overall health of persons related to the project including the neighbours.

CONCLUSION AND IMPACT

The proposed activities will have a low impact on the health of the community.

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, see *Table* below:

Table 3: 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 project will have on the environment includes water will be used for the construction and operation activities, electricity will be used, a sewer system might 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	M	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	M	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

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.

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 they are serviced. All personnel have to be trained about responsible fire protection measures and good housekeeping such as the removal of flammable materials on site. Regular inspections should be carried out to inspect and test firefighting equipment by the contractor.

Impact Evaluation

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

11.1.12. SENSE OF PLACE

The placement, design and construction of the proposed infrastructure 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 erven / 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. 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	M	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	M	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.

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.

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 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 Impact Assessment to complete the town planning procedures and for the creation of public roads in the form of right of way servitudes to use as accesses to the newly created Portions from the subdivision of the Remainder of Portion 21 (Randte) of Farm Outjo Townlands No. 193, Outjo, Kunene Region and to issue an Environmental Clearance for the following 'Listed Activities':

LAND USE AND DEVELOPMENT ACTIVITIES

5.2 The 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

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

APPENDIX A: CURRICULUM VITAE OF CHARLIE DU TOIT

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

5. **Education:**

Name of Institution	University of Stellenbosch, South Africa
Degree/Qualification	Hons B (B + A) in Business Administration and Management
Date Obtained	1985-1987
Name of Institution	University of Stellenbosch, South Africa
Degree/Qualification	BSc Agric Hons (Chemistry, Agronomy and Soil Science)
Date Obtained	1979-1982
Name of Institution	Boland Agricultural High School, Paarl, South Africa
Degree/Qualification	Grade 12
Date Obtained	1974-1978

6. **Membership of Professional Association:** EAPAN Member (Membership Number: 112)

7. **Languages:**

	<u>Speaking</u>	<u>Reading</u>	<u>Writing</u>
English	Good	Good	Good
Afrikaans	Good	Good	Good

8. **Employment Record:**

<u>From</u>	<u>To</u>	<u>Employer</u>	<u>Position(s) held</u>
2009	Present	Green Earth Environmental Consultants	Environmental Practitioner
2005	2008	Elmarie Du Toit Town Planning Consultants	Manager
2003	2005	Pupkewitz Megabuild	General Manager
1995	2003	Agra Cooperative Limited	Manager Trade
1989	1995	Namibia Development Corporation	Chief Agricultural Consultant
1985	1988	Ministry of Agriculture	Agricultural Researcher

Certification:

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



Charl du Toit

APPENDIX B: 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

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NOTICE LEGAL NOTICE

CHANGE OF SURNAME - THE ALIENS ACT, 1937

NOTICE OF INTENTION OF CHANGE OF SURNAME

I, (1) ERIKA ELETHERA POGOM - IGA GARAS residing at 305, ELISENHEIM, WINDHOEK and carrying on business as 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. I intend also applying for authority to change the surname of my wife N/A and minor children(s) (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 therefor, 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 35(3) of Act 66 of 1965, notice is hereby given that copies of the Liquidation and Distribution Accounts (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 all offices of the Magistrate of Erongo. Should no 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
Master office: Windhoek
Surname: Namhago
First Name: Willemine
Date of Birth: 31 November 1966
Identity Number: 6611101323
1381 Address: Ohangwena, Ohangwena Region
Date of Death: 07 February 2025
Christian names and surname of surviving spouse:
Lijus Kalda
Identity number: 55042500162
Name and (only one) address of executor or authorized agent:
Jacobs Amupolo Lawyers and Conveyancers
Office 23-25, Maroela Mall, Ohangwena
Phone allowed for objections if other than 21 days: 081277773
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 Bethanie. 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



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NOTICE LEGAL NOTICE

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 55 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



SECTION 29 NOTICE TO CREDITORS AND DEBTORS IN DECEASED ESTATE

Estate of the late Karen Enyala, 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: E33/2025, are hereby called upon to lodge their claims with and/or pay their debts to the undersigned within a period of 30 days from date of publication hereof.

Nakamhela Attorneys
Kessler Flats 7
Teinert 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

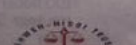
Last Address: Windhoek, Khomas Region

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 13 km west of Turnb. 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: Camellie Kayala Mathues

Identity Number: 59011500946

Marital Status: Married male to: Elizabeth Mathues 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: Natfeline Mukuru

Identity Number: 38060500139

Marital Status: Single

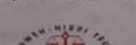
Last Address: Otjozondjupa Region

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 for the creation of public roads in the form of right of way servitudes to use as access roads to the newly created portions from the subdivision of the Remainder of Portion 21 (Rande) of Farm Outjo Townlands No. 193, Kunene Region.

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

Project location and description: The Remainder of Portion 21 (Rande) of Farm Outjo Townlands No. 193, Outjo is located outside Outjo on the western side of the C38 Road leading from Outjo to Etosha. The Portion is 850 hectares and the 02844 roads which border Grootfontein with Berg Aukas and Rundu. The Portion is 697,043 hectares in extent and is presently utilized for agricultural purposes. It is the intention of the proponent to subdivide the Remainder of Portion 21 into 57 portions and Remainder and to create right of way servitudes to be used as access roads to the proposed newly created portions. The right of way servitudes 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



Estate of the late: Katzmine Kavijene

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 (RANDE) OF FARM OUTJO TOWNLANDS 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 for the creation of public roads in the form of right of way servitudes to use as access roads to the newly created portions from the subdivision of the Remainder of Portion 21 (Rande) of Farm Outjo Townlands No. 193, Kunene Region.

Name of proponent: Adrian Hermans Louw Steenkamp

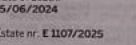
Project location and description: The Remainder of Portion 21 (Rande) of Farm Outjo Townlands No. 193, Outjo is located outside Outjo on the western side of the C38 Road leading from Outjo to Etosha. The Portion is 850 hectares and the 02844 roads which border Grootfontein with Berg Aukas and Rundu. The Portion is 697,043 hectares in extent and is presently utilized for agricultural purposes. It is the intention of the proponent to subdivide the Remainder of Portion 21 into 57 portions and Remainder and to create right of way servitudes to be used as access roads to the proposed newly created portions. The right of way servitudes 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



Estate of the late: Katzmine Kavijene

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
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NOTICES

Legal

CASE NO. HC-MO-CIV-ACCT-0020250066
IN THE HIGH COURT OF NAMIBIA
FOR THE DISTRICT OF WINDHOEK
AT WINDHOEK
IN THE MATTER OF THE ESTATE OF THE LATE **JOSEPH PHILLIPS** DECEASED
NOTICE TO CREDITORS
I, the undersigned, being the executor of the will of the late **JOSEPH PHILLIPS** deceased, do hereby give notice to all persons who have claims against the estate of the late **JOSEPH PHILLIPS** deceased, to submit their claims to me, the undersigned, on or before the 15th day of September 2025, at 10:00 AM, at the office of the undersigned, situated at 10, 11 and 12, Church Street, Windhoek, Namibia. The undersigned is a duly qualified and practising attorney-at-law in Namibia.

NOTICES

Legal

CALL FOR PUBLIC PARTICIPATION COMMENTS ENVIRONMENTAL IMPACT ASSESSMENT TO OBTAIN AN ENVIRONMENTAL CLEARANCE TO COMPLETE THE TOWN PLANNING PROCEDURES AND FOR THE CREATION OF PUBLIC ROADS IN THE FORM OF RIGHT OF WAY SERVICES TO USE AS ACCESS TO THE NEWLY CREATED PORTION OF THE SUBDIVISION OF THE REMAINDER OF PORTION 21 (BANDS) OF THE FARM OUTPOST TOWNSHIP NO. 193, KUNENE REGION
The undersigned, being the proponent of the proposed subdivision of the remainder of Portion 21 (Bands) of the Farm Outpost Township No. 193, Kunene Region, do hereby call for public participation comments on the Environmental Impact Assessment (EIA) report for the proposed subdivision. The EIA report is available for public inspection at the office of the undersigned, situated at 10, 11 and 12, Church Street, Windhoek, Namibia, from the 29th day of August 2025 to the 15th day of September 2025, at 10:00 AM. The undersigned is a duly qualified and practising attorney-at-law in Namibia.

NOTICES

Legal

NOTICE IN TERMS OF SECTION 54 OF THE INSOLVENCY ACT OF THE SALE OF THE BUSINESS INCLUDING GOODWILL OF SANDCASTLE BOUTIQUE APARTMENTS AND BEER AND BIRRA-TOES CC AS A GOING CONCERN
I, the undersigned, being the liquidator of the above-mentioned business, do hereby give notice to all persons who have claims against the business, to submit their claims to me, the undersigned, on or before the 15th day of September 2025, at 10:00 AM, at the office of the undersigned, situated at 10, 11 and 12, Church Street, Windhoek, Namibia. The undersigned is a duly qualified and practising attorney-at-law in Namibia.

NOTICES

Legal

REZONING OF PORTION 21 (BANDS) OF THE FARM OUTPOST TOWNSHIP NO. 193, KUNENE REGION
The undersigned, being the proponent of the proposed subdivision of the remainder of Portion 21 (Bands) of the Farm Outpost Township No. 193, Kunene Region, do hereby call for public participation comments on the Environmental Impact Assessment (EIA) report for the proposed subdivision. The EIA report is available for public inspection at the office of the undersigned, situated at 10, 11 and 12, Church Street, Windhoek, Namibia, from the 29th day of August 2025 to the 15th day of September 2025, at 10:00 AM. The undersigned is a duly qualified and practising attorney-at-law in Namibia.

NOTICES

Legal

NOTICE TO CREDITORS IN DECEASED ESTATES
I, the undersigned, being the executor of the will of the late **JOSEPH PHILLIPS** deceased, do hereby give notice to all persons who have claims against the estate of the late **JOSEPH PHILLIPS** deceased, to submit their claims to me, the undersigned, on or before the 15th day of September 2025, at 10:00 AM, at the office of the undersigned, situated at 10, 11 and 12, Church Street, Windhoek, Namibia. The undersigned is a duly qualified and practising attorney-at-law in Namibia.

NOTICES

Legal

LIQUIDATION AND DISTRIBUTION ACCOUNTS IN DECEASED ESTATES LYING FOR INSPECTION
I, the undersigned, being the liquidator of the above-mentioned business, do hereby give notice to all persons who have claims against the business, to submit their claims to me, the undersigned, on or before the 15th day of September 2025, at 10:00 AM, at the office of the undersigned, situated at 10, 11 and 12, Church Street, Windhoek, Namibia. The undersigned is a duly qualified and practising attorney-at-law in Namibia.

NOTICES

Legal

NOTICE TO CREDITORS IN DECEASED ESTATES
I, the undersigned, being the executor of the will of the late **JOSEPH PHILLIPS** deceased, do hereby give notice to all persons who have claims against the estate of the late **JOSEPH PHILLIPS** deceased, to submit their claims to me, the undersigned, on or before the 15th day of September 2025, at 10:00 AM, at the office of the undersigned, situated at 10, 11 and 12, Church Street, Windhoek, Namibia. The undersigned is a duly qualified and practising attorney-at-law in Namibia.

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I, the undersigned, being the liquidator of the above-mentioned business, do hereby give notice to all persons who have claims against the business, to submit their claims to me, the undersigned, on or before the 15th day of September 2025, at 10:00 AM, at the office of the undersigned, situated at 10, 11 and 12, Church Street, Windhoek, Namibia. The undersigned is a duly qualified and practising attorney-at-law in Namibia.

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GREEN EARTH Environmental Consultants

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Standard Bank

NOTICE TO CREDITORS IN DECEASED ESTATES

Registered number of Estate: 1222025

Master of the Court: WINDHOEK

Summa: RHODES

First Name: SANDRA

Date of Birth: 05-01-1955

Identity Number: 5425060129

Last Address: RICHMOND

Date of Death: 26-04-2025

First Name and Surname of Beneficiary: JOHANNES C. RHODES

Complete only if deceased was married or civilly partnered to: 01-01-2025

or partner's identity Number: 5301020069

Notary: JOHANNES C. RHODES

Gazette on: 29 AUGUST 2025

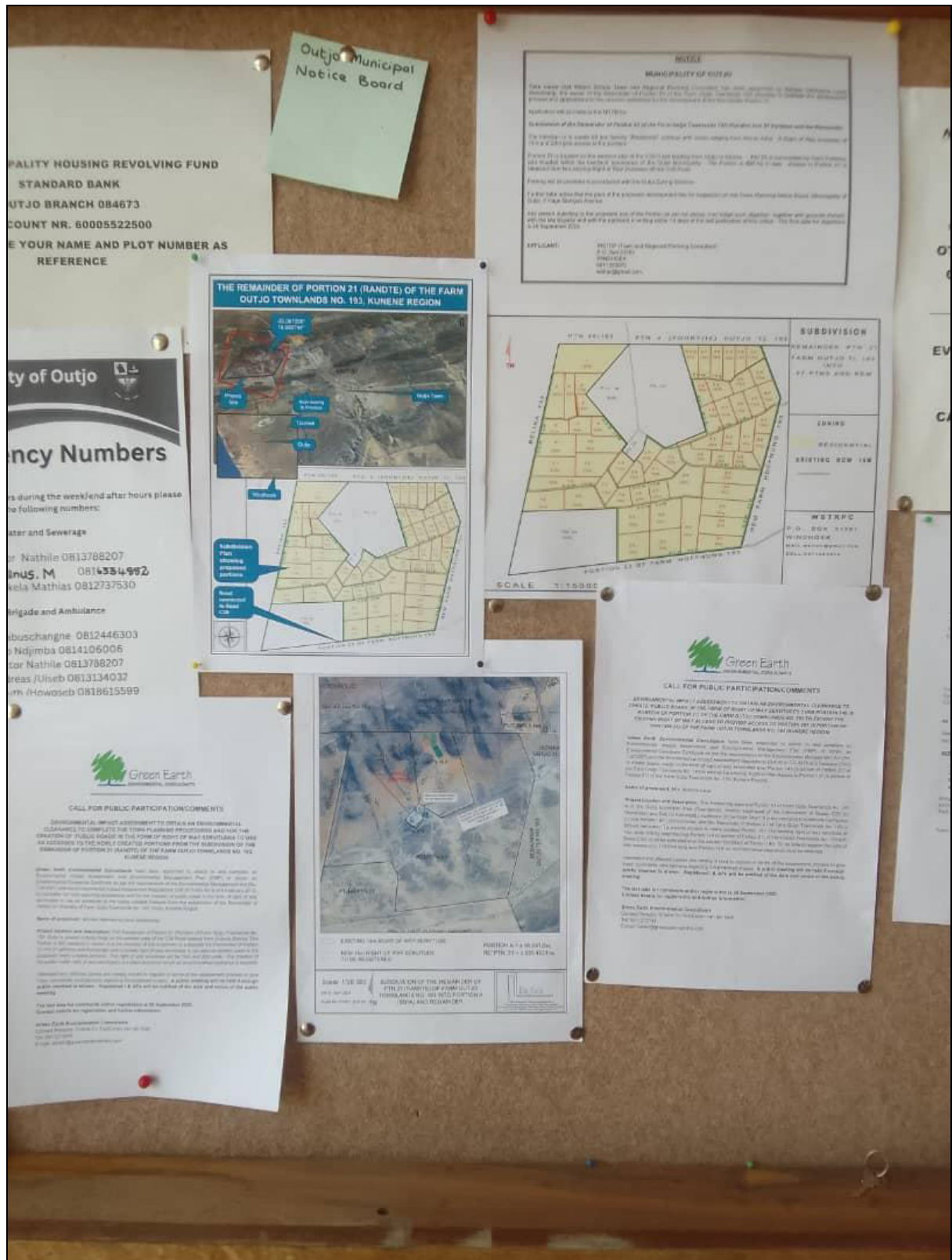
STANDARD EXECUTIONS

TRUSTEES: PO BOX 1154

WINDHOEK, NAMIBIA

• Legal •	CALL FOR PUBLIC PARTICIPATION/ COMMENTS	CALL FOR PUBLIC PARTICIPATION/COMMENTS	CALL FOR PUBLIC PARTICIPATION/ COMMENTS ENVIRONMENTAL IMPACT ASSESSMENT TO OBTAIN AN ENVIRONMENTAL CLEARANCE TO COMPLETE THE TOWN PLANNING PROCEDURES AND FOR THE CREATION OF 'PUBLIC ROADS' IN THE FORM OF RIGHT OF WAY SERVITUDES TO USE AS ACCESSES TO THE NEWLY CREATED PORTIONS FROM THE SUBDIVISION OF THE REMAINDER OF PORTION 21 (RANDTE) OF THE FARM OUTJO TOWNLANDS NO. 193, KUNENE REGION
CALL FOR PUBLIC PARTICIPATION/COMMENTS ENVIRONMENTAL IMPACT ASSESSMENT TO OBTAIN AN ENVIRONMENTAL CLEARANCE TO COMPLETE THE TOWN PLANNING PROCEDURES AND FOR THE CREATION OF 'PUBLIC ROADS' IN THE FORM OF RIGHT OF WAY SERVITUDES TO USE AS ACCESSES TO THE NEWLY CREATED PORTIONS FROM THE SUBDIVISION OF THE REMAINDER OF PORTION 21 (RANDTE) OF THE FARM OUTJO TOWNLANDS 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 for the creation of public roads in the form of right of way servitudes to use as access roads to the newly created Portions from the subdivision of the Remainder of Portion 21 (Randte) of Farm Outjo Townlands No. 193, Outjo, Kunene Region. Name of proponent: Adriaan Hermanus Louw Steenkamp Project location and description: The Remainder of Portion 21 (Randte) of Farm Outjo Townlands No. 193, Outjo is located outside Outjo on the western side of the C38 Road leading from Outjo to Etosha. 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 to 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: 0811273145 E-mail: carlen@greeneearthnamibia.com The last date for comments and/or registration is 26 September 2025. 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APPENDIX D: NOTICE ON NOTICE BOARD



APPENDIX E: LIST OF NEIGHBOURS

List of Neighbours	
Agnes Steenkamp Remainder Portion 21	agnesteenkamp@gmail.com
Agnes Steenkamp Remainder Portion 21	megacharcoal23@gmail.com
Maans Steenkamp Remainder Portion 21	maansteenkamp3@gmail.com maansteenkamp2@gmail.com
Cobus Louw Remainder Portion 21	cobuslouw28@gmail.com
Tiofilia & Michael Albert Re / Portion 4 (Poortjie)	tjohannes14@gmail.com
Ian van Vuuren Portion 148	admin@fhlman.com
Andre Nel Corridor Charcoal / Union Foods Portion 149	unifoods@rhinotrek.net ddlouw@rhinotrek.net
Municipality of Outjo	info@outjomun.com.na
Simeon Namweya I&AP	info@eia-tracker.org.na

APPENDIX F: EMAIL SENT TO NEIGHBOURS

Background Information Document for the creation of public roads in the form of right of way servitudes t...

carien@greeneearthnamibia.com

↩ Reply ↩ Reply All → Forward ⋮

To: 'Charlie Du Toit' Thu 25/09/2025 12:27 pm

Bcc: 'agnesteenkamp@gmail.com'; 'megacharcoal23@gmail.com'; 'maansteenkamp3@gmail.com'; 'maansteenkamp2@gmail.com'; 'cobuslouw28@gmail.com'; 'johannes14@gmail.com'; 'admin@fhlman.com'; 'unifoods@rhinotrek.net'; 'ddlouw@rhinotrek.net'; 'info@outjomun.com.na'; 'info@eia-tracker.org.na'

 Re Portion 21 (Randte), Farm Outjo (A Steenkamp) - BID.pdf
689 KB

Dear Sir / Madam

Green Earth Environmental Consultants are conducting an Environmental Impact Assessment to complete the town planning procedures and for the creation of public roads in the form of right of way servitudes to use as accesses to the newly created Portions from the subdivision of the Remainder of Portion 21 (Randte) of Farm Outjo Townlands No. 193, Outjo, Kunene 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 10 October 2025.

Kind regards

Carie



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: carien@greeneearthnamibia.com
Carie van der Walt

APPENDIX G: RESPONSE FROM NEIGHBOUR

Response received from I&APs

From: info@eia-tracker.org.na <info@eia-tracker.org.na>
Sent: Monday, 8 September 2025 9:57 am
To: carien@greenearthnamibia.com
Subject: Environmental Impact Assessment To Obtain An Environmental Clearance To Complete The Town Planning Procedures And For The Creation Of "Public Roads" In The Form Of Right Of Way Servitudes To Use As Accesses To The Newly Created Portions From The Subdivisi

Dear Sir/Madam

I am also hereby requesting to be registered as an I&AP for the EIA:

Environmental Impact Assessment To Obtain An Environmental Clearance To Complete The Town Planning Procedures And For The Creation Of "Public Roads" In The Form Of Right Of Way Servitudes To Use As Accesses To The Newly Created Portions From The Subdivision Of The Remainder Of Portion 21 (Randte) Of The Farm Outjo Townlands No. 193, Kunene Region.

Would you also forward me the BID including the project site coordinates?

Regards,

Simeon Namweya
EIA Tracking and Monitoring in Namibia (EIA Tracker)
Namibian Environment and Wildlife Society
Cell:+264 81 354 9340
<https://eia-tracker.org.na>

The EIA Tracker Project keeps track and maps all EIAs countrywide to enhance public access to EIA information and promote transparency within the EIA sector. The information collected is only used for the public to access and the EIA Tracker has no intention and will not use these for financial or any other benefits.

APPENDIX H: ENVIRONMENTAL MANAGEMENT PLAN