Environmental Scoping Assessment

To Support an Application for an **Environmental Clearance Certificate (ECC)** to Permit a Listed Activity – Construction and Operation of a Fuel Retail Outlet

Erf/ Rem 1334
C/O Dawid Hosea Meroro Road and Scheppmann Street
Pioneers Park, Windhoek
Khomas Region

PROPONENT

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APP006806

Final Report

December 2025

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INFORMATION SHEET	
Project Title Name	**Scoping Assessment Report** To Support of an Application for an Environmental Clearance Certificate (ECC) to Permit the Construction and Operation (Including Renovations and Routine Maintenance) of a new Fuel Retail Outlet and Related Amenities on: Erf 1334, C/O Dawid Hosea Meroro Road and Scheppman Street Pioneers Park Windhoek Khomas Region
MEFT Application No.	**APP-006806**
Applicant /Promotor	Rejoice Investments CC Reg. No. CC/2013/07965 Box 41259 AUSSPANNPLATZ Windhoek Khomas Region
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EXECUTIVE SUMMARY

Rejoice Investments CC (the '**Promotor**' or Rejpice) is proposing to construct and to operate a modern fuel retail outlet (FRO) and related amenities on Erf Rem 1334, a vacant piece of land measuring about 18 000 square meters. The exact location is the corner of Dawid Meroro Road and Scheppmann Street in Extension 1 of Pioneers Park, Windhoek. Ekwao Consulting ('**Ekwao'**) was appointed by Rejoice to facilitate the approval process for an Environmental Clearance Certificate (ECC) which, in terms of the Environmental Management Act and EIA Regulations, is mandatory for such kind of development.

The City of Windhoek identified and earmarked Erf /Rem 1334 for the development of a FRO and put it up for sale by way of a public tender with Rejoice winning the bid. Additionally, Rejoice was also granted a Letter of Internet (LOI) by the Ministry of Industries, Mines and Energy (MIME). An LOI is the prerequisite for anyone aspiring to construct and operate a new FRO in Namibia.

The FRO proposed by Rejoice will have an initial installed fuel storage capacity of 92 m^3 (92 000 litres) of combined unleaded petrol (ULP) and automobile diesel oil 50 ppm (ADO 50). The fuel product will be stored in underground storage tanks (USTs) procured and installed in compliance with SANS standards and specifications. From the USTs fuel is delivered via a system of pipelines and pumps to the vehicles of patrons on a forecourt area.

The construction phase of the project entails intrusive activities such as vegetation clearances and some earthworks to bury the USTs. The operational phase is generally less intrusive and entails activities such as receiving fuel delivered by road tankers, and dispensing fuel into customs' vehicles and tank dipping to reconcile fuel volumes. Renovation and routine maintenance activities of the facility also fall into this phase.

Ekwao has conducted a risk assessment to determine potential impacts (both real and perceived) which the proposed development will bring to bear on the receiving environment during its various phases (planning & designing, construction, operational and possibly decommissioning phases). The environmental assessment was undertaken to allow the proponent to apply for an ECC in terms of the Environmental Management Act (No. 7 of 2007) and related EIA Regulations as per GG No. 4878.

There were no impacts identified for the planning and design phase, but for the construction phase, fifteen (15) environmental impacts/aspects were identified and assessed. Out of these, twelve (12) have negative impacts with significance rating ranging from low without mitigation and very low with mitigation. The majority of negative impacts associated with the project can be reduced and or eliminated if the recommendations proposed in the EMP are complied with.

The socio-economic benefits that will accrue from the development include employment opportunities, skills transfer, taxes to NamRa and increased revenue to the coffers of the City of Windhoek through payment for rates and taxes.

The scoping assessment has found that the environmental impacts associated with the construction and operation of the FRO can be effectively mitigated provided the measures recommended in the EMP are adhered and complied with.

It is recommended that an ECC be granted to the applicant to construct and operate a FRO on Ref /Rem 1334 subject to the terms and conditions which the EC may wish to impose.

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ABBREVIATIONS AND ACRONYMS

TERM	EXPANSION
ADO	Automobile Diesel Oil
ATG	Automatic Tank Gauging
EC	Environmental Commissioner
ECC	Environmental Clearance Certificate
EIA	Environmental Impact Assessment
EMA	Environmental Management Act (Act No. 7 of 2007)
EMP	Environmental Management Plan
EMS	Environmental Management System
FRO	Fuel Retail Outlet
HDPE	High Density Polyethylene
KRC	Khomas Regional Council
HSSEQC	Health, Safety, Security, Environment, Quality – Management System
IAPs	Interested and Affected Parties
m^2	Square meters
m^3	Cubic meter
MEFT	Ministry of Environment, Forestry and Tourism
MIME	Ministry of Industries, Mines and Energy
MSDS	Material Safety Data Sheet
NamRa	Namibia Revenue Authority
NSI	Namibia Standards Institute
OEC	Office of the Environmental Commissioner
PC	Petroleum Commissioner
PPE	Personal Protective Equipment
PPM	Parts Per Million
PV	Photovoltaic
SANS	South African National Standards
SAR	Scoping Assessment Report
SHE	Safety, Health & Environment
SME	Small and Medium Enterprises
ULP	Unleaded Petrol
USTs	Underground Storage Tank(s)
VOC	Vapour Organic Compounds
WHO	World Health Organisation

DEFINITIONS

TERM	EXPANSION
Assessment	The process of collecting, organising, analysing, interpreting and communicating information relevant to decision making
Competent Authority	In terms of the Environmental Management Act is an organ of state that has the legal responsibility to grant or refuse an authorization for a listed activity. In this specific case, the Ministry of Industries, Mines and Energy is the competent authority to issues licences applicable to the energy sector – Fuel Retailer Licence, etc.
Construction Phase	The phase of a project preceding the Operation Phase, during which project facilities and infrastructure are assembled and installed on their foundations, and connected and tested, to ensure that they operate as designed.
Cumulative Impacts	In relation to an activity, means the impact of an activity that in itself may not be significant but may become significant when added to the existing and potential impacts eventuating from similar or diverse activities or undertakings in the area.
Emergency Plan	An emergency plan is a plan in writing that, on the basis of identified potential incidents at the installation together with their consequences, describes how such incidents and their consequences should be dealt with, both on-site and offsite.
Environmental Clearance Certificate	A certificate and associated conditions issued in terms of the Environmental Management Act, authorizing a listed activity to be undertaken
Environmental Impact	A description of the potential effect or consequence of an aspect of the development on a specified component of the biophysical, social or economic environment within a defined time and space.
Environmental Management Plan (EMP)	A working document which contains site project specific plan developed to ensure that environmental management practices to eliminate and control environmental impacts are followed during the developmental phase of that site, project and or facility and would normally consist of construction phase, operational phase and decommissioning phases.
Evaluation	The process of ascertaining the relative importance or significance of information, the light of people's values, preference and adjustments ir order to make a decision.
Hazard	An environmental hazard is any substance, condition, or event that poses a threat to the environment and/or human health. These hazards can be natural (floods, earthquakes or storms) or caused by human actions n (like pollution, chemicals, or toxic waste). They have the potential to cause harm, damage property, or disrupt social and economic systems
Operational Phase	The phase of a project during which the newly constructed tanks, pipelines, gantries and associated facilities are operated.
Pollution	Means any change in the environment caused by – (a) any waste, substance or matter; or (b) noise, odour, dust or heat, emitted from or caused by any activity, including the storage or treatment of any waste, substance or matter, building and construction, and the provision of any service, whether engaged in by any person or an organ of state if that change has an adverse effect on public health or well-being of people.
Proponent or the Applicant	Means any person who has submitted or intends to submit an application for an authorisation as legislated by the Environmental Management Act to undertake an activity or activities identified as a listed activities or listed activities, on any other notice published by the Minister or Ministry of Environment, Forestry and Tourism.
Public	Is defined as citizens who have diverse cultural, educational, political and socio-economic characteristics. The public is not a homogeneous and unified group of people with a set of agreed common interest and aims. There is no single public, There are a number of publics, some of whom may emerge at any time during the process depending on their particular concerns and the issues involved.
Public Participation Process	The process of involving all affected parties in the design, planning and operation of a project. The process requires that the proponents give the parties to be consulted notice of the matter in sufficient form and detail to allow them to prepare their views on the matter. They are also given a reasonable amount of time to prepare their views and an opportunity to present their views to the proponents, who consider the views presented, fully and impartially.
Scoping Process	Scoping is that process of the EIA during which key environmental issues and impacts that have to be addressed are identified, and ultimately defining the scope and focus of the assessment.
Scoping Process	A process of identifying issues that will be relevant for consideration of the application, the potential environmental impacts of the proposed activity, and alternatives to the proposed activity that are feasible or reasonable.
Significant Effect or Impact	Means an impact by its magnitude, duration, intensity or probability of occurrence may have a notable effect on one or more aspects of the environment.
Storage	Means the temporary storage or containment of any waste for a period of less than 90 days after its generation and prior to its collection for recovery, reuse, recycling, treatment or disposal;

Sustainable Development	"Development that meets the needs of the current generation without compromising the ability of future generations to meet their own needs and aspirations" –World Commission on Environment and Development (1987). "Improving the quality of human life while living within the carrying capacity of supporting ecosystems" - Caring for the Earth: A Strategy for Sustainable Living, by the International Union for Conservation of Nature (IUCN), the United Nations Environment Programme and the World Wide Fund for Nature (1991).
The Environment	As defined in the Environmental Management Act - "land, water and air; all organic and inorganic matter and living organisms as well as biological diversity; the interacting natural systems that include components referred to in sub-paragraphs, the human environment insofar as it represents archaeological, aesthetic, cultural, historic, economic, paleontological or social values".
Waste	Means any substance or matter whether solid, liquid or any combination thereof, irrespective of whether it or any constituents thereof may have value or other use, and includes – (a) any undesirable, rejected, abandoned or superfluous matter, material, residue of any process or activity, product, by-product; (b) any matter which is deemed useless and unwanted; (c) any matter which has been discarded, abandoned, accumulated or stored for the purposes of discarding, abandoning, processing, recovery, reuse, recycling or extracting a usable product from such matter; or (d) products that may contain or generate a gaseous component
Waste Recycling	Means the process or act of subjecting used or recovered waste materials, products or by-products to a process or treatment of making them suitable for beneficial use and for other purposes, and includes any process or treatment by which waste materials are transformed into new products or base materials in such a manner that the original waste materials, products or by-products may lose their identity, and which may be used as raw materials for the production of other goods or materials.
Waste Reduction	Means the process or act of reducing the nature, type, quality, quantity, volume or toxicity of any waste generated, and "reduce" shall have a similar meaning
Waste Re-use	Means the process or act of sorting and separating, at the point of origin, different materials found in any waste in order to promote and facilitate recovery, reuse and recycling of materials and resources, and "separate" shall have a similar meaning;

1 BACKGROUND

1.1 Introduction

Rejoice Investments CC hereinafter referred to as '**Rejoice**' is proposing to construct and to operate a modern fuel retail outlet (FRO) and associated facilities at a vacant piece of land situated at the corner of Dawid Hosea Meroro Road and Scheppmann Street in Extension 1 of Pioneers Park in Windhoek.

In October 2017, the Municipality of Windhoek (MOW) passed a resolution to the effect that Erf /Rem 1334 be disposed of by way of a public tender for the exclusive operation of an FRO and a taxi hub. Rejoice was the successful bidder and was accordingly allocated the land which measures about 18 168 m^2 (about 1.8 ha).

The project envisaged by Rejoice entails at least three stages – planning & design, construction and operational stage (business phase). During the planning phase the proponent is expected to obtain the necessary statutory documents in the form of permits and licences as well as to have the facility designed in a manner that reduces or minimises adverse impacts on the receiving environment during its construction and operational lifespan.

The envisaged plan is for the FRO to have an installed fuel storage capacity of 92 m^3 (92 000 litres) of combined unleaded petrol (ULP) and automobile diesel oil 50 ppm (ADO 50). Of the three phases, construction is more intrusive encompassing vegetation clearance, earthwork excavation, installation of underground storage tanks, pumping system, forecourt, canopy, electrical wiring and paving and connections to services (water, electricity and sewerage).

The operational phase of the FRO is generally less intrusive and entails activities such as receiving fuel delivered by road tankers, and dispensing fuel into customs' vehicles and tank dipping to reconcile fuel volumes. Renovation and routine maintenance activities of the facility also fall into this phase.

1.2 Listed Activity

In terms of the Environmental Management (EMA), and Environmental Impact Assessment (EIA) Regulations as published in Government Gazette (GG) No. 4878, a fuel retail outlet is listed in the category of hazardous substances for which the storage and handling thereof require the proponent to be in possession of an **Environmental Clearance Certificate (ECC).** The Office of the Environmental Commissioner (OEC) in the Ministry of Environment, Forestry and Tourism (MEFT) is the statutory agency responsible for the implementation of EMA.

Ekwao Consulting has been appointed by Rejoice as an independent EIA Consultant to facilitate the ECC application process for the project with the OEC.

1.3 Objectives of the Scoping Assessment

The scope and objectives of this environment assessment are briefly:

- Determine the policy and legislative context within which the proposed activity is located and how the activity complies with and responds to the relevant policy and legislation.
- State the need and desirability of the activity.
- Provide a description of the baseline environment (the receiving environment) that is affected by the proposed listed activity.
- Identify, assess and rank the significance impacts and risks that the activity will bring to bear on the site throughout the lifespan of the activity.
- Formulate management actions/mitigation measures which could mitigate any potential adverse impacts associated with the development (construction and operation) to acceptable standards;
- Conduct a public participation process (PPP) during which stakeholders (both statutory and IAPs) including neighbouring residents who may be impacted by the proposed development.

- Provide adequate information to OEC to enable the EC to make an informed decision on whether the ECC application.

1.4 Details of the Land & Proponent

Details of the land on which the FRO will be developed are presented in Table 2 below:

Table 1: Particulars of the Land & Proponent

Project Land	Erf / Rem 1334
Project Physical Address	C/O Dawid Hosea Meroro Road & Scheppmann Street Pionieers Parkpark Ext 1 Windhoek
Land Size (in square meters)	Erf Rem 1334 – 18 168 m^2 (about 1.8168 ha)
Zoning	Business
Land Status	Vacant
GPS Coordinates	Longitude : -22.582091 Latitude: 17.051652 E
Proponent & Registration Number	Rejoice Investments CC CC/2013/07965
Postal Address	Box 41259 Ausspannplatz Windhoek
Proponent Representative	Isack Mukete (Mr)
Position of the Representative	Managing Member
Contact Details	Mobile: 081 305 5488 Email: Isackmukete@gmail.com

1.5 Triggered Activities

The proposed development has triggered a listed activity that, in terms of EMA may not be undertaken without an ECC having been granted.

Table 2: Triggered Listed Activities

Activity Category	Expansion
Hazardous Substance Treatment, Handling and Storage	**Paragraph 9.2** • Any process or activity which requires a permit, licence or other form of authorisation, or the modification of changes to existing facilities for any process or activity which requires an amendment of an existing permit, licence or authorisation or which requires a new permit. **Paragraph 9.3** • The bulk transportation of dangerous goods using pipeline, funiculars or conveyors with a throughout capacity of 50 tons or 50 cubic meters or more per day. **Paragraph 9.4** • The storage and handling of dangerous goods, including diesel, petrol, liquid petroleum, gas or paraffin, in containers with a capacity of more than 30 m^3 at any one location. • Temporary storage of hazardous products during the construction phase, e.g. fuel storage for use by construction vehicles. **Paragraph 9.5** • Construction of filling stations or any other facility for the underground and aboveground storage of dangerous goods, including petrol, diesel, liquid, petroleum, gas or paraffin.

1.6 Project Screening

To meet the stated objectives, and to comply with the provisions of EMA, an environmental scoping assessment for the project was conducted by Ekwao Consulting. The information was largely gathered through these sources:

- Meeting and speaking with the project promotor at the project site.
- Physical inspection and field reconnaissance the project site.
- Physical inspection of the project surroundings up to a radius of 200 m;
- Desk studies.
- Placing EIA adverts in the local newspapers.
- Posting EIA Notices at the project site.
- Receiving comments and inputs from IAPs.

Following the site inspection, a background information document (BID) was prepared and submitted to OEC, which allocated an application number (**APP-006806)** to the project. :

2 PROJECT NEED AND JUSTIFICATION

2.1 Letter of Intent

To ensure that there is fair competition in the fuel downstream retail space in the country; the Ministry of Industries, Mines and Energy (MIME) has introduced guidelines on the construction of new FRO. Any entrepreneur who aspired to construct a new FRO is required to conduct a site viability assessment (SVA) which has to be submitted to MIME accompanied by a comprehensive business plan.

On receipt of the said SVA report from a prospective entrepreneur, MMEI proceeds by conducting its own assessment on that specific site. An applicant whose site is found viable in terms of the below listed criteria is issued a **Letter of Intent** (LOI) by MIME:

- The need for a new FRO at that specific locality;
- Expected volumes or storage tank capacity to be installed;
- Current and projected traffic volume at the specific locality; and
- Proximity to existing fuel outlets.

Only an applicant who is in possession of an LOI issued by MIME can proceed to the next stage of conducting an EIA, getting drawings for the FRO prepared and is eligible to apply for a FRL (Fuel Retail Licence). No new FRO will be constructed without a valid LOI and RFL. An applicant whose site does not meet MIME's evaluation criteria is not issued an LOI and the application is accordingly decline.

Rejoice has been granted an LIO by MIME, which demonstrates, both the need and justification for the project. The LOI is attached in **Appendix A.**

2.2 Land Use

The Municipality of Windhoek (MOW) has resolved for the land is to be used exclusively for the development of an FRO and a taxi hub. The decision of MOW for this specific land use was supported by the empirical evidence obtained through a comprehensive study that included traffic counts and by tracking foot traffic into Spar – the anchor tenant into Westlane Shopping Centre number of customs visiting the adjacent Spar Grocery Shop which averaged 68 000 persons per month.

LOCALITY MAP

PROPOSED FUEL RETAIL OUTLET IN WINDHOEK

Legend

Project Site

Prepared by:

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Ekwao Consulting

Date	November 2025
Site Coordinates	-22.582091 S 17.051652 E

	Khomas Region
	Scale 1: 2, 500

Figure 1: Project Location Map – Google Earth Image

3 PROJECT DESCRIPTION

3.1 Project Location and Surrounds

The FRO will be constructed on Erf/ Remainder 1334 within the jurisdiction of the Windhoek municipality in the Khomas region. A Google earth image depicting the location is presented in Figure 1. At the time of preparing the scoping report, the design for the FRO including the layout plan were still being prepared and therefore unavailable. However, from the information provided by the proponent, a modern FRO is envisaged. A brief description of the project surroundings within a radius of 200 m is hereby presented:

East: Across Scheppmann Street is the Westlane Shopping Centre in which Spar Supermarket is the anchor tenant. h is a mixed-use development located in Pioneers Park. Developed in 2014, the shopping centre is integrated with residential apartments and features a SPAR supermarket, liquor store, various takeaway/fast food spots (KFC, Debonairs Pizza, Steers and Fishways), ATMs and a modern gym – the Westlane Fitness. The shopping complex is to the immediate east of the project site, and it would appear that access to the FRO will be provided from Scheppmann Street.

West: The western bypass is to the west of the proposed site. The section of B1 highway between Unam and Sam Nujoma Avenue is being upgraded to a dual carriageway development and an off-ramp to Rock Crest is under construction to provide access to the suburb from B1 just north of the project site.

South: The site narrows out to this side and there is no vacant

North: The Dawid Hose Meroro Road one of the busiest roads in the area is to the north. The road links Rocky Crest to the CDB. There are construction activities underway involving the expansion of B1 to a dual carriageway with a ramp and Concordia High School across the road. An access ramp to Rocky Crest is under construction here.

3.2 The Development

The FRO will have a designed fuel storage capacity of 92 m^3 of combined unleaded petrol (ULP) and automobile diesel oil 50 ppm (ADO 50). Four USTs will be installed, each with a capacity of 23 m^3 - two tanks for the storage for ULP and two for ADO 50.

As is standard, the FRO will have a forecourt area with an overhead canopy and four pump islands and a separate pump island for refuelling of long distance heavy road trucks. Each pump island under the canopy will host two pumps with hoses on either side of the island. This will allow multiple vehicles to be refuelled at the same time. These days, fuel service stations are equipped with sophisticated forecourt management system which ensures the following:

- Spill and overflow controls.
- Leak detection and response.
- Tank integrity and equipment (pump) testing is done in accordance with maintenance procedure.
- Fire precautions include an electronic shut-off system and fire extinguishers.

Safety systems will include installation of a spill control infrastructure, channelling of storm water to prevent it getting contaminated with hydrocarbons, firefight equipment and emergency stops placed throughout the FRO and within reach of personnel.

Additionally, the facility will include the following:

- A convenience store;
- Public toilets;

- Refuse storage area,
- Lock rooms and showers for facility personnel.
- Ample parking for patrons,
- Office for the management staff.

Figure 2: The Westlane Shopping Centre obscured by Vegetation seen from the Project Side (West))

Figure 3: View of Scheppmann Street towards Dawid Meroro Road Intersection with the Westlane Shopping Centre to the Right and the Project Site to the Left

Figure 4: Project Site seen from the Southeast Corner

Figure 5: View of the Project Site seen from the Northwest Corner

Figure 6: Construction of the Access lining Dawid Meroro Road to the B1 Highway. The Project Site is to the immediate Left whilst the Rocky Crest Suburb is seen across B1.

Figure 7: The B1 highway to the west of the Project Site with exposed electrical cables

3.3 Existing Support Services and Infrastructure

3.3.1 WATER SUPPLY

Potable water will be supplied by the Windhoek municipality. Water infrastructure on site will include metered connections with localised distribution points for the operations, personnel and retail areas. The water system is routinely monitored for flow and pressure to ensure continuous supply and compliance with municipal quality standards.

3.3.2 ELECTRICITY

Electricity will be supplied to the site by the Windhoek municipality. The site will be equipped with an emergency generator to maintain power continuity during unplanned outages, ensuring uninterrupted operations and critical safety systems, including tank monitoring and fuel dispensers, remain operational.

3.3.3 SEWERAGE

Sewerage services are provided by the Windhoek municipality and will include connection to the municipal sewer network. All site-generated wastewater, including from the ablution facilities, convenience shop, and operational areas, is discharged via internal sewer lines to the municipal system. Regular inspections will be require to ensure functionality and compliance with municipal effluent requirements.

3.3.4 SOLID WASTE HANDLING & MANAGEMENT

General waste that will be generated at the FRO will be collected by municipality waste services and transferred to a registered landfill facility. Hazardous waste, which will include oil-contaminated rags, used oil filters, soiled tissues, and empty oil containers, will be safely stored at the facility and handled by an independent third party serving other FROs in Windhoek.

3.3.5 STORMWATER DRAINAGE

The design for the stormwater drainage of the facility has to meet CoW's guidelines and requirements. Amongst the guidelines provided by the municipality include that:

No stormwater drainage pipe, canal, work or obstruction may be constructed on or over property or located in such a way that:

- The flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered or
- The flow of natural watercourses (in which the local authority allows flood water to run off, be discharged or to be canalized) is or can changed, canalized or impended
- The maintenance of such stormwater pipe, channel or work shall be the responsibility of the owner of the concerned property.

The design has to provide for formal drainage infrastructure, surface drainage characteristics and integration with local drainage. The forecourt will have a storm water drainage system that discharges into an onsite purpose build water drain system via an oil/water separation pit;

3.3.6 ACCESS ROAD

A short road will have to be constructed from Scheppmann Street to provide access to the FRO. The design has to take into account anticipated traffic flows so as to eliminate potential congestion in and out of the facility.

3.3.7 TELECOMMUNICATIONS

The project site is in an area with well-developed telecommunication infrastructure with networks provided by MTC and Telecom Namibia and other private third parties, i.e. paratus.

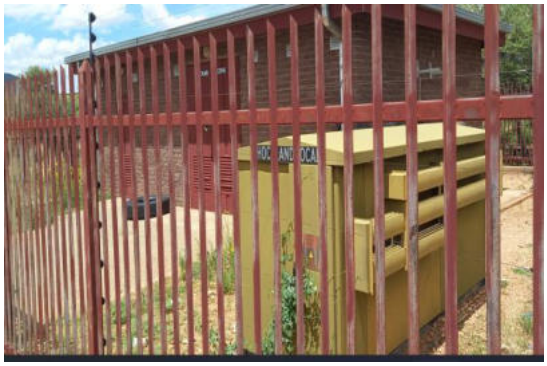

Figure 8: Substation Serving the Westlane Shopping Centre and Project Site

Figure 9: Manhole at the Site

Figure 10: Exposed Electrical Cables at the Project Site

Figure 11: Waste bins around the project site

Figure 12: Road Construction Activities around the Project Site

3.4 FRO Operating Standards

Since Namibia is still developing its own standards and specifications for FROs, the South African National Standards codes (SANS), are used in the country with these guidelines or specs:

- The tanks are manufactured according to SANS code 1535 and placed on a high density polyethylene (HDPE) liner within the excavation.
- The tanks should be installed to minimum depths of 3.2 m below surface or at depth specified by the engineer.
- The tanks will be directly filled at filler points that are located underground in sealed manholes, designed in such a manner that any accidental spills can be contained.
- Monitoring wells will be installed at the edge of the tank farm and inserted below the base of the tanks as specified by the engineer.
- A suitable sewerage system with adequate capacity that offers efficient wastewater treatment and resource reuse to minimise environmental impact should be constructed to serve the facility.
- Use should be made of local building materials that are readily available in the surroundings.

3.5 Project Alternatives

Only three alternatives were considered for this project, namely: design/layout, technology and the 'No-Go' options.

3.5.1 DESIGN/LAYOUT ALTERNATIVE

It is advisable to have the FRO designed in a manner that allows a smooth transition to the use of renewable energy, i.e. the building structures, layout of the roof and orientation should facilitate easier installation of solar panels ensuring maximum exposure to the sun.

3.5.2 TECHNOLOGY ALTERNATIVES

A variety of technologies are used at FRO that are regularly upgraded and updated for purpose of enhancing convenience, efficiencies and security. Such technologies include smart pumps with digital interfaces, mobile payment options, automated systems, and data analytics for fuel management and energy optimization. Things such as energy saving bulbs, dual flush toilets, etc. may be used to save consumables.

It is also important to keep in mind that the energy transition includes electrical powered vehicles. Therefore, it is wise to consider the installation of vehicle charging stations to cater for this growing number of motorists.

3.5.3 THE NO-GO ALTERNATIVE

This alternative assumes that the status quo remains unchanged in that no FRO is constructed on the premises. There will be no disturbances and the land will continue to remain in its current state. However, this alternative is not encouraged because the absence of a FRO at the specific site would mean that residents of Pioneers Park Extension 1 including the Westlane will continue to access fuel further away from their area.

The other point to take into account is that the applicant has been granted an LOI by the competent authority, MIME. An LOI is granted to an applicant after a comprehensive site viability assessment (SVA) has been conducted.

The goals as outlined in NDP 6 will remain unfulfilled in that no employment is created and the youths in Stampriet will remain unemployed and disgruntled. The 'No-Go alternative' option is therefore not supported.

3.6 Duration for Construction

It is estimated that the construction phase for the whole shopping complex would last for about 18 months – this long period is assumed to include tender document preparation and tender appraisals. Procurement of items with long lead-times such as tanks and pumps is also expected to extend the construction period.

Given the CapEx (about N$80 million) required for the investment in the new modern shopping mall, the facility is expected to have an operational lifespan in excess of thirty years.

3.7 Ancillary Infrastructure Required for the Construction

No major infrastructure is required on site for the construction of the development. The required infrastructure to support the construction is briefly discussed below:

3.7.1 CONTRACTOR'S CAMP AND LAYDOWN AREAS

A designated areas will be established on the project premises to allow the appointed contractor to establish a temporary construction camp where to keep its plants, machines, equipment and its personnel. The area allocated should be big enough to accommodate all construction equipment and personnel.

Environmental Considerations:

When selecting an area for the campsite, choose a site that will cause minimal disruptions to existing habitats and ecosystems. Mature trees must not be chopped down.

3.7.2 SANITATION

Proper sanitation at the construction camp is crucial for the wellbeing, health and safety of personnel. Adequate facilities should be provided which include clean drinking water, toilets with running water, handwashing stations, showers, and proper waste management system to prevent disease and contamination.

Environmental Considerations:

A high standard of housekeeping must be maintained which focuses on prevention of contamination and pollution of soil, water and air from leaking sanitation facilities. Proper waste management must be maintained throughout the construction period.

3.7.3 SECURITY

To campsite must be secured and preferably fenced in with a single access point. Access to the construction camp must be restricted to construction personnel only. The Foreman must determine if a security guard is required to man the premises during working hours.

Environmental Considerations:

Poor security at the construction campsite could lead to loss of resources through theft, sabotage and or vandalism

4 PROJECT SITE BASELINE ASSESSMENT

A brief baseline of the project site is presented in this chapter. Only those aspects of the environment that have a bearing on the project have been elaborated upon.

4.1 The Socio-economic Environmental

During the 2023 national population census, the Khomas region had a population of 494 605 people, an increase of 45% from the population recorded during the population census of 2011 (342 141). During the first two national census conducted in 1991 and 2001, Khomas had a population of 167 071 and 250 262 respectively. By 2041, the Khomas population is projected to be about 828 000 people.

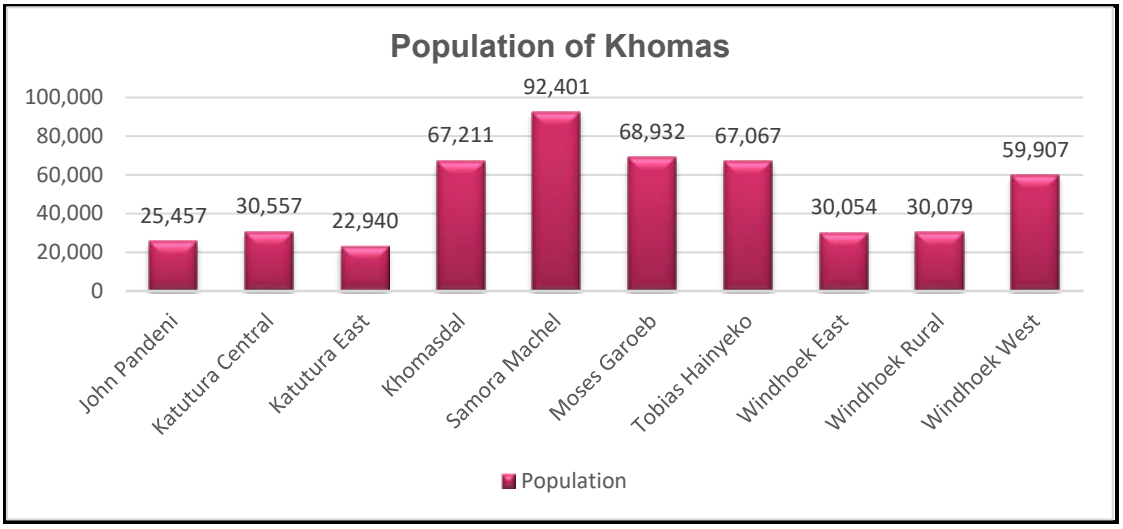

Figure 13: Population of Khomas Region during the 2023 census

4.2 Climatic Conditions

4.2.1 TEMPERATURE

Windhoek sits at an elevation of about 1 654 m above mean sea level (amsl) on the Khomas Highland plateau. This altitude gives the capital city a mild climate with cool winter nights despite the city having generally warm, dry conditions. The warmest months (with the highest temperature) are October and November with an average temperature of 29.5 ^{0}C. July is the month with the lowest average high temperature of 19.8 ^{0}C. The month with the highest average low temperature is January (18.9°C). The coldest month (with the lowest average low temperature) is July (6°C).

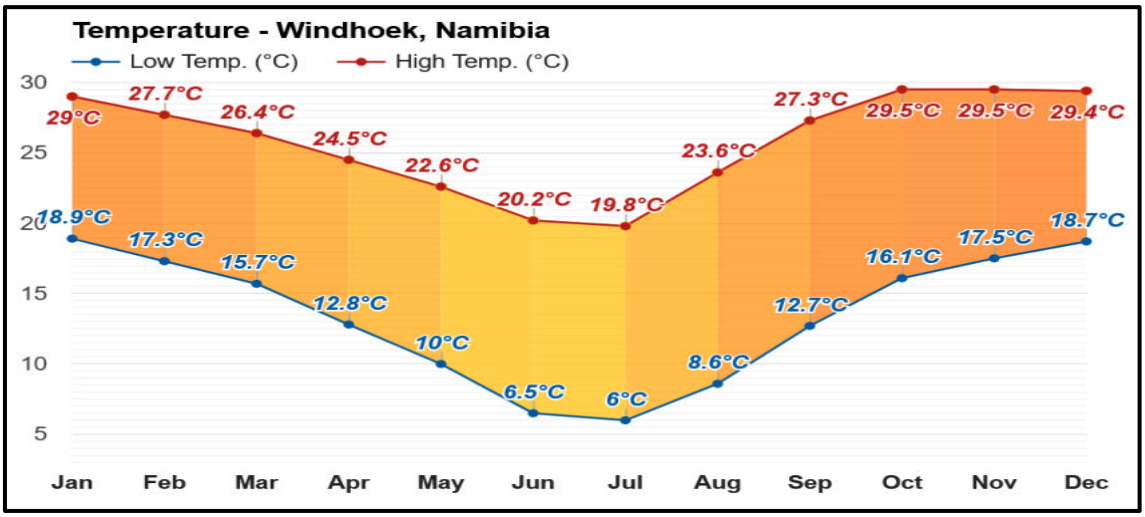

Figure 14: Average Monthly Temperature

4.2.2 RAINFALL

Average rainfall data is presented in Figure????. The rainfall season starts in October lasting up to April with precipitation picking in February. The highest rainfall recorded in February, with an average of 102mm occurred over a period of 15 days. In recent years, rainfall events over the Khomas region have taken the characteristics of seasonal thunderstorms with heavy, intense, short bursts of downpours occurring over a short period of time, often overwhelming existing drainage infrastructure in the city leading to flooding.

The natural topography combined with human factors such as limited urban planning development and mushrooming of informal settlements has resulted in rapid flash floods especially in low-lying areas and near riverbeds.

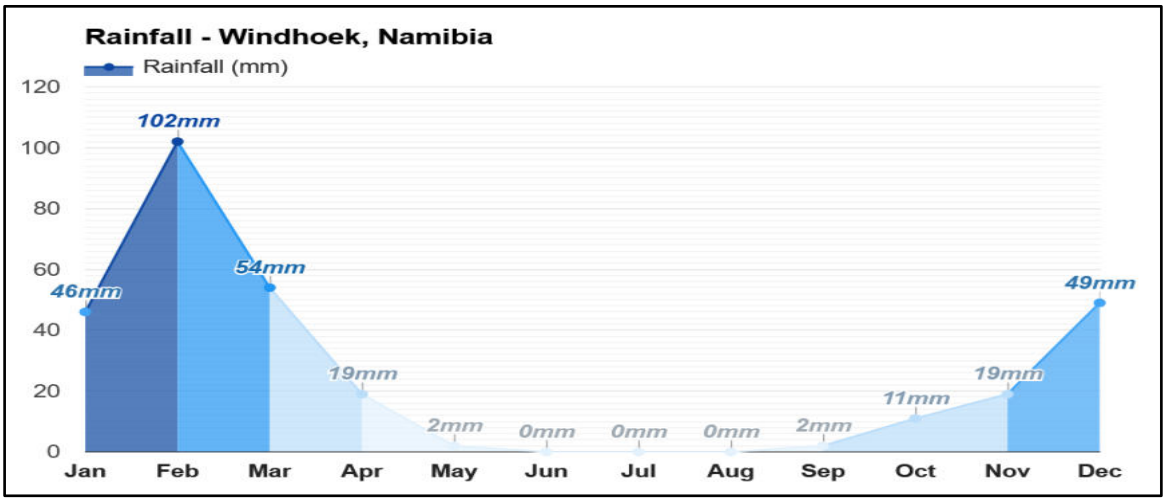

Figure 15: Average Monthly Rainfall in the Project Area

Potential Impacts

The planning and design of the fuel retail outlet must meet industry standards and specifications (SANS) such that the facility does not pose any environmental threats during times of heavy rapid rainfalls resulting from changing weather patterns. Any pollutants that are not contained on the premises could be transported via surface water flow, will flow out of the site via stormwater drainage lines and potentially pollute the natural environment including closely ephemeral dry streams.

4.2.3 SUNSHINE

The project site enjoys in excess of 300 days of sunshine per year. From Figure???, the months with the most daylight and sunshine hours are November, December and January with averages of 13.3 and 10.1 hours respectively. June and July have the least daylight hours averaging about 10. 85 hours while February and April have the least sunshine hours.

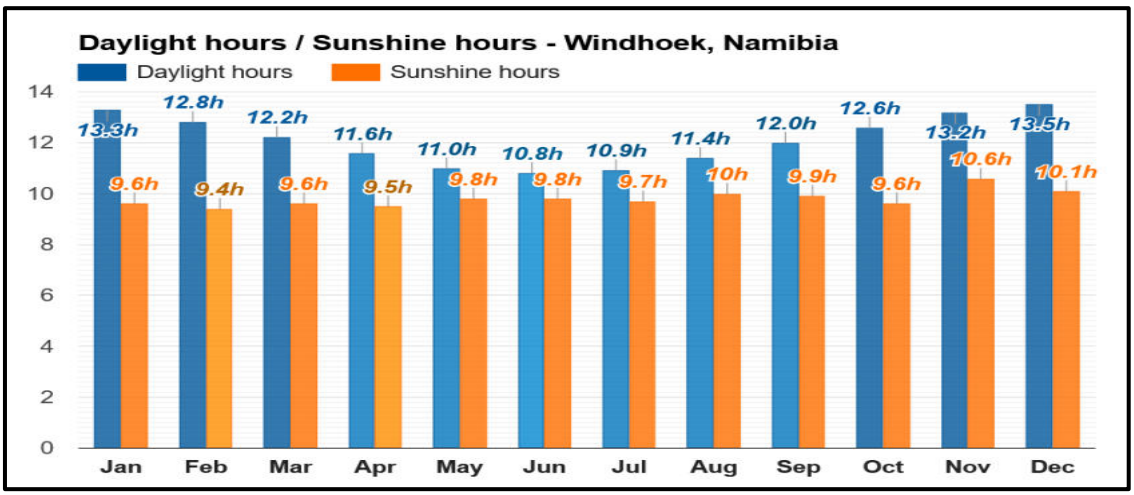

Figure 16: Average Daily Sunshine Hours

Potential Impacts

The major benefits of having long daylight and sunshine hours is that solar energy can be utilised for the project as an alternative energy source reducing reliance on conversional grid power, lower electricity bills, and encouraging clean energy production, hence reducing the project's carbon footprint.

At present Namibia imports about 60% of the electricity consumed in the country from its neighbouring states spending billions of Namibia dollars in the process – which makes electricity unaffordable to drive economic activities and therefore unsustainable.

4.2.4 WIND

The project site is in Windhoek which is in the interior of the country and at altitude of about 1650 m amsl. Wind speeds are generally lower and more variable than at the coast. Wind speeds would normally average around 10 km/h. However, it is not uncommon to experience wind gusts especially during the afternoon summer months when temperature gradients are highest.

From Figure???, the windiest months have been given as July through to November with the highest average wind speed of 12.6km/h recorded in October. The calmest month with the lowest average wind speed of 9.3km/h is March.

Prevailing wind directions can vary, but frequently involve easterly to south-eastern flows. North winds dominate the cooler winter months (April-Sept), shifting to east-southeast in summer, with westerly or south-westerly winds appearing more in spring/fall transitions.

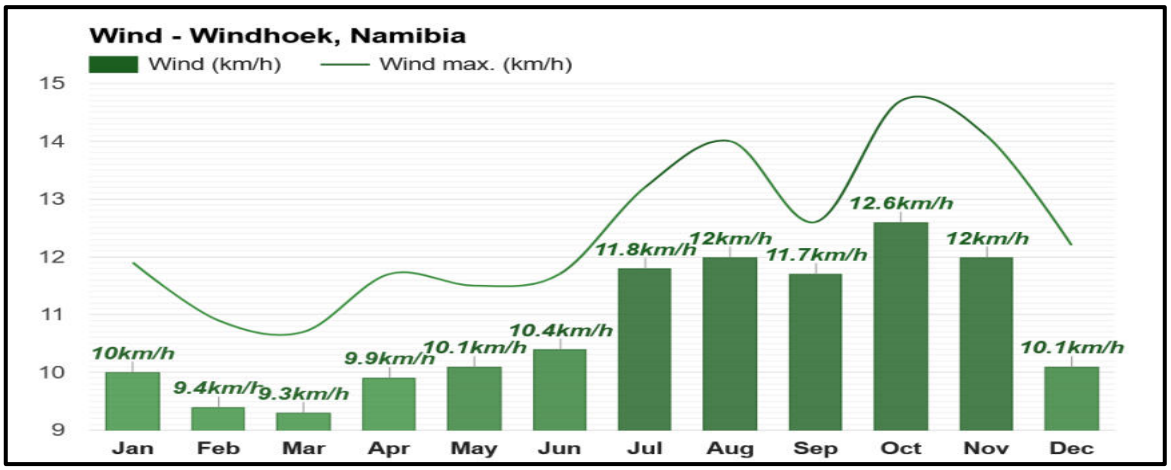

Figure 17: Average Wind Speed

Potential Impacts

During the construction phase, it is important to take the prevailing wind direction into account when stockpiling bulky construction materials such as sand and building stones. The project site is in a built up area which includes a relatively busy shopping mall and general residential units as well as several road networks that are relatively busy especially during work hours.

4.3 Topography and Drainage Pattern

The topographic view of Windhoek is definite by its location - a high-altitude wide plateau basin sitting at about 1700 meters above sea level, nestled between two mountains, the Khomas Hochland to the west and the Eros Mountains to the east. The third mountain range which cuts across the valley is the Auas Mountain to the south dividing the valley into two sections. The southern part drains to the south.

The project site itself is sloping towards the west and has been altered by surrounding road construction activities in the area. Runoff from the site will be to the west into a natural stream on this side.

Surface water from the project site will follow the naturally drainage towards the local ephemeral river system in the area. The river beds are crucial natural water channels that carry excess water away from residential areas.

Potential Impacts:
It is important that measures are put in place that prevent activities undertaken at the facility from polluting and contaminating the natural environment. Any potential pollutants that are not contained and get transported via surface water flow, will flow out of the site via stormwater drainage lines and potentially pollute the natural environment and nearby dry streams.

4.4 Geology and Soil

Windhoek sits in a broad valley situated within the Khomas Highland plateau and is surrounded by the Auas and Eros mountains ranges. The basement geology encompassing the valley, is dominated by schist rocks of the Swakop Group of Neoproterozoic Damara Supergroup (Miller et at. 2008). The valley was formed as a result of geological events which included thrusting, rifting, folding and faulting that occurred during the Late Proterozoic to Cambrian (1992, Barnes, De Kok, el at.).

Core rock types found in the valley include metamorphic rocks with different types of schist, granite and phonolite rocks. Schist is the most common rock in the Khomas Hochland that surrounds Windhoek. These rocks were formed from deep marine sediments (sand and mud) that were heated, squeezed and folded during the Damara Orogeny – the mountain building period that took place about 550 million years ago.

It was during those geological events of thrusting, folding and faulting that quartzite and schist rocks fractured forming the Windhoek aquifer which supplies about 10% of the water requirements of the City. The natural water table in the aquifer is often around 70 m below the surface, but deep abstraction boreholes are drilled much deeper reaching 300 to 500 m to access the full storage capacity of the aquifer.

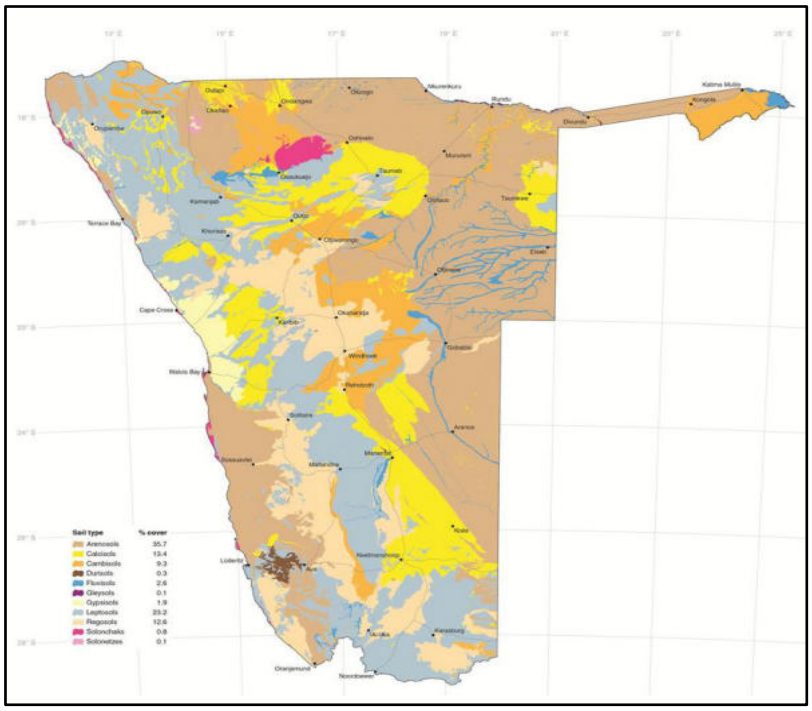

Figure 18: Soil Types

Based on Fig.???, the typical soil type around the project site is regosols. These are young, almost undeveloped soils with no diagnostic horizons and little evidence of soil forming processes. Such soils are found where soil formation has been inhibited by arid conditions or interrupted by erosion or recent deposition of sediments. They are normally medium to finely textured unconsolidated materials common in young sediments. Regosols on slopes are easily eroded due to their unconsolidated structure and prone to desiccation, which limits their potential for cultivating rain-fed crops.

Potential Impacts
The predominant rock in which the underground tanks are installed is schist - a metamorphic rock formed under intense heat and pressure deep within the earth's crust and have therefore low porosity and permeability. While measures will be put in place to detect leaks from USTs almost instantly, and to contain spills, the probability of any leaks reaching the water table is therefore minimal.

4.5 Water Sources – Surface and Groundwater

Windhoek gets its water supply from surface and groundwater sources in the ratio of 90% surface and 10% groundwater (boreholes sunk in the Windhoek aquifer). The main surface water sources are managed by Namwater and include Von Back Dam, Swakoppoort dam, Omatako Dam and the Grootfontein Karst Area.

Given the soaring influx of people into the City, water management by municipality is a critical aspect that needs ongoing attention and focus. Levels of water in all dams supplying the city are regularly announced in the media by Namwater to alert residents including business to use water wisely.

Public parks and gardens are watered with recycled greywater. More often water rationing measures are put in place by municipality to help curb misuse.

Potential Impacts
There is no surface water anywhere near the project site. Due to the depth of the aquifer and the nature of rocks in which the aquifer occurs (schist) – there appears to be a low risk of potential groundwater pollution and or

contamination from the proposed fuel service station. Groundwater remains a vital resource to the city and could be at risk if hazardous products at the facility are not contained, cleaned and disposed of in a responsible manner.

4.6 Flora and Fauna

According to the biomes and vegetation structure of the Digital Atlas of Namibia, the site would fall under the dense shrubland – areas where woody vegetation, primarily shrubs and smaller trees grow often forming impenetrable cover as opposed to more open savannas or grasslands. However, the specific site is transformed by historical and current urban development activities.

Biodiversity potential is therefore negligible and limited to urban-adapted fauna such as birds, rodents and invertebrates, as well as ornamental or alien plantings in landscaped areas particularly at the adjacent shopping mall. No conservation-worthy habitats or threatened ecosystem are present within the project footprint.

Potential Impacts

There is no immediate threat or impact on the biodiversity that will arise as a result of the construction of the furl retail outlet. The site is already disturbed by urban development activities. Some vegetation clearing will be needed required during the site construction. Pollution may and can cause damage to any biodiversity surrounding the project site.

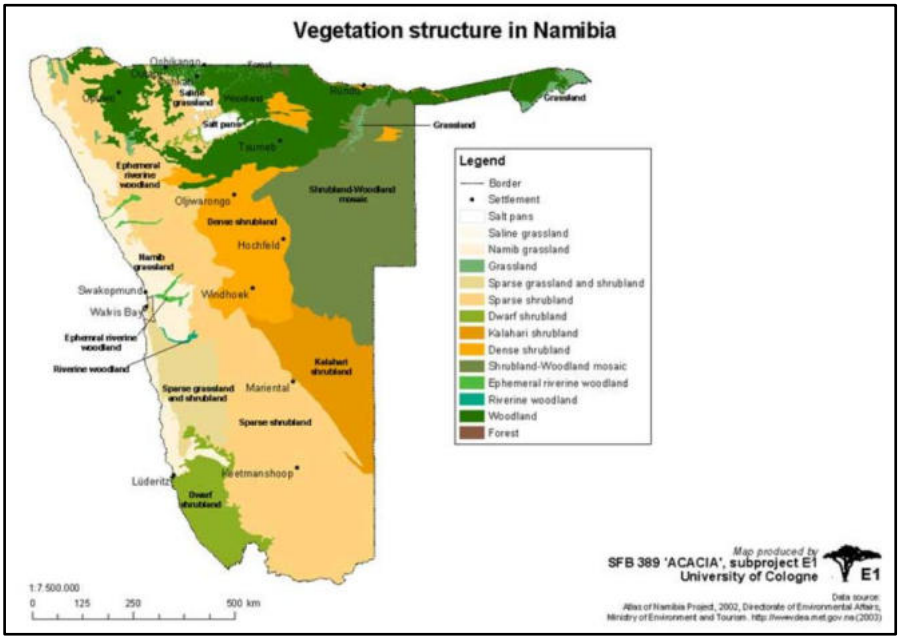

Figure 19: Vegetation Map of Namibia

4.7 Archaeological and Cultural Heritage Resources

Sites of cultural and heritage nature are protected under the National Heritage Act (No. 27 of 2004). There are no known sites of cultural and heritage interests on the project site or its immediate surrounds. In the event such items are found during the construction phase adequate measures have been provided in the EMP section of the report.

5 THE REGULATIVE FRAMEWORK

For development to take place on a sustainable basis, government has formulated laws, rules and policies that require the implementation of all those projects that considered to have an adverse impact on the environment, to be preceded by an environmental scoping assessment. Some of the laws that are applicable to the activity envisaged by the promoter are as listed in Table 3.

Table 3: Legislative Framework

Legislation	Main Aspects
The Constitution of Namibia	• Supreme law of the land. • Encourages the welfare of the people. • Provides for environmental protection. • Recognises international agreements and corporations.
Environmental Management Act (Act. No. 7 of 2007)	• Provides for the definition of the environment. • Promotes and encourages sustainable management of the environment when natural resources are exploited/extracted for the benefit of the residents/citizens. • Provides for a process of assessment and control of activities that are likely to pose significant effects on the receiving environment.
Environmental Management Regulations (GG No. 4847 of February 2012)	• Heralded the implementation of the EMA almost five years after the Act was approved by the legislature; • Presents a list of activities that require an ECC prior to commencement, and • Regulates and provides guidelines on how EIAs must be conducted.
Petroleum Products Regulations and Petroleum Products and Energy Act (GG Notice 2000)	The Act regulates the licensing and certification of fuel outlets including related facilities such as FROs, LGP bottling plants, etc. **Section 3 (1)** states that (1) No person shall • operate a retail outlet or conduct the business of a wholesaler, unless authorised to do so under a retail license or wholesale license; • operate a consumer installation, unless authorised to do so under a certificate, and • shall possess or store any fuel. (2) No person shall possess or store any fuel except under authority of a license or a certificate approved by the Minister of MIME. (3) The Minister of Mines and Energy has under regulation 44 of the Petroleum Products Regulations approved the use in Namibia of these specifications, standards and code of practice: • the American Standards Institute (ASI); • the British Standards Institute (BSI); • the South African Bureau of Standards (SABS, and • the South African National Standards (SANS) and • *SABS 0131-1: 1977* – The storage and handling of liquid fuel Part 1 – Small consumer installations. *SABS 0131-2 : 1979* – Storage and handling of liquid fuel Part 2 – Large consumer installations; *SABS 0131-3 : 1982* – The storage and handling of liquid fuel Part 3 – Bulk low-flash point fuel storage and allied facilities at large consumer installations, and *SABS 0108* – Classification of hazardous locations and selection of apparatus for use in such locations.

The Local Authority Act (No. 23 of 1992)	• Provides for the establishment of local authority councils to manage and handle the affairs of local government and defines the powers of the local councilors, duties and functions; • Outlines the structure of local authority councils, including membership, elections, and management, and • Addresses issues such as infrastructure, service provision, taxation, and financial management of local authorities.
Labour Act (Act 11 of 2007 as amended)	• The Act contains extensive and detailed provisions relating to the basic employment conditions, rules regarding termination of employment, dismissals and disciplinary action; • It also provides for the prevention of trade disputes, unfair labour practices, regulates and controls collective job action, employment agencies and all matters incidental thereto, and • The Act also provides the right to the employees to speak about work conditions, the right to say no to unsafe work, the right to be consulted about safety in the workplace and the right to workers compensation.
Public and Environmental Health Act (Act No. 1 of 2015)	• The Act provides for a legal framework for a structured more uniform public and environmental health system and for matters incidental thereto; • It deals and provides guidelines on noise generation and control thereof within an urban environment; • Also deals with waste management, handling or collection, waste disposal, waste recycling, sanitation, etc.;
Public Health Covid-19 General Regulations (as amended throughout 2020 to 2022)	• Provides for a framework on how to deal with the challenges occasioned by the outbreak of the Covid-19 pandemics and includes issues related to restrictions on gathering, testing, contact tracing, quarantine facilities, public transport, sanitation at the work place, and • It also provides for burial protocols to be followed for those who succumbed to the pandemic.
Social Security Act Act 34 of 1994 **Employees' Compensation Act** (as amended)	• Compels employers and employees to make equal contributions to the Social Security Fund. Contribution is based on 0.9% of an employee's basic earnings with a minimum of N$2.70 and a maximum of N$81.00 • Requires employers to contribute to an insurance fund which covers injuries and accidents on duties.
Hazardous Substances Ordinance (No. 14 of 1974)	• Provides for the control of hazardous substances with potential to cause harm, injuries and even death. • Also provides for the manufacture, handling, storage, sale, use, disposal, etc. of hazardous substances.
Atmospheric Pollution Prevention Ordinance (No. 11 of 1976)	• Provides control of noxious or offensive gases and matters incidental thereto. • Requires best practical means for preventing or reducing the escape into the atmosphere of noxious or offensive gases produced by the scheduled process.
Water Resource Management Act (2004)	The following permits are required in terms of the Water Act: • Water abstraction permits; • Domestic effluent discharge permits (site offices, construction camp); industrial effluent discharge permits; • Water use for dust suppression; and water reticulation permits (pipelines), and • Will be superseded by Water Resources Management Act 2013 once the regulations are implemented in the future.
National Heritage Act No. 27 of 2004	No archaeological/heritage site or cultural remains may be removed, damaged, altered or excavated. • Section 48 sets out the procedure for application and granting of permits, such as the permit required in the event of damage to a protected site occurring as an inevitable result of development. Section 51 (3) sets out the requirements for impact assessment.

	• Part VI Section 55 Paragraphs 3 and 4 require that any person who discovers an archaeological site should notify the National Heritage Council
Namibia Standard Act (Act No. 18 of 2005)	Responsible for the promotion of standardization and quality assurance in the industry, commerce and the public sector in Namibia, with the aim of improving product quality, industrial efficiency and productivity and promoting trade so as to achieve optimum benefit for the people of Namibia.
National Development Plans (NDP 6)	NDP6 covers the period 2025 to 2030 and focuses on fostering economic growth, inclusivity, and resilience to transform the economy, create jobs, and reduce poverty. It actsas the final plan for Vision 2030, targeting high-growth sectors like green hydrogen, agriculture, and manufacturing, while aiming to lower poverty below 10%.

6 PUBLIC CONSULTATION PROCESS

This section describes the public consultation process (PPP) followed during the course of compiling the environmental scoping assessment for the proposed development FRO as outlined in section 27(1) of EMA and section 32 of the EIA regulations. One of the objectives of the scoping assessment for this development was to identify key stakeholders so as to involve them in the EIA process. In broader terms, the objectives of the PPP are, amongst others:

- To secure approval from stakeholders which gives some form of assurance and a sense of partnership with the promoter of the proposed development and prevents unnecessary disputes and costs associated with litigations.
- To increase awareness and public confidence and in so doing to maximize benefits and minimise risks.
- To ensure transparence and accountability in decision-making hence less conflict, since decisions are deemed to have been made through consensus.

The engagement process involved the following key aspects:

6.1 Background Information Document (BID)

A detailed background information document (BID) on the project was prepared and a copy emailed to the Office of Environmental Commissioner (OEC) for the purposes of project screening. The project was then screened and allocated an application number **APP006806.** The BID is in **Appendix B.**

6.2 Newspaper Advertisements

Advertisement were placed for consecutive weeks in these local newspapers – "*The Windhoek Observer*" and *"The Villager"* 'on these dates 22 October and 29 October. The newspaper adverts were aimed at notifying and inviting the IAPs and stakeholder to comment and/or make objections on the proposed FRO. The closing date to receive comments and or inputs or objections was 15 November 2025. The newspaper tear sheets are in **Appendix C**.

6.3 Consultation with the Competent Authority

MIME is the competent authority responsible for issuing licenses in the energy resource sector. The promotor has been granted an LOI by MIME which is the first requirement for anyone wishing to operate an FRO. The LOI is attached in **Appendix A**.

MIME was informed that Ekwao Consulting has been appointed to handle the ECC application for Rejoice and for MIME to consider a possible extension of the LOI since the decision on the ECC application is likely to receive received after the expiry period indicated on the LOI.

The communication with MIME and other statutory stakeholders is attached in **Appendix D**. The promotor can only apply for a Fuel Retail Licence (FRL) once an ECC has been granted and working drawings for the facility completed.

6.4 Site Notices

Site notices were placed at the project site on 25 October 2025. The aim of fixing the site notices was to inform IAPs about EIA being conducted. Contact details should any IAP wished to formally object to and /or to provide opportunity to comment were also provided inclusive of the closing date to receive such comments and or input. In Figures: 11 – 13) are photos placed around the site notices.

6.5 Written Notifications

Section 21(2)(b) of the Environmental Management Act requires for written notices to be given to these entities :

6.5.1 NOTIFICATION TO OWNERS AND OCCUPIERS OF ADJACENT LAND

Westlane Shopping Centre is the nearest neighbour situated to the east of the project site. The anchor tenant at Westlane Shopping Centre is the franchised Spar Shop and has been engaged during the EIA process. The CEO of Wecke & Voigts Group (Mr R Voigts) which owns the Spar Shop is supportive of the proposed development and provided vital data on the foot traffic visiting the Spar store (averaging about 65 000 foot traffic per month) which justifies the need for having an FRO in the empty plot.

6.5.2 NOTIFICATION OF LOCAL AUTHORITY

The project site is on a commercial farm and not on urban land. There is therefore no local authority involved.

6.5.3 NOTIFICATION TO OTHER IDENTIFIED STATUTORY STAKEHOLDERS

The City of Windhoek is the local authority in whose jurisdiction the proposed development falls and therefore identified as statutory stakeholder and notifications including BIDs were sent to the office. Emails are attached as **Appendix D.**

Figure 20: Site Notice to the North of the Project Site

Figure 21: Site Notice to the West of the Project Site

Figure 22: Site Notice to the East (Substation west of Westlane Shopping Centre)

6.6 COMMENTS AND RESPONSES

There were no comments, issues or objections raised or received from anyone during the public consultation period. As such there was no meeting held, and there are no minutes for such a meeting.

7 IMPACT ASSESSMENT METHODOLOGY

Potential impacts that are likely to occur as a result of the various stages of the project, i.e. planning & design, construction, operation and or decommissioning are assessed using the methodology presented in this section.

7.1 Types of Impacts

Different types of impacts may occur from undertaking an activity which could be positive or negative, direct (primary) or indirect and or cumulative. Direct impacts are those impacts that are caused directly by the activity, in the case, an FRO there are impacts associated with the construction and operation (which includes renovations and routine maintenance) and decommissioning.

On the other hand, indirect impacts are induced changes that may occur as a result of the activity. Cumulative impacts can occur from the collective impacts of individual minor actions over a period of time and can include both direct and indirect impacts.

7.2 Evaluation and Assessment of Impacts

The methodology used in assessing and determining the significance of actual or perceived environmental impacts is presented in Table 4 below. Potential impacts are given a score.

Table 4: Points Assigned to Potential Impacts

Severity			**Occurrence**
Magnitude of Severity of Impact **Magnitude (M)**	**Duration of Impact** **Duration (D)**	**Extent of Impact** **Scale (S)**	**Probability of Occurrence** **Probability (P)**
10 = Very high /Don't know	5 = Permanent	5 = International	5 = Definite / Don't know
8 = High	4 = Long term (Impact ceases after closure of activity)	4 = National	4 = High Probability
6 = Moderate	3 = Medium term (5 to 15 years)	3 = Regional	3 = Medium Probability
4 = Low	2 = Short term (2 to 5 years)	2 = Local	2 = Low Probability
2 = Minor	1 = Transient	1 = Site specific	1 = Improbable
1 = None /Non-significant			

After ranking these criteria for each impact, a significance rating was calculated using the following formula:

Magnitude:

= Average of (Severity, Duration, Extent, Value of Affected Component and Risk to the human population)

SP (Significant Points) = Magnitude x Probability

Table 5: Impact Significance Rating

Value	Significance	Comment
SP > 75	Indicates Severe Environmental Significance	An impact that could influence the decision about whether or not to proceed with the project regardless of any possible mitigation
SP 60 - 75	Indicates Major Environmental Significance	Where an accepted limit or standard may be exceeded, or large magnitude impacts occur to highly valued/sensitive resource/receptors. Impacts of high significance would typically influence the decision to proceed with the project unless it is mitigated.
SP 30 - 60	Indicates Moderate Environmental Significance	Where an effect will be experienced, but the impact magnitude is sufficiently small and well within accepted standards, and the receptor is of low sensitivity/value. Such an impact is unlikely to influence the decision. Impacts may justify significant modification of the project design or alternative mitigation
SP < 30	Indicates Low Environmental Significance	Where an effect will be experienced, but the impact magnitude is small and is within accepted standards, and the receptor is of low sensitivity/value, or the probability of impact is extremely low. Such an impact is unlikely to influence the decision, although impact should still be reduced as low as possible, particularly when approaching moderate significance.
SP < 4	Indicates negligible environmental significance	A resource or receptor will not be affected in any material way by a particular activity, or the predicted effect is deemed imperceptible or indistinguishable from natural background levels. No mitigation is required.
+ve	Positive	Where positive consequences / effects are likely

8 ASSESSMENT OF IMPACTS

In this section the assessment for predicted impacts for the planning/design, construction and operation phases arising from the development of the proposed FRO is presented. The impact assessment has been informed by the fact that the development is taking place an urban setting where services and infrastructure are available.

8.1 Planning & Design

During this phase, there are minimal to nor environmental impacts involved. However, by the time when this phase has been completed, the promotor would have injected quite some capital into the development, i.e. paying the various professionals involved (i.e. urban land procurement, business plan to obtain a Letter of Intent from MIME, EIA Consultant to obtain the ECC, engineers to design the required services and infrastructure, etc.) These are all positive benefits to the local economy that are derived from the envisaged development. The aspects to be considered during this phase are:

8.1.1 COMPLIANCE REQUIREMENTS

The promotor has to ensure that all the necessary permits and licenses pertaining to the development are obtained, and that compliance with applicable laws and regulations is adhered to. Copies of these documents have to be kept on file at the project site during the construction and operation phases.

- A valid ECC from MEFT.
- A Letter of Intent or Fuel Retail Licence from MIME.
- Working drawings approved where applicable and endorsed by MIME.
- Employment contractors of employees signed by both parties and copies kept on file.

8.1.2 FACILITY PLANNING AND DESIGN CONSIDERATION

The proponent should strive to give consideration to these measures/recommendations:

- The design and support infrastructure for the FRO must be prepared by qualified and experienced professionals.
- The underground storage tanks, conveying pipelines and pumping system must meet local and or SANS standards and specifications, where local standards are unavailable.
- During the planning stage, efforts should be made that embrace decarbonisation practices aimed at reducing the carbon footprint of the FRO during its construction and operational phases.
- It is important to have the buildings positioned and orientated in a way that allows the installation of solar panels to have maximum exposure to the sunshine.
- Green technology should be adopted when selecting equipment for the facility with emphasis placed on the use of hybrid systems or those systems that can be powered by wind or solar energy.
- Where possible, procure and install water recycling facilities including solar geysers instead of conversional geysers that are powered by electricity.
- Design the facility in a manner that provides adequate day natural lighting and make use of energy saving bulbs.
- Select and implement the design and layout which result in the least environmental disturbances.

Table 6: Assessment of Impacts – Planning and Design Phase

Assessment of Potential Impacts – Planning & Design Phase													
Aspects / Others	**Aspects Affected**	**Magnitude**	**Duration**	**Scale**	**Probability**	**Significance**	**Significance WOM**	**Magnitude**	**Duration**	**Scale**	**Probability**	**Significance**	**Significance MW**
Compliance Requirements													
A valid ECC	None						No impacts						No impacts
Fuel Retail Licence	None												
Approved drawings	None												

8.2 Construction Phase

The aspects associated with the construction phase will include the mobilisation of equipment, plant and machinery and workforce:

- Site preparation – clearance of vegetation, plants, etc.
- Site for storage of building materials, sand, aggregates, cement, etc.
- Earthworks – excavations to accommodate /house the USTs.
- Change in land use /landform, soil compaction and capability.
- Establishment of stormwater controls.
- Installation of USTs, construction of forecourt area and related infrastructure (ablution facilities, convenience store, office, waste management areas, access roads to the facility, paving, etc.).

Assumed impacts on the biophysical and socio-economic environments which may occur during the construction phase are summarised here:

8.2.1 SOCIO-ECONOMIC ENVIRONMENTS

It is assumed that a boost in the short term employment opportunities and business opportunities for the local enterprises will occur during the construction phase. There is therefore both positive and negative impacts – positive for those few persons who will get some employment, but the news of job opportunities could also lead to crowds of jobseekers hanging around to the project site in the hope of getting hired. The significance of the positive impact is rated as low and is summarised as follows:

8.2.1.1 Creation of Employment Opportunities

These measures are proposed with respect to creation and offering of employment opportunities:

- Recruitment must be done in line with the labour laws of Namibia.
- Employment opportunities should be offered without prejudice but offered to persons with suitable skills and experiences.
- Women as well as persons with disabilities and those from marginalized communities should also be considered for employment.
- Hiring of non-Namibians for low skilled jobs is forbidden and acceptable justification must be provided to the authorities.

8.2.1.2 Training and Skills Transfer

The measures proposed are to:

- Ensure all employees are inducted on the EMP.
- Empower employees through on the job training and skills transfer.
- Inform employees about the parameters and requirements for references on their employment.

8.2.1.3 Support to the Local Economy

These measures are proposed:

- Source and procure goods and services for the project from local businesses.
- Use local transport companies to transport goods required for construction activities as well as other professional service providers.
- Provide business opportunities to local companies so as to contribute to the socio-economic stability of the town.

8.2.2 Noise Pollution

It is assumed that localised and temporarily increase in noise levels in the immediate surroundings may be experienced as a result of construction machinery and vehicles on site. The construction will be of a short duration, resulting in a 'low' significance before and after the implementation of mitigation measures.

8.2.3 Air Quality

It is assumed that some dust generation activities associated with the envisaged construction phase are likely to cause an increase in atmospheric dust especially around the project site, with potential increase in particulate matter 10 (PM_{10}) and particulate matter 2.5 ($PM_{2.5}$) and exposed loose materials that may be dispersed by the wind.

Given the short-term nature of the construction phase, it is assumed that the significance of the impact on air quality would be 'low' to 'negligible', before and after the implementation of mitigation measures.

8.2.4 Soil and Land Use

The assumption is that the following impacts on soil and land use may occur during the construction phase:

- Movement of construction vehicles, machinery and workers in unprotected areas (bare) may result in soil compaction.
- Compaction and erosion of soils removed and stockpiled during excavation activities.

It is predicted that the significance of the impact on soils and land use can be rated as 'medium' to 'low' before the implementation of mitigation measures , and 'low' to 'very low' after mitigation measures.

8.2.5 Impacts on Fauna and Flora (Terrestrial Ecology)

The project site is in an urban setting environment and therefore transformed and disturbed by urban related activities. While some vegetation do exist, habitats for large faunal species is none extent. These impacts are predicted:

- Potential spreading of alien invasive species brought to the construction site by construction vehicles as indigenous vegetation may be removed.
- Loss of faunal habitat and ecological structure as a result of site clearing.
- Where invasive plants are observed, they should be cleared without causing such species to spread. Native vegetation should be re-planted.
- Avoid cutting down any mature trees that may be found on the project site.

Since the project is on urban land, impact on terrestrial ecology during the construction activities is rated as 'low' significance.

8.2.6 SURFACE WATER

There are no surface waterbodies anywhere near the project site. It is therefore assumed that potential impacts on surface water during the construction phase will not occur, but care has to be exercised if construction activities are carried out during the rainy season. These measures are suggested.

- Areas where hazardous products are handled must have impermeable floors.
- Any spill or leak of hazardous products that occurs during construction activities must be immediately contained and cleaned up.
- Minimise soil disturbance by phasing construction activities outside the rainy season.

It is assumed that the significance of the impact on surface water is rated as 'low' before the implementation of mitigation measures, and very low' after mitigation measures are implemented.

8.2.7 GROUNDWATER SOURCES

It is assumed that potential discharges to the ground, and subsequent impact on the groundwater system is highly unlikely given the scale and scope of the project. These measures are, nevertheless proposed:

- Prevent chemical spillages from earthmoving machinery and construction vehicles used during the construction.
- Ensure that hazardous products used during the construction are properly secured and correctly stored.
- Maintain a high standard of housekeeping of the construction site.

It is assumed that the significance of the impact on groundwater would be rated as low without the implementation of mitigation measures, and reduced to very low significance with the implementation of mitigation measures.

8.2.8 FIRE HAZARDOUS

Construction activities have the potential to increase the risk of fire occurring at the construction site. The presence of flammable materials on site like fuels, solvents, liquefied petroleum gas (LPG), welding works, smoking and combustible waste that can act as fuel for the fire. Fire hazardous can be amplified by poor storage, lack of personnel training on the EMP, and inadequate fire safety measures.

It is assumed that the significance of impacts with respect to fire hazardous would be rated as 'moderate' without mitigation measures, and reduced to 'low significance' with mitigation measures.

8.2.9 TRAFFIC IMPACTS

It is assumed that an increase in traffic around the construction site may be experienced during the construction phase as a result of daily transportation of construction personnel to the site and construction vehicles driving in and out of the construction site delivering building materials.

Given good roads around the construction site, it is assumed that the significance of the impacts on traffic would be rated as 'very low' before and after the implementation of mitigation measures.

8.2.10 WASTE PRODUCTS

It has been assumed that impacts on the surrounding environment may occur during the construction phase as a result of waste generation, poor waste handling and storage, incorrect waste disposal (both general and hazardous) and housekeeping on the construction sites requiring care and attention.

Various types of waste may be expected during construction phase – i.e. contaminated soil, damaged materials, construction debris, waste ferrous metal, waste oils, packaging waste, cans, empty containers, paint cans, paint contaminated waste, acid waste, used batteries, etc.

These activities are likely to be the main culprits for waste generation:

- The construction works necessary to prepare the footprint area for the installation of the FRO, including earth movement works, work with cement and metal, welding and painting, the use of various machines, equipment and vehicles and the installation/replacement of additional equipment.
- Presence of construction workers on the construction site.
- Maintenance of construction vehicles, plants and equipment.

The assumption is that the significance of the impacts associated with improper waste management could be rated as 'moderate' for hazardous waste and 'low' for non-hazardous waste before the implementation measures and 'low' for hazardous waste and 'very low' before and after the implementation of mitigation measures.

8.2.11 HEALTH, SAFETY AND SECURITY

Construction of a FRO involves working at heights, i.e. installing of the canopy, etc. and handling of hazardous chemicals has inherent health risks. Activities such as the operation of machinery and handling of hazardous chemicals (inhalation and carcinogenic effect of some petroleum products), will pose the main risks to employees. Security risks will be related to unauthorised entry, theft and sabotage.

It is assumed that the significance of impacts with respect to health, safety and security is rated as 'moderate' without the implementation of mitigation measures, and reduced to a 'low' significance with the implementation of mitigation measures.

8.2.12 VISUAL IMPACTS

It is assumed that potential visual impacts could occur during the construction phase from the movement of construction vehicles moving in and out of the construction. Airborne dust clouds caused by construction activities are usually far more visible than the activities that cause them, and in windy conditions can be propagated over great distances.

The development footprint is expected to be small and not cover a vast area. The impact will have a 'low' to 'moderate' significance rating.

8.2.13 ARCHAEOLOGICAL AND CULTURAL RESOURCES

The assumption is that there are no items of archaeological, cultural and heritage nature and the potential for unearthing such items during the construction activities is minimal. These measures are proposed:

- All people employed on site must be made aware of possible cultural and archaeologically important artefacts and what process to follow if these are found or suspected.
- A method statement must be written and included, but limited to training on chance find procedure.
- Measures provided in the EMP should be followed..

Table 7: Assessment of Impacts for the Construction Phase

Environmental Aspects /Concerns or Issues	Magnitude	Duration	Scale	Probability	Significance	Significance WOM	Magnitude	Duration	Scale	Probability	Significance	Significance MW
Socio-economic Impacts												
Short term employment and opportunities to local hardware business.	4	2	2	3	24	Low	4	2	2	4	32	Moderate
Generation of dust potentially resulting in health and nuisance impacts.	4	2	2	3	24	Low	4	2	2	2	16	Low
Safety risk as a result of the movement of construction vehicles (risk of accidents).	4	2	2	4	32	Moderate	4	2	2	3	24	Low
Job seekers flocking to the construction site.	4	2	3	4	36	Moderate	4	2	3	3	27	Low
Noise Pollution												
An increase in ambient noise levels as a result of construction vehicles operating at the site.	4	2	2	4	32	Moderate	4	2	2	3	24	Low
Construction personnel making excessive noise at the construction site.	4	2	1	2	14	Low	4	2	1	2	14	Low
Air Quality												
An increase in ambient air quality due to dust and gaseous emission with dispersal amplified by wind.	4	2	2	3	24	Low	4	2	2	3	24	Low
Construction personnel working in dusty areas not provided with suitable PPEs	4	2	2	2	16	Low	4	2	2	2	16	Low
Soil and Land Use												
Potential soil compaction due to movements of construction vehicles and machinery.	4	2	2	3	24	Low	4	4	2	2	20	Low
Compaction and erosion of soils removed and stockpiled during excavation activities.	4	2	1	2	14	Low	4	2	1	2	14	Low
Loss of topsoil due to erosion of areas as a result of excavation activities.	4	1	2	3	21	Low	4	1	2	2	14	Low
Fauna and Flora (Terrestrial Ecology)												
Direct loss of vegetation & shrubs as a result of site clearing.	4	3	1	3	24	Low	4	3	2	2	18	Low
Introduction of alien invasive species brought to the site by construction vehicles.	4	4	2	3	30	Medium	4	2	2	3	24	Low
Loss of faunal habitat and ecological structure as a result of site clearing.	4	2	1	3	21	Low	4	4	2	2	20	Low
Surface Water												

Environmental Aspects /Concerns or Issues	Magnitude	Duration	Scale	Probability	Significance	Significance WOM	Magnitude	Duration	Scale	Probability	Significance	Significance MW
Accidental spillages or leaks of hazardous substances from storage areas contaminating surface water sources.	4	2	1	3	21	Low	4	2	1	2	14	Low
Contaminated runoff water from waste handling areas, sewerage effluent and or sediments polluting local surface water quality.	4	2	2	3	24	Low	4	2	1	2	14	Low
Groundwater Sources												
Potential discharges of chemicals and fuels to ground surface, and subsequent impact on the groundwater system.	4	2	1	2	14	Low	4	2	1	2	14	Low
Poor maintenance of onsite sewerage infrastructure resulting in leaking of sewerage effluent contaminating groundwater sources.	4	2	2	3	24	Low	4	2	2	2	16	Low
Fire Hazardous												
Increased risks of fire hazardous as a result of flammable materials being used during construction activities.	4	2	2	3	24	Low	4	2	2	3	24	Low
Poor storage of combustible materials, including inadequate training of construction personnel.	4	2	2	3	24	Low	4	2	2	2	16	Low
Traffic Impacts												
Accidents and incidents occurring around the construction site due to the absence of traffic warning signs.	4	2	1	3	21	Low	4	2	1	3	21	Low
Accidents or incidents as a result of spills on public roads of construction materials from construction vehicles.	4	2	1	3	21	Low	4	2	1	3	21	Low
Accidents/incidents resulting from drivers of construction vehicles driving while under the influence of alcohol.	4	2	2	3	24	Low	4	2	2	3	24	Low
Waste Products												
Possible impact on the surrounding environment as a result of waste generation, incorrect disposal and poor housekeeping.	4	2	2	4	32	Moderate	4	2	2	3	24	Low
Possible impacts on surface and groundwater sources resulting from poor handling and management of hazardous waste.	4	2	2	3	24	Low	4	2	2	2	16	Low
Health, Safety and Security												
Accidental struck by falling objects or moving equipment or cranes at the construction site.	4	2	2	2	16	Low	4	2	2	2	16	Low
Theft of construction materials as a result of poor policing and security of construction premises.	4	2	2	3	24	Low	4	2	2	2	16	Low
Visual Intrusion												
Visual impacts caused by airborne dust clouds and dust pollution.	4	2	2	3	24	Low	4	2	2	3	24	Low
Visual intrusion as a result of the movement of machinery.	4	2	1	2	14	Low	4	2	1	2	14	Low
Archaeological, Cultural and Heritage Resources												
Damage to items of archaeological and cultural heritage during the construction activities.	4	1	1	2	12	Low	4	1	1	2	12	Low
Personnel not trained to identify items of cultural & herniate nature during excavations.	4	1	1	2	12	Low	4	1	1	2	12	Low

8.3 Operational Phase

When compared to the construction phase, the activities performed under the operational phase are less intrusive to the environment and include the day-to-day management of the FRO. Routine core activities area:

- **Tank Dipping** - inventory monitoring by checking and reconciling fuel levels in USTs so as to detect any product loss through leaking.
- **Fuel Receiving** - deliveries are made by road tankers and staff of the FRO must safely oversee the transfer from the tanker to the USTs.
- **Dispensing Fuel** - client vehicles are refueled by using the pumps installed on an island in forecourt.
- **Quality Control**: regular testing is conducted to check fuel quality. All storage and dispensing equipment are to be well-maintained to prevent contamination.
- **Safety & Security:** management must ensure a safe environment for both customers and FRO personnel, which includes monitoring for any suspicious activity.
- **Cleanliness:** The FRO premises must be kept clean, including the restrooms, sales floor, and the forecourt area around the pumps.
- **Routine Maintenance**: Regular maintenance is necessary to keep equipment like pumps in proper working order and to prevent breakdowns.
- **Emergency Procedures**: All employees must be aware of and trained in safety procedures for handling fuel spills and fire emergencies.

It should be noted that the operational phase may include the installation of new tank installation and/or tanks replacements.

Environmental impacts on the receiving environment, which can potentially occur throughout the operational phase, are presented in the following section.

8.3.1 SOCIO-ECONOMIC ENVIRONMENT

The project has both positive and negative impacts. The positive impacts are in the form of permanent employment opportunities that will be created as well as benefits in the form of transfer of technology and skills. Additionally, prospective employees will be offered training opportunities. The national economy is also expected to benefit from the facility as result of taxes and VAT payments to NamRA.

The negative impacts are in the form of health and risk factors. The operation and use of the tanks pose a number of hazards, as the products are highly flammable, and there are personnel working in the vicinity, and adjacent infrastructure. This impact may occur as a result of loss of containment, or leaks in the transportation or storage infrastructure.

The generation of dust and other gaseous emissions i.e. VOCs, may result in a health and nuisance impact.

The significance of the negative socio-economic impacts associated with the project operation are of moderate significance before the implementation of mitigation measures. The significance of the impacts can be further reduced to moderate-low to low after the implementation of the mitigation measures.

8.3.2 NOISE

Potential noise impacts as a result of the operational activities of the FRO will occur from vehicles visiting the site on 24/7 basis. Some noise will also be expected from adjacent businesses (Westlane Shopping Centre) and the traffic using the Western by-pass (B1) highway running to the west of the facility.

The significance of the noise coming from all such sources is therefore expected to be high without mitigation measures and moderate when mitigation measures are implemented. This assumption is premised on the facility's close proximity to a major highway (B1) where long distance truck operators will be expected to stop for fuel and refreshments.

8.3.3 AIR QUALITY

Air quality is generally impacted by dust, smoke and other gaseous emissions. Volatile Organic Compounds (VOC) and fuel that evaporates during delivery and dispensing activities may occur at the FRO. The overall emissions from all sources (the site, shopping Centre and adjacent B1 highway) have the potential to impact on the ambient air quality in the surroundings. The significance of impacts is rated as moderate without mitigation and low with mitigations.

8.3.4 SOIL AND LAND USE

The potential for impacts on the soil and land use during the operational phase may include:

- The use of vehicles delivering and transporting chemicals to the service station poses the risk of chemical spillages including fuel and oils.
- Contamination of soil as a result of overspills from the USTs.
- Potential hydrocarbon spillages resulting from a leakage caused by a fracture/crack/corrosion or rupture in the USTs.
- Improper storage and handling of hazardous materials used during routine maintenance and / or renovations.

The significance of these impacts on soils and land use are rated as medium without mitigation measures and very low after the implementation of mitigation measures.

8.3.5 SURFACE WATER

The potential impacts on surface water during the operational phase of the FRO are as contamination of runoff by poor materials/waste handling practices, including accidental spillages of hazardous substances from vehicles/tanks etc.

The significance of the impacts on the surface water are rated as moderate before the implementation of mitigation measures, and low significance after the implementation of mitigation measures.

8.3.6 GROUNDWATER

Potential discharges to ground surface, and subsequent impact on the groundwater system, could potentially occur as a result of:

- The use of vehicles delivering and transporting chemicals the service station poses the risk of chemical spillages including fuel and oils.
- Contamination of soil and groundwater and possibly bedrock as a result of overspills from the storage tanks.
- Improper storage and handling of hazardous materials.

The technology – an Automatic Tank Gauging (ATG) has been developed for the fuel service stations that detects discrepancies in the USTs, and whether any water has entered the tanks or any leaks have occurred, so that immediate action can be taken to control pollution to underground water resources.

Based on the functionality of ATG and the soil – groundwater characteristics of the site, the likelihood of significant pollution is expected to be very low. The significance of the impact on the groundwater is rated as moderate before mitigation and rated as low after implementation of mitigation measures.

8.3.7 FIRE HAZARDOUS

Fire and explosions risks on FRO arise from flammable petrol vapour which can be ignited by heat sources, and fuel leaks. An ignition spark may come from an electrical switch, a cellphone signal, a cigarette or a static electrical discharge. Petrol vapour is heavier than air and will sink to the lowest possible level of its surroundings and can collect in cavities, drains, pits or other low points and can also travel across the ground due to gravity.

The significance of the fire hazardous is rated as high without mitigation and medium when mitigation measures are implemented.

8.3.8 TRAFFIC IMPACTS

Any potential impacts that may occur as a result of traffic will be localised. The fact that the facility will be accessed from Scheppmann Street which also serves the adjacent Westlane Shopping Mall may result in traffic congestion around the area, especially during month ends and or festive seasons.

The significance of the traffic impacts is rated as 'moderate' without mitigation measures and low after the implementation of mitigation measures.

8.3.9 WASTE

Waste that will be generated during the operational phase is expected to be in small quantities. Typically, waste will consist of hydrocarbon contamination material generated during the upkeep and maintenance and or renovation, redundant equipment, wastewater generated from cleaning activities, as well as from operation of the tanks which will link into the dirty water management system.

Poor waste management may result in the contamination of surface runoff resulting in the deterioration of water quality of the water resources and soil.

The significance of the impacts of improper waste management is rated moderate low before the implementation of mitigation measures and can be mitigated to very low significance.

8.3.10 HEALTH, SAFETY AND SECURITY

During the operation phase key safety measures are to control hazards, to store and handle flammable liquids according to strict protocols as per the MSDS. It is also imperative that an emergency response plan is developed and implemented. FRO personnel should be trained on how to respond to an emergency including the use of fire extinguishers.

Develop plans for the management of spills and leaks. Implement measures to deter theft which can include security cameras, well-lit areas and train staff on security protocols including on how to respond to suspicious activity and what to do in case of a robbery. Use security agencies such as G4S to collect cash so as to reduce the risks of robbery.

Spill management including developing an emergency response plan and to ensure staff know how to use fire extinguishers. Electrical equipment must be kept in good working order and used safely to avoid fire risks.

The significance of impacts associated with health, safety and security is rated medium without mitigation and low with mitigation measures.

8.3.11 VISUAL INTRUSION

Visual intrusions during the operational phase of the FRO could take various form and shapes such as unsightly canopies, bright nighttime lighting disrupting residents, cluttering signage, increased traffic activities, and potential alteration of the neighbourhood's character and appeal.

Impacts may include the following:

- Large canopies and sprawling forecourts breaking the skyline and giving the location an industrial feel, contrasting with the residential appeal.
- Signage and Branding: Bright, large, often garish branding and illuminated signs may create visual pollution, especially at night.
- Lighting: Intense, 24-hour lighting can significantly increase light pollution, affecting sleep and ambiance in the neigbourhood.
- Traffic & Activity: Constant flow of cars, noise, and activity disrupts the peace of residential zones. Disaster Risk Studies.
- Impact on Views: Structures can block views from homes, reducing property appeal and quality of life.

8.4 Cumulative Impacts

The change in the land use where the site was developed, results in loss of ecological functions. As such, no cumulative impacts are envisaged on the environment with the exception of noise levels and air quality. The facility is located within an urban land comprising of mixed-land use – a shopping center, general residential, a high school, etc.

Table 8: Assessment of Potential Impacts – Operational Phase

Potential Impacts	Magnitude	Duration	Scale	Probability	Significance	Significance WOM	Magnitude	Duration	Scale	Probability	Significance	Significance MW
Socio-economic Impacts												
Employment opportunities	6	4	2	4	48	Moderate	6	4	2	4	48	Moderate
Skills development and training.	6	4	4	4	56	Moderate	6	4	4	4	56	Moderate
Contribution to local economy and in turn to contribute positively towards Namibian economy.	6	4	2	3	36	Moderate	6	4	2	3	36	Moderate
Potential health and nuisance impacts due to dust and other gaseous emissions.	6	4	2	3	36	Moderate	6	4	2	2	24	Low
Noise Impacts												
Increase in ambient noise levels as a result of vehicles visiting the facility on 24/7 basis.	6	4	2	4	48	Moderate	6	4	2	3	36	Moderate
Other sources of noise are pumps, air conditioning systems, kitchen equipment, refrigerants and road tankers, etc. etc.	6	4	2	3	36	Moderate	6	4	2	2	24	Low
Air Quality												
Generation of smoke and other gaseous emissions including fuel that evaporates, during delivery and dispensing operations.	6	4	2	3	36	Moderate	6	4	2	2	24	Low
Soil and Land Use												
Potential hydrocarbon leaking as a result fractured or cracked or corroded USTs permanently damaging the land use.	4	4	2	2	20	Low	4	4	1	2	18	Low
Spillage of chemicals during product of offloading and handling	4	4	2	2	20	Low	4	4	1	2	18	Low
Poor maintenance of sewerage systems leading to leaks contaminating the soil.	4	4	2	2	20	Low	4	4	1	2	18	Low
Surface water												
Poor cleaning up of spills or leaks without following the relevant MSDS	6	4	2	3	36	Moderate	6	4	2	2	24	Low
Contaminated runoff, solid wastes, sediments and fuel residue entering the natural environment.	6	4	2	4	48	Moderate	6	4	2	2	24	Low
Groundwater												
Potential leaks from the USTs or accidental hydrocarbon spillages during refueling could contaminate groundwater and possibly reaching the water table.	6	4	2	3	36	Moderate	6	4	2	2	24	Low
Potential chemical spillages, including fuel and oils from the vehicles delivering and transporting hazardous products.	6	4	2	3	36	Moderate	6	4	2	2	24	Low
Potential groundwater pollution as a result of improper storage and handling of hazardous materials.	6	4	2	4	48	Moderate	6	4	2	2	24	Low
Fire Hazards												
Chemicals not stored according to MSDA and SANS specifications	4	4	2	2	20	Low	4	4	1	2	18	Low
Electrical maintenance work and electrical appliances not attended and to and repaired by qualified and certified electricians.	4	4	1	2	18	Low	4	4	1	2	18	Low
Patrons or personnel not smoking at designated areas of the fuel service station.	4	4	1	2	18	Low	4	4	1	2	18	Low

Potential Impacts	Magnitude	Duration	Scale	Probability	Significance	Significance WOM	Magnitude	Duration	Scale	Probability	Significance	Significance MW
Traffic Impacts												
A poorly designed station layout or suboptimal design can lead to traffic congestion of the premises.	4	4	1	3	27	Low	4	4	2	2	20	Low
Driver behavior issues, such as drivers failing to signal when entering or exiting the FRO premises, can disrupt traffic flow and increase accident	4	4	1	3	27	Low	4	4	1	2	20	Low
Waste Products												
Failure to developing a waste management plan for the FRO and implementing it could lead to the premises become a visual nuisance, with food items attracting scavenging (both human and non-human) to the facility and a health hazardous.	6	4	2	3	36	Moderate	6	4	2	2	24	Low
Possible impacts on the environment due to poor waste management may result in the contamination of surface runoff resulting in the deterioration of water quality of the water resources and soil.	6	4	2	2	24	Low	6	4	2	2	24	Low
Health, Safety and Security												
Lack of implementing measures to deter theft which should include security cameras and well lit presumes has the potential to lead to robberies	4	4	2	2	20	Low	4	4	1	2	18	Low
If hawkers are allowed to conduct informal trading activities on FRO premises such traders must be screened and registered. No hawking is allowed after sunset.	6	4	2	3	36	Moderate	6	4	2	2	24	Low
Visual intrusion												
Ensure that lighting of the facility is used for policing purposes. Lighting should face inwards on the premises and not to adjacent roads.	6	4	2	3	36	Moderate	6	4	2	2	24	Low
Waste not well managed, not stored at a designated place where it is inaccessible by members of the public or where it does not attracts scavenging.	6	4	2	3	36	Moderate	6	4	2	2	24	Low

8.5 Decommissioning Phase Impact Assessments

Considering the CapEx that will be invested, it is not projected for decommissioning to happen within the three years which is the validity period of an ECC. The management measures provided under the EMP for decommissioning, are only provided in the event of the project ceasing operation in a premature manner for factors beyond the control of the promotor – severe recession.

If such a stage is reached, the proponent needs to remove all materials resulting from the demolition from the site. For this specific project, decommissioning will cover aspects such as:

- Removal of USTs from the site.
- Rehabilitation of the site to pre-construction conditions.
- Landscaping by flattening the mounds of soil and planting indigenous trees.
- Dismantling of all equipment (pipes, pumps, electrical cables, etc.).

- Removal of all dismantled equipment and disposing off in a responsible manner.
- Fencing and signposting unsaved areas until natural stabilisation occurs.
- Retrenching employees, etc.

Table 9: Assessment of Impacts for Decommissioning Phase

Potential Impacts	Magnitude	Duration	Scale	Probability	Significance	Significance WOM	Magnitude	Duration	Scale	Probability	Significance	Significance MW
Socio-economic Impacts												
Loss of jobs	6	4	2	4	48	Moderate	6	4	2	4	48	Moderate
Generation of dust potentially resulting in a health and nuisance impact	6	4	4	4	56	Moderate	6	4	4	4	56	Moderate
Health and safety risk as a result of the movement of vehicles increasing the risk of accidents	6	4	2	3	36	Moderate	6	4	2	3	36	Moderate
Impact on the sense of place due to clearing of the site.	6	4	2	3	36	Moderate	6	4	2	2	24	Low
Noise												
An increase in noise levels due to the presence of vehicles and machinery related to the decommissioning activities.	6	4	2	3	36	Moderate	6	4	2	2	24	Low
Air Quality												
An increase in nuisance dust, PM_{10} and $PM_{2.5}$. There is also potential for increase in carbon emissions and ambient air pollution due to the movement of vehicles and machinery.	6	4	2	2	24	Low	6	4	2	2	24	Low
Surface water												
Poor cleaning up of spills or leaks without following the relevant MSDS or due to non-availability of spilling materials.	6	4	2	3	36	Moderate	6	4	2	2	24	Low
Contaminated dirty water runoff to surrounding areas resulting in the impact on local surface water quality	6	4	2	2	24	Low	6	4	2	2	24	Low
Contamination of runoff by poor materials/waste handling practices	6	4	2	4	48	Moderate	6	4	2	2	24	Low
Groundwater												
Potential discharge to ground surface due to chemical spillage including fuel and oils on the ground surface	6	4	2	3	36	Moderate	6	4	2	2	24	Low
Potential discharge to ground surface due to improper storage and handling of hazardous materials.	6	4	2	3	36	Moderate	6	4	2	2	24	Low
Terrestrial Ecology												
Potential spreading of alien invasive species as indigenous vegetation is removed and pioneer alien species are provided with a chance to flourish	4	4	1	3	27	Low	4	4	2	2	20	Low
Generation of waste and incorrect disposal from decommissioned material leading to disturbance of natural vegetation.	4	4	1	3	27	Low	4	4	1	2	20	Low
Waste Products												
Possible impact on the surrounding environment as a result of waste generation, incorrect waste disposal (general and hazardous), and housekeeping on the site.	6	4	2	3	36	Moderate	6	4	2	2	24	Low

Potential Impacts	Magnitude	Duration	Scale	Probability	Significance	Significance WOM	Magnitude	Duration	Scale	Probability	Significance	Significance MW
Soil and Land Use												
Potential contamination of soil resources resulting from incorrect storage, leaks or spillage of hazardous substances.	4	4	2	2	20	Low	4	4	1	2	18	Low
Visual intrusion												
Visual intrusion as a result of the movement of machinery and the decommissioning of the required infrastructure.	6	4	2	3	36	Moderate	6	4	2	2	24	Low

9 ASSESSMENT OF ENVIRONMENTAL IMPACTS

In this section impacts with the potential to arise from the proposed FRO are assessed using the methodology described in the preceding chapter.

9.1 Planning and Design Phase Impact Assessments

Table 10: Assessment of Impacts Related to the Planning and Design Phase

Environmental Aspect	Environmental Objectives	Management Action/Mitigation
Compliance Requirements	Ensure that all the necessary permits and licenses are obtained in a timely manner prior to the project implementation.	Ensure that all activities pertaining to the development are compliant with applicable laws and regulations and that all the necessary licenses and permits are secured and in place before construction work commences. Copies to be kept on file at the construction site office. e.g. ❖ a valid ECC from MEFT; ❖ a Letter of Intent or Fuel Retail Licence from MIME; ❖ Working Drawings approved by Stampriet Village Council; ❖ Employment contractors signed by both parties and copies kept on file.
Design Consideration	Working Drawings (To be compliant with local authority standards and specifications – where applicable).	❖ Ensure that design for the FRO and support infrastructure are prepared by a qualified and experienced professional; ❖ The FRO, underground storage tanks, conveying pipelines and pumping system must meet local or international standards and specifications; ❖ Select and implement the design and layout which result in the least environmental disturbances, and ❖ All building infrastructure must meet Stampriet Village Council bylaws and regulations and approved or endorsed as such.
Decarbonisation Initiative	Strive to limit the carbon footprint of the facility.	❖ During the planning stage, efforts should be made that embrace decarbonisation practices aimed at reducing the carbon footprint of the FRO during its construction and operational phases; ❖ The position and orientation of roof structures covering should allow for installation of solar panels; ❖ Green technology should be adopted when selecting equipment for the facility with emphasis placed on the use of hybrid systems or those systems that can be powered by wind or solar energy; ❖ Where possible, procure and install water recycling facilities including solar geysers instead of conversional geysers, and ❖ Design the facility in a manner that provides adequate day natural lighting and uses energy saving bulbs.
Visual and Sense of Place	Minimise visual impacts	❖ The lighting layout at the FRO, its extent and intensity may not become a nuisance to the public and residents; ❖ Excavation and trenching activities should be carried out in a manner that ensures minimal dust being blown up into the atmosphere; ❖ Predominant wind direction should be taken into account when siting stockpiles of building materials. Mixing of cement must be avoided during windy conditions, and ❖ External walls and roof structures for the facility should be painted with colours that blend in well with the natural environment.
Activities associated with the planning and design phase are done mostly at desktop level. In some cases site visits maybe undertaken, but the impacts from such visits are negligible, if any. There is thus no impact with respect to this phase of the project.		

9.2 Construction Phase Impact Assessments

The construction entails the development of a modern FRO and related amenities. The main construction activities will include:

- Site clearing;
- Surveying
- Setting out various components of the facility;
- Excavation and trenching (civil works);
- Installation of 4 x underground storage tanks (USTs) each with a storage capacity of 23 m^3;
- Installation of pipelines from USTs to the Pump Island;
- Installation of Pumps, and
- Paving of parking areas around the FRO.

9.3 Operational Phase Impact Assessments

The operation phase will entail these activities:

- delivery of bulk fuel by road tankers;
- discharging into onsite USTs;
- refueling of patrons vehicles;
- day-to-day management of the facility (tank dipping, record keeping, cleaning, etc.)
- maintenance of the facility, etc.

9.4 Decommissioning Phase Impact Assessments

Considering the CapEx to be invested, it is not projected for decommissioned to happen within the three years which is the validity period of an ECC. The management measures provided under the EMP for decommissioning, are only provided in the event of the project ceasing operation in a premature manner for factors beyond the control of the promotor. If such a stage is reached, the proponent needs to remove all materials resulting from the demolition from the site. For this specific project, decommissioning will cover aspects such as:

- Removal of USTs from the site;
- Rehabilitation of the site to pre-construction conditions;
- Landscaping by flattening the mounds of soil and planting indigenous trees;
- Dismantling of all equipment (pipes, pumps, electrical cables, etc.);
- Removal of all dismantled equipment and disposing off in a responsible manner;
- Fencing and signposting unsaved areas until natural stabilisation occurs, and
- Retrenching employees, etc.

10 CONCLUSIONS AND RECOMMENDATION

The development of the FRO combined with proposed shopping mall at Stampriet has positive impacts on the socio-economic environment (creation of employment, transfer of skills, boost to the district economy, etc.). and to the general physical environment (reduced traffic on gravel roads, reduced maintenance of gravel roads, reduced dust and gaseous emissions, etc.). Once developed and fully operational, the project as a whole will be vital to the local and regional economy with the potential to improve overall efficiencies in the tourism sector.

Provided mitigation measures recommended in the EMP are implemented and complied with, all potential negative impacts associated with the project can be effectively mitigated.

It is recommended that an ECC be granted to the promoter for the implementation of the project subject to the terms and conditions which the EC may wish to impose.

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- Department of Mineral and Process Engineering, Namibia University of Science and Technology, Windhoek, Namibia

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Ekwao Consulting

APP-006806

Appendix A

LETTER OF INTENT FROM MIME

REPUBLIC OF NAMIBIA

MINISTRY OF INDUSTRIES, MINES AND ENERGY

Tel.: +264 61 284-8111
Fax: +264 61 238643 / 220386
E-mail: info@mme.gov.na
Website: www.mme.gov.na

6 Aviation Road
Private Bag 13297
WINDHOEK

Enquiries: Joleen.Morris@mme.gov.na
Ref. 11/9/5

26 June 2025

Rejoice Investments CC
P.O Box 41259
Ausspannplatz
Windhoek
Namibia

Dear Mr., Mukete

RE: LETTER OF INTENT/BUSINESS PLAN TO DEVELOP AND OPERATE A SERVICE STATION IN PIONIERSPARK, WINDHOEK, KHOMAS REGION

We hereby acknowledge receipt of your Appeal Letter/business plan dated 21 August 2023 in relation to the above-captioned subject matter.

The Ministry has assessed and evaluated your letter of intent and business plan submitted for constructing a retail outlet in Pionierspark, Windhoek, Khomas Region.

We request that you submit, for our approval, three (3) sets of approved technical drawings for the proposed site. We also request that you submit for our endorsement, the application for Environmental Clearance Certificate (ECC).

The viability of the site is valid for **six (6) calendar months** from the date of this letter. You are, therefore, advised to apply for a fuel retail license in accordance with the Petroleum Products and Energy Regulations, 2000 and the published fuel retail guidelines and requirements, within the validity period.

Kindly take note, that this letter does not guarantee that you will be issued with the fuel retail license necessary to operate the site.

Ministry of Industries, Mines and Energy
Office of the
Minister
02 JUL 2025
Private Bag 13297
Windhoek
Official

Sincerely yours,

NATANGUE ITHETE, MP
MINISTER

APP-006806

Appendix B

BACKGROUND INFORMATION DOCUMENT

ENVIRONMENTAL IMPACT ASSESSMENT

To Undertake a Listed Activity which Requires an **Environmental Clearance Certificate** (ECC) in terms of the Environmental Management Act and EIA Regulations

Background Information Document (BID)

Construction and Operation of a new Fuel Retail Outlet and Related Amenities.

October 2025

INTRODUCTION

Rejoice Investments CC (**'Rejoice',** for short**)** is proposing to construct and to operate a new **Fuel Retail Outlet** (FRO) and associated amenities. In terms of the Environmental Management Act (EMA) and Environmental Impact Assessment (EIA) Regulations, an FRO is a listed activity which may not be undertaken without an **Environmental Clearance Certificate** (ECC) having been granted in terms of the provisions of EMA.

Ekwao Consulting has been appointed to attend to the ECC authorisation process for the project. The listed activities triggered by the project are presented in **Table 1.**

Table 1: Activity Triggered by the Project

Activity Category	Specific Activity Triggered
Hazardous Substance Treatment, Handling and Storage	**Activity 9.4** : The storage and handling of a dangerous goods, including petrol, diesel, liquid petroleum gas or paraffin, gas or paraffin, in containers with a combined capacity of more than 30 cubic meters at any one location
	Activity 9.5 Construction of filling stations or any other facility for the underground and aboveground storage of dangerous goods, including petrol, diesel, liquid, petroleum, gas or paraffin.

PURPOSE OF THIS DOCUMENT

This **Background Information Document** (BID) is intended to introduce the proposed project and to brief stakeholders - both statutory and Interested and Affected Parties (IAPs), about the EIA being undertaken. Additionally, the BID is intended to provide an opportunity for IAPs to register for the EIA in order to receive information on the envisaged project.

The EIA process that will be undertaken to identify the potential environmental impacts both negative and positive, is graphically presented in Figure 2.

PROJECT LOCATION

The development will be constructed on land presented in Table 2 below: The aspects pertaining to the land are presented in **Table 2**:

Table 2: Project Land Aspects

Aspect	Expansion
Erf No.	Erf/Rem 1334, C/O Dawid Meroro & Scheppmann Street, Pioneers Park, Windhoek, Khomas Region
Land Size	±15 168 square meters (±1.5168 ha)
Current Zoning	Business
Current Status	Vacant
Proposed Activities to be Performed	**Construction and Operation** of a modern Fuel Retail Outlet and associated amenities, i.e. tyre repair services, Car wash and ample parking
Available Infrastructure /Services	Sewerage, water, electricity, tarred street road and waste removal by the City of Windhoek.

The initial plan is for the FRO to have two underground storage tanks (USTs), one for diesel and another one for unleaded petrol. Each tank will have a design capacity 46 m^3 resulting in the facility boosting a storage capacity 92 m^3 (96 000 litres).

The infrastructure associated with the development will include, but not limited to the following:

- Earthworks for underground storage tanks (USTs);
- Installation of underground USTs;
- Installation of a system of pipelines and electrical wiring;
- Construction of a forecourt with pump islands
- Installation of fuel pumps, branding/signage and lighting;
- Construction of access route to the facility, and
- Demarcation of paved parking areas.

At the time of appointment, drawings for the FRO were being prepared by another Consultant.

It is anticipated that the fuel station will be operating as a franchisee of Bachmus Oil and Fuel and branded as such. However, the arrangement regarding franchising will be confirmed at a later stage in the project life cycle.

Since Namibia has not developed its own standards for the construction and operation of fuel service stations, the development will be carried out in compliance with the relevant sections of SANS (South Africa National Standards), e.g. SANS 10089:3 for the installation of USTs, pipe networks and electrical wiring, and SANS 1020 for power-operated dispensing device for flammable liquid fuels, etc.

Typical activities associated with operational phase of the project include receiving of fuel from road tankers, carefully discharging such fuel into USTs, and dispersal thereof using a system of pipes, filters and pumps drawing fuel from the USTs and discharging into client vehicles.

SCOPE OF THE EIA:

The EIA will cover this aspects:

- Establish environmental risks of the intended project;
- Suggest mitigation/management actions to reduce, eliminate or to avoid such risks/impacts;
- Draft an Environmental Assessment Report (EAR) and Environmental Management Plan (EMP);
- Conduct a Public Consultation Process as outlined in EMA;
- Allow review of draft EAR and EMP by registered IAPs;
- Submit Reports (EAR & EMP) to the OEC, and
- Await the decision from OEC.

EIA Consultant Contact Details	Ekwao Consulting Box 25021, Windhoek Cell: 081 418 3125 Email: ekwao@iway.na
	Closing date for input, comments & contributions from IAPs is close of business, **31 October 2025**

LOCALITY MAP

New Fuel Retail Outlet, Windhoek

Legend:

Project Site

Prepared by:

Ekwao Consulting

Box 25021
Windhoek, Namibia
Email: ekwao@iway.na
Cell: 081 418 3125

Date	November 2025
GPS Coord.	-22.582091 S 17.051652 E

Windhoek City

Scale 1: 2,500

Figure 1: Project Location Map (Google Earth Image)

The EIA Process

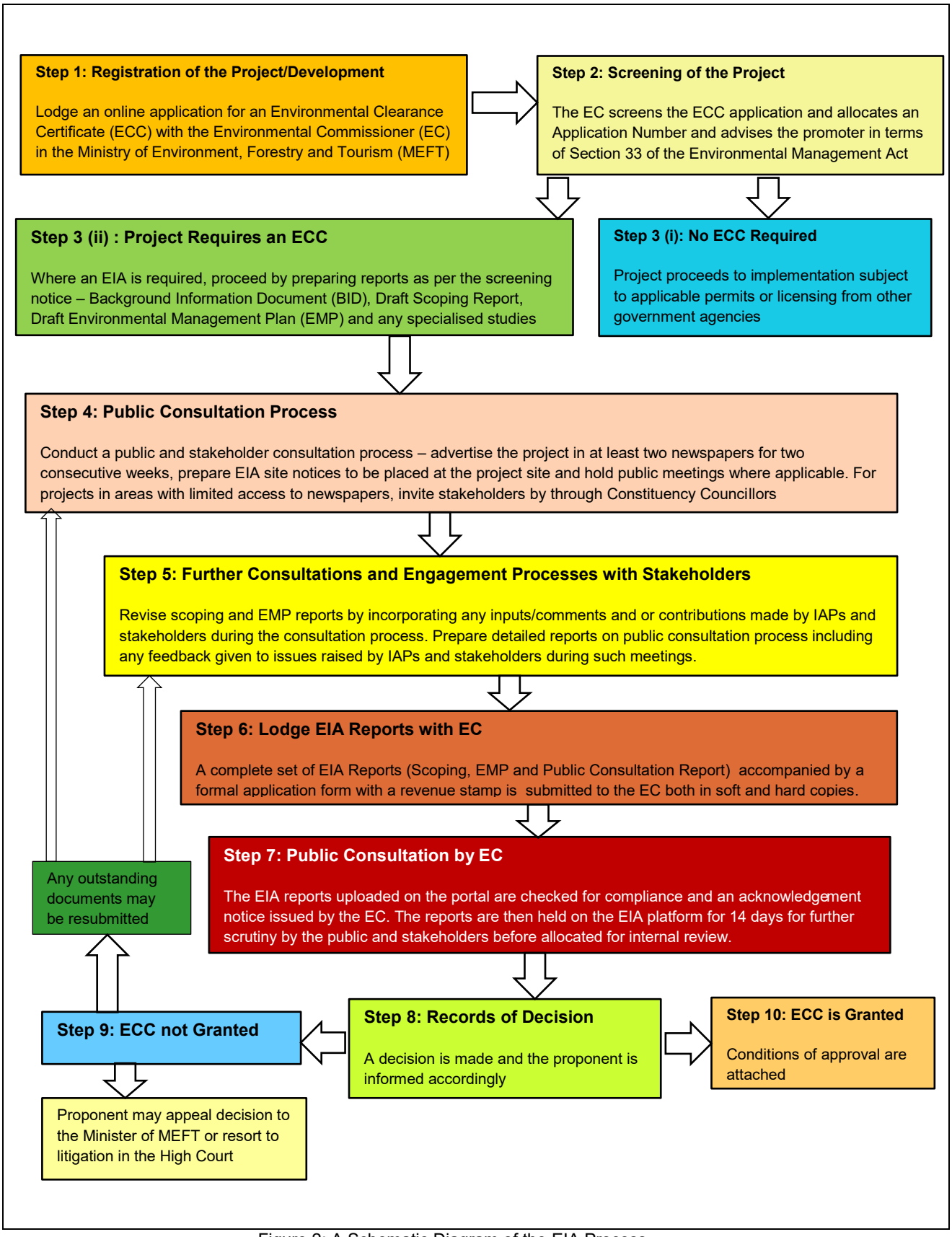

Figure 2: A Schematic Diagram of the EIA Process

APP-006806

Appendix C

NEWSPAPER ADVERTS

To place a classifieds advert with us, please contact
Ms. Fransina Fredericks
T: +264 (61) 246 136 E: fransina@confidentenamibia.com
C: +264 81 231 7332

CLASSIFIEDS

PUBLIC NOTICE

ENVIRONMENTAL SCOPING ASSESSMENT AND PUBLIC CONSULTATION PROCESS

Notice is hereby given that an Environmental Scoping Assessement (ESA) and Public Consultation Process (PCP) are being conducted in terms of the Environmental Management Act (Act No. 7 of 2007) and related EIA regulations for the activity listed below.

On completion of the aforesaid ESA and PCP, a formal application will be submitted to the Office of the Environmental Commissioner (OEC) for consideration to grant an Environmental Clearance Certificate (ECC) allowing the project development to start.

Activity Construction and Operation of a Fuel Service Station and related amenities.

Project Location Erf Rem/1334, Cnr of Dawid Meroro and Scheppmann Streets Pioneers Park Windhoek

Proponent Rejoice Investments CC

Intereted and Affected Parties Affected and Intrested Parties (AIPs) are hereby invited to register for the ESA so as to obtain information on the study being conducted. Furthermore, AIPs are requested to submit written comments, objections and/or concerns which that might have with respect to the envisaged project. A Background Information Document (BID) is available upon request on registration.

Consultation Period Written submissions from IAPs will be accepted between **17 October 2025 and 17 November 2025**

EIA Consultant:

Ekwao Consulting

Cell: 081 418 3125
Fax: 088 645 026
Email: ekwao@iway.na
Box 25021, Windhoek

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On completion of the aforesaid ESA and PCP, a formal application will be submitted to the Office of the Environmental Commissioner (OEC) for consideration to grant an Environmental Clearance Certificate (ECC) allowing the project development to start.

Activity Construction and Operation of a Fuel Retail Outlet (FRO) and related amenities.

Project Location Omuntele Village
Oshikoto Region
GPS Coordinates:
-18.239323 S 16.238229 E

Proponent Infinite Logistics and Transport CC

Intereted and Affected Parties Affected and Intrested Parties (AIPs) are hereby invited to register for the ESA so as to obtain information on the study being conducted. Furthermore, AIPs are requested to submit written comments, objections and/or concerns which that might have with respect to the envisaged development. A Background Information Document (BID) is available upon request on registration.

Consultation Period The duration to receive written submissions from IAPs starts from **17 October 2025 to 31 October 2025**

EIA Consultant:

Ekwao Consulting

Cell: 081 418 3125
Fax: 088 645 026
Email: ekwao@iway.na
Box 25021, Windhoek

PUBLIC NOTICE

NOTICE IN TERMS OF THE URBAN & REGIONAL PLANNING ACT, 2018

Please take note that HEH Urban Nest Creations intends to apply on behalf of the registered owner and the Municipal Council of Walvis Bay for approval of the following application:

Erf 1897 Walvis Bay Proper: Rezoning from "Single Residential" to "General Residential 2" with a density of 1:250, consent to proceed with construction and consent for Accommodation Establishment to allow for the operation of a Bed & Breakfast.

THE DESCRIPTIONS
The intention is to develop a Guest House of a maximum of 5-10 bedrooms (including the existing single storey dwelling house) partially in the existing single storey dwelling house and in new double storey building. 6 On site parking bays will be provided for.

These development proposals require to rezone Erf 1897 Walvis Bay to General Residential, to apply for consent use for Bed and Breakfast in the proposed zoning and to operate while the rezoning is in progress.
The deletion and alteration of the title deed conditions of erf 1897 Walvis Bay, if necessary, is also part of this application.

The abovementioned application is submitted in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and the Walvis Bay Zoning Scheme.

Please take note that –
a) the application lies open for inspection at the Town Planning Section of the Walvis Bay Municipality, Civic Center, Nangolo Mbumba Drive.
b) any person having comments, representations of obligations to the proposed application, may in writing lodge such comments, representations or objections together with the grounds thereof, with the Chief Executive Officer of the Walvis Bay Municipality and or HEH Urban Nest Creations within fourteen (14) days of the last publications of this notice
c) written comments, representations or objections must be submitted before or at **14 November 2025** to the address provided below.

Council:
Municipality of Walvis Bay
Private Bag 5017, Walvis Bay
Civil Centre, Nangolo Mbumba
Tell: +264 (0)64 201 3229
Email:townplanning@walvisbaycc.org.na

Applicant:
HEH Urban Nest Creations
P O Box 4453, Walvis Bay
No.77, 6th Street
Tell: 064 220 275
Email: info@urbannest-na.com

HEH URBAN NEST CREATIONS

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Applicant:
HEH Urban Nest Creations
P O Box 4453, Walvis Bay
No.77, 6th Street
Tell: 064 220 275
Email: info@urbannest-na.com

HEH URBAN NEST CREATIONS

PUBLIC NOTICE

NOTICE IN TERMS OF THE URBAN & REGIONAL PLANNING ACT, 2018

Please take note that HEH Urban Nest Creations intends to apply on behalf of the registered owner and the Municipal Council of Walvis Bay for approval of the following application:

Erf 4547 Kuisebmond Proper: Consent to operate a "Home-Based Business" for Accommodation Establishment: Guest House.

THE DESCRIPTIONS
The intention is to establish the existing single story dwelling house into a Guest House. On-site parking for the 5-10-bedrooms Hotel Pension will be provided on site.

The abovementioned application is submitted in terms of the Walvis Bay Zoning Scheme.

Please take note that –
a) The application lies open for inspection at the Town Planning Section of the Walvis Bay Municipality, Civic Center, Nangolo Mbumba Drive.
b) Any person having comments, representations of obligations to the proposed application, may in writing lodge such comments, representations or objections together with the grounds thereof, with the Chief Executive Officer of the Walvis Bay Municipality and the HEH Urban Nest Creations within fourteen (14) days of the last publications of this notice
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Private Bag 5017, Walvis Bay
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Tell: +264 (0)64 201 3229
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Applicant:
HEH Urban Nest Creations
P O Box 4453, Walvis Bay
No.77, 6th Street
Tell: 064 220 275
Email: info@urbannest-na.com

HEH URBAN NEST CREATIONS

VACANCY

Employment Offered

Dev Trading Enterprises (Pty) Ltd Namibia

Dev Trading Enterprises (PTY) Ltd is looking for experienced and skilled professionals to join our team in Khorixas, Namibia. We offer a dynamic work environment and opportunities for growth.

Positions Available:
Kratos Core Drill Operator: A skilled individual with 5-7 years of operating experience with strong mechanical and maintenance knowledge to operate, service and maintenance of Core Drill machine.

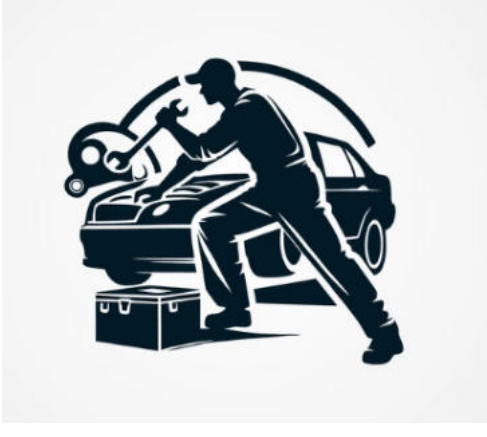
Indus Drill Rig Operator & Mechanic: A skilled individual with 5-7 years of operating experience with strong mechanical and maintenance knowledge to operate, service and maintenance of Drill RIG.

Hyundai LC-230 Excavator Operator & Mechanic: A skilled individual with 5-7 years of operating experience with strong mechanical and maintenance knowledge to operate, service and maintenance of Excavator machine.

Selected candidates will receive detailed roles and responsibilities upon appointment.

Application Process: Interested candidates should send their CV to devtrading.na@gmail.com

Application Deadline: 30th October 2025



VACANCY

ENVIRONMENTAL IMPACT ASSESSMENT (EIA) FOR THE PROPOSED NEW OXIDATION PONDS AND A 3.5 KM SEWER PIPE SYSTEM IN EPUKIRO POS 3, OMAHAKE REGION

Notice is hereby given to all potential Interested and Affected Parties (I&APs) and relevant stakeholders, that application for an Environmental Clearance Certificate will be submitted to the Competent Authority and to the Ministry of Environment, Forestry, and Tourism (MEFT) for the following activities.

Project title: Proposed construction of new Oxidation Ponds and a 3.5km Sewer pipe System

Project Location: Epukiro POS 3 Settlement, Omaheke Region

Proponent: Omaheke Regional Council

Description: The proponent intends to construct new Oxidation ponds and a 3.5km pressured Sewer pipe systems as well as the decommissioning of the existing Sewer Oxidation ponds in Epukiro POS 3 Settlement.

This will ensure compliance with the relevant legislation such as the Water Resource Management Act, 11 of 2013, Public and Environmental Health Act, 1 of 2015 etc. In terms of Schedule 8.6 of the Environmental Management Act (Act No. 07 of 2007), the intended activities may not be undertaken without an Environmental Clearance Certificate obtained.

I&APs are hereby invited to register, request the Background Information Document (BID), and submit comments/input to info@greengain.com.na or jkondja@gmail.com The last day to submit input is on **31 October 2025.**

The public and stakeholder meeting is scheduled as follow:

Venue: Epukiro POS 3 Settlement, Agriculture Extension Office
Date: Thursday, 23 October 2025
Time: 10:00 am to 12:00 am
Contact info: 0811422927

Green Gain Consultants

VACANCY

ENVIRONMENTAL IMPACT ASSESSMENT (EIA) FOR THE PROPOSED NEW OXIDATION PONDS AND A 3.5 KM SEWER PIPE SYSTEM IN EPUKIRO POS 3, OMAHAKE REGION

Notice is hereby given to all potential Interested and Affected Parties (I&APs), that an application for an Environmental Clearance Certificate will be submitted to the Competent Authority and the Ministry of Environment, Forestry and Tourism (MEFT) for the following activities.

Project title: Continued operation and management of the existing Meatco Okapuka Feedlot and Tannery

Project Location: Windhoek, Khomas region

Proponent: Meat Corporation of Namibia (Meatco)

Description: Meatco has appointed Green Gain Consultants cc to conduct an Environmental Impact Assessment (EIA) study and prepare an Environmental Management Plan (EMP) and apply for the ECC for the existing Meatco Okapuka feedlot and tannery, located about 25km north of Windhoek.

In terms of in terms of regulation 22, I&APs are hereby invited to register, request for the Background Information Document (BID), attend the public meeting and submit comments/inputs to eia@greengain.com.na The last day to submit input is **31 October 2025.**

The need for a public meeting will be determined in due course and will be communicated to all registered I&APs

Contact info:
Cell: +264 811422927 or +26481 3380114

Green Gain Consultants

To place a classifieds advert with us, please contact
Ms. Fransina Fredericks
T: +264 (61) 246 136 E: fransina@confidentenamibia.com
C: +264 81 231 7332

CLASSIFIEDS

PUBLIC NOTICE

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Activity Construction and Operation of a Fuel Service Station and related amenities.

Project Location Erf Rem/1334, Cnr of Dawid Meroro and Scheppmann Streets Pioneers Park Windhoek

Proponent Rejoice Investments CC

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Ekwao Consulting

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Fax: 088 645 026
Email: ekwao@iway.na
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PUBLIC NOTICE

ENVIRONMENTAL SCOPING ASSESSMENT AND PUBLIC CONSULTATION PROCESS

Notice is hereby given that an Environmental Scoping Assessement (ESA) and Public Consultation Process (PCP) are being conducted in terms of the Environmental Management Act (Act No. 7 of 2007) and related EIA regulations for the activity listed below.

On completion of the aforesaid ESA and PCP, a formal application will be submitted to the Office of the Environmental Commissioner (OEC) for consideration to grant an Environmental Clearance Certificate (ECC) allowing the project development to start.

Activity Construction and Operation of a Fuel Retail Outlet (FRO) and related amenities.

Project Location Omuntele Village
Oshikoto Region
GPS Coordinates:
-18.239323 S 16.238229 E

Proponent Infinite Logistics and Transport CC

Intereted and Affected Parties Affected and Intrested Parties (AIPs) are hereby invited to register for the ESA so as to obtain information on the study being conducted. Furthermore, AIPs are requested to submit written comments, objections and/or concerns which that might have with respect to the envisaged development. A Background Information Document (BID) is available upon request on registration.

Consultation Period The duration to receive written submissions from IAPs starts from **17 October 2025 to 31 October 2025**

EIA Consultant:

Ekwao Consulting

Cell: 081 418 3125
Fax: 088 645 026
Email: ekwao@iway.na
Box 25021, Windhoek

PUBLIC NOTICE

NOTICE IN TERMS OF THE URBAN & REGIONAL PLANNING ACT, 2018

Please take note that HEH Urban Nest Creations intends to apply on behalf of the registered owner and the Municipal Council of Walvis Bay for approval of the following application:

Erf 1897 Walvis Bay Proper: Rezoning from "Single Residential" to "General Residential 2" with a density of 1:250, consent to proceed with construction and consent for Accommodation Establishment to allow for the operation of a Bed & Breakfast.

THE DESCRIPTIONS
The intention is to develop a Guest House of a maximum of 5-10 bedrooms (including the existing single storey dwelling house) partially in the existing single storey dwelling house and in new double storey building. 6 On site parking bays will be provided for.

These development proposals require to rezone Erf 1897 Walvis Bay to General Residential, to apply for consent use for Bed and Breakfast in the proposed zoning and to operate while the rezoning is in progress.
The deletion and alteration of the title deed conditions of erf 1897 Walvis Bay, if necessary, is also part of this application.

The abovementioned application is submitted in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and the Walvis Bay Zoning Scheme.

Please take note that –
a) the application lies open for inspection at the Town Planning Section of the Walvis Bay Municipality, Civic Center, Nangolo Mbumba Drive.
b) any person having comments, representations of obligations to the proposed application, may in writing lodge such comments, representations or objections together with the grounds thereof, with the Chief Executive Officer of the Walvis Bay Municipality and or HEH Urban Nest Creations within fourteen (14) days of the last publications of this notice
c) written comments, representations or objections must be submitted before or at **14 November 2025** to the address provided below.

Council:
Municipality of Walvis Bay
Private Bag 5017, Walvis Bay
Civil Centre, Nangolo Mbumba
Tell: +264 (0)64 201 3229
Email:townplanning@walvisbaycc.org.na

Applicant:
HEH Urban Nest Creations
P O Box 4453, Walvis Bay
No.77, 6th Street
Tell: 064 220 275
Email: info@urbannest-na.com

HEH URBAN NEST CREATIONS

PUBLIC NOTICE

NOTICE IN TERMS OF THE URBAN & REGIONAL PLANNING ACT, 2018

Please take note that HEH Urban Nest Creations intends to apply on behalf of the registered owner and the Municipal Council of Walvis Bay for approval of the following application:

Erf 1897 Walvis Bay Proper: Rezoning from "Single Residential" to "General Residential 2" with a density of 1:250, consent to proceed with construction and consent for Accommodation Establishment to allow for the operation of a Bed & Breakfast.

THE DESCRIPTIONS
The intention is to develop a Guest House of a maximum of 5-10 bedrooms (including the existing single storey dwelling house) partially in the existing single storey dwelling house and in new double storey building. 6 On site parking bays will be provided for.

These development proposals require to rezone Erf 1897 Walvis Bay to General Residential, to apply for consent use for Bed and Breakfast in the proposed zoning and to operate while the rezoning is in progress.
The deletion and alteration of the title deed conditions of erf 1897 Walvis Bay, if necessary, is also part of this application.

The abovementioned application is submitted in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and the Walvis Bay Zoning Scheme.

Please take note that –
a) the application lies open for inspection at the Town Planning Section of the Walvis Bay Municipality, Civic Center, Nangolo Mbumba Drive.
b) any person having comments, representations of obligations to the proposed application, may in writing lodge such comments, representations or objections together with the grounds thereof, with the Chief Executive Officer of the Walvis Bay Municipality and or HEH Urban Nest Creations within fourteen (14) days of the last publications of this notice
c) written comments, representations or objections must be submitted before or at **14 November 2025** to the address provided below.

Council:
Municipality of Walvis Bay
Private Bag 5017, Walvis Bay
Civil Centre, Nangolo Mbumba
Tell: +264 (0)64 201 3229
Email:townplanning@walvisbaycc.org.na

Applicant:
HEH Urban Nest Creations
P O Box 4453, Walvis Bay
No.77, 6th Street
Tell: 064 220 275
Email: info@urbannest-na.com

HEH URBAN NEST CREATIONS

PUBLIC NOTICE

NOTICE IN TERMS OF THE URBAN & REGIONAL PLANNING ACT, 2018

Please take note that HEH Urban Nest Creations intends to apply on behalf of the registered owner and the Municipal Council of Walvis Bay for approval of the following application:

Erf 4547 Kuisebmond Proper: Consent to operate a "Home-Based Business" for Accommodation Establishment: Guest House.

THE DESCRIPTIONS
The intention is to establish the existing single story dwelling house into a Guest House. On-site parking for the 5-10-bedrooms Hotel Pension will be provided on site.

The abovementioned application is submitted in terms of the Walvis Bay Zoning Scheme.

Please take note that –
a) The application lies open for inspection at the Town Planning Section of the Walvis Bay Municipality, Civic Center, Nangolo Mbumba Drive.
b) Any person having comments, representations of obligations to the proposed application, may in writing lodge such comments, representations or objections together with the grounds thereof, with the Chief Executive Officer of the Walvis Bay Municipality and the HEH Urban Nest Creations within fourteen (14) days of the last publications of this notice
c) Written comments, representations or objections must be submitted before or at **14 November 2025** to the address provided below.

Council:
Municipality of Walvis Bay
Private Bag 5017, Walvis Bay
Civil Centre, Nangolo Mbumba
Tell: +264 (0)64 201 3229
Email:townplanning@walvisbaycc.org.na

Applicant:
HEH Urban Nest Creations
P O Box 4453, Walvis Bay
No.77, 6th Street
Tell: 064 220 275
Email: info@urbannest-na.com

HEH URBAN NEST CREATIONS

VACANCY NOTICE

We are Hiring! Are you passionate about IT and can deliver world class service. Exedin is hiring a:

1 x Sales person
1 X Cyber security systems and framework architect & trainer
1x Trainer End User MOS

Qualifications Required:
- Relevant degree and following certifications or applicable to position
- Masters in AI or robotics
- 7 years experience as a security architect able to train and design systems
- 7 Years experience performing risk assessments and audits
- Experience in Fantasy ERP system
- EC Council certification
- IT governance cobit and itil preferred
- AI implementation certification
- ISO ism certification
- International or regional training capacity and exposure
- Thorough knowledge of SOC frameworks and development
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- Police clearance is a mandatory requirement

Forward your resume, certified documents, highest qualifications and police clearance to:
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exedin

VACANCY

ENVIRONMENTAL IMPACT ASSESSMENT (EIA) FOR THE PROPOSED NEW OXIDATION PONDS AND A 3.5 KM SEWER PIPE SYSTEM IN EPUKIRO POS 3, OMAHAKE REGION

Notice is hereby given to all potential Interested and Affected Parties (I&APs) and relevant stakeholders, that application for an Environmental Clearance Certificate will be submitted to the Competent Authority and to the Ministry of Environment, Forestry, and Tourism (MEFT) for the following activities.

Project title: Proposed construction of new Oxidation Ponds and a 3.5km Sewer pipe System

Project Location: Epukiro POS 3 Settlement, Omaheke Region

Proponent: Omaheke Regional Council

Description: The proponent intends to construct new Oxidation ponds and a 3.5km pressured Sewer pipe systems as well as the decommissioning of the existing Sewer Oxidation ponds in Epukiro POS 3 Settlement.

This will ensure compliance with the relevant legislation such as the Water Resource Management Act, 11 of 2013, Public and Environmental Health Act, 1 of 2015 etc. In terms of Schedule 8.6 of the Environmental Management Act (Act No. 07 of 2007), the intended activities may not be undertaken without an Environmental Clearance Certificate obtained.

I&APs are hereby invited to register, request the Background Information Document (BID), and submit comments/input to info@greengain.com.na or jkondja@gmail.com The last day to submit input is on **31 October 2025.**

The public and stakeholder meeting is scheduled as follow:

Venue: Epukiro POS 3 Settlement, Agriculture Extension Office
Date: Thursday, 23 October 2025
Time: 10:00 am to 12:00 am
Contact info: 0811422927

Green Gain Consultants

VACANCY

ENVIRONMENTAL IMPACT ASSESSMENT (EIA) FOR THE PROPOSED NEW OXIDATION PONDS AND A 3.5 KM SEWER PIPE SYSTEM IN EPUKIRO POS 3, OMAHAKE REGION

Notice is hereby given to all potential Interested and Affected Parties (I&APs), that an application for an Environmental Clearance Certificate will be submitted to the Competent Authority and the Ministry of Environment, Forestry and Tourism (MEFT) for the following activities.

Project title: Continued operation and management of the existing Meatco Okapuka Feedlot and Tannery

Project Location: Windhoek, Khomas region

Proponent: Meat Corporation of Namibia (Meatco)

Description: Meatco has appointed Green Gain Consultants cc to conduct an Environmental Impact Assessment (EIA) study and prepare an Environmental Management Plan (EMP) and apply for the ECC for the existing Meatco Okapuka feedlot and tannery, located about 25km north of Windhoek.

In terms of in terms of regulation 22, I&APs are hereby invited to register, request for the Background Information Document (BID), attend the public meeting and submit comments/inputs to eia@greengain.com.na The last day to submit input is **31 October 2025.**

The need for a public meeting will be determined in due course and will be communicated to all registered I&APs

Contact info:
Cell: +264 811422927 or +26481 3380114

Green Gain Consultants

Legal tips for property professionals and investors to avoid rental disputes

Renting a property can sometimes lead to disputes between landlords and tenants - from non-payment of rent to disagreements about maintenance, municipal charges, noise, and even overcrowding.

Andrew Schaefer, MD of property management company Trafalgar, says the best way to avoid conflict is to be proactive and prepared.

"We find that the most frequent disputes between landlords and tenants typically revolve around non-payment of rent, issues with municipal charges, noise complaints, property maintenance, and overcrowding," he explains. "But with the right approach, they can be avoided altogether or swiftly resolved."

For Schaefer, the key is a well-structured, detailed lease agreement that outlines the responsibilities of both parties while anticipating common problems. He adds that landlords or their agents should take the time to explain this document thoroughly before it's signed - not just email it for a quick signature.

This focus on clarity is echoed by Johan de Bod from Koegelenberg Attorneys (KGB) and Sarah Fourie from PayProp, who recently shared expert legal insights at a PayProp Masterclass. While South Africa's rental market is thriving, they caution that investors and property professionals still face legal risks - from unpaid rent and damaged properties to contested deposits. Getting these processes wrong can result in drawn-out disputes, lost income and costly legal battles.

Here are five essential legal tips they recommend to help property professionals and landlords manage disputes with confidence and compliance.

1. Your lease is your first line of defense

Every tenancy starts with a lease - but not all leases provide real protection.

"A weak lease is one of the fastest ways to end up in legal hot water," says De Bod. "Too many landlords rely on incomplete or outdated leases."

Clear clauses covering maintenance, alterations, deposits and termination can prevent disputes, but these must comply with the Rental Housing Act and Consumer Protection Act. If a lease term conflicts with legislation, the law always prevails.

"A strong, compliant lease agreement doesn't just protect the landlord - it also creates clarity for tenants. That clarity is often what prevents disputes from escalating," De Bod adds.

2. Manage arrears with a proper Letter of Demand

When arrears become serious, landlords must follow the law to recover payments.

A legally compliant Letter of Demand, served to the correct address as per the lease, is the first step to enforce arrears in court. Informal reminders like WhatsApps or emails will not hold up legally.

"The Consumer Protection Act gives tenants 20 business days to remedy a breach, even if your lease only specifies seven," De Bod warns. "Failing to follow these notice periods can derail your eviction case before it begins."

Fourie points out that PayProp users can issue compliant Letters of Demand directly through the platform for R125, with costs recoverable from tenants. Koegelenberg Attorneys also offer fixed-fee eviction services to make complex processes more affordable.

3. Deal fairly with habitual late payers

Some tenants pay late month after month, just before the notice period expires. While rent eventually comes in, these delays can harm landlords' cashflow - especially if they depend on rental income to cover bond repayments.

Courts allow landlords to include fair early termination clauses in leases, provided the correct process is followed. De Bod suggests considering:

- Repeat breach clauses to allow early termination after recurring defaults
- Shorter lease terms or avoiding automatic renewals
- Fair termination rights that balance landlord flexibility with tenant protections
- He cautions, however, that general landlord termination rights remain largely untested in South African courts.

On the tenant side, the Consumer Protection Act allows them to end a fixed-term lease early with 20 business days' notice. Landlords may charge a reasonable cancellation penalty, but this can only cover actual losses such as advertising costs or one month's rent - not the balance of the lease.

4. Don't skip inspections

Both incoming and outgoing inspections are a legal requirement. If a landlord skips these, the tenant may be entitled to a full deposit refund - even if the property is damaged.

Joint inspections, supported by time-stamped photos, videos and signed condition reports, provide vital evidence if a dispute arises.

5. Handle deposits correctly

Deposits must be held in an interest-bearing account for the tenant's benefit. Deductions are only permitted for unpaid rent, utilities, or damages beyond fair wear and tear.

De Bod gives an example: deep scratches on a wooden floor may justify deductions, but a single scuff on a wall does not warrant repainting the entire room.

Fourie stresses the importance of adequate deposits: It's not just about holding deposits. Monitoring deposit pool health is essential to ensure landlords are protected."

According to the PayProp Rental Index, the average deposit is 1.31 times the monthly rent, with 1.5 times being common at the upper end.

The bottom line

Whether it's noise complaints, arrears or contested deposits, disputes are costly and stressful. But the experts agree: the best protection is prevention through clarity and compliance.

As De Bod sums up: "A well-drafted lease, proper communication and respect for the law are non-negotiables.

If landlords and property professionals get this right, they not only protect themselves legally, they also create a better rental experience for tenants."

- Property 24

PUBLIC NOTICE - ENVIRONMENTAL SCOPING ASSESSMENT AND PUBLIC CONSULTATION PROCESS

Notice is hereby given that an **Environmental Scoping Assessement** (ESA) and **Public Consultation Process** (PCP) are being conducted in terms of the Environmental Management Act (Act No. 7 of 2007) and related EIA regulations for the activity listed below.

On completion of the aforesaid ESA and PCP, a formal application will be submitted to the Office of the Environmental Commissioner (OEC) for consideration to grant an **Environmental Clearance Certificate** (ECC) allowing for the project development to start.

Activity	**Construction and Operation** of a Fuel Retail Outlet (FRO) and related amenities.
Project Location	Omuntele Village Oshikoto Region GPS Coordinates: -18.239323 S 16.238229 E
Proponent	Infinite Logistics and Transport CC
Intereted and Affected Parties	Affected and Intrested Parties (AIPs) are hereby invited to register for the ESA so as to obtain information on the study being conducted. Furthermore, AIPs are requested to submit written comments, objections and/or concerns which that might have with respect to the envisaged development. A Background Information Document (BID) is available upon request on registration.
Consultation Period	The duration to receive written submissions from IAPs starts from 17 October 2025 to 31 October 2025
EIA Consultant:	Ekwao Consulting Cell: 081 418 3125 Fax: 088 645 026 Email: ekwao@iway.na Box 25021, Windhoek

PUBLIC NOTICE - ENVIRONMENTAL ASSESMENTS AND PUBLIC CONSULTATION PROCESS

Notice is hereby given that an **Environmental Social Impact Assessment** (ESIA) is being conducted in terms of the Environmental Management Act, and related EIA Regulations for the project listed below. On completion of the aforesaid ESIA, a formal application for an **Environmental Clearance Certificate** (ECC) will be submitted to the Environmental Commissioner for consideration.

The Project	Construction and Operation of a **Fuel Retail Outlet** and related amenities
Location	Farm Orpheus No. 419 Corner of C35 and D3236 (Khorixas Fransfontein Road) Outjo District GPS Coordinates: -20.129307 S 15.087257 E
Promotor	Mr. DPJ Jansen van Vuuren
Invitation to Participate	Interested and Affected Parties (AIPs) are hereby invited to participate in the EIA process by registering with the EIA Consultant to receive information on the project. The duration for submition of any comments, objections and /or concerns from IAPs is between 23 October 2025 and 15 November 2025. A Background Information Document (BID) on the project is available.
EIA Consultant:	Ekwao Consulting Cell: 081 127 3027 Fax: 088 645 026 Email: ekwao@iway.na Box 25021, Windhoek

PUBLIC NOTICE - ENVIRONMENTAL SCOPING ASSESSMENT AND PUBLIC CONSULTATION PROCESS

Notice is hereby given that an **Environmental Scoping Assessement** (ESA) and **Public Consultation Process** (PCP) are being conducted in terms of the Environmental Management Act (Act No. 7 of 2007) and related EIA regulations for the activity listed below.

On completion of the aforesaid ESA and PCP, a formal application will be submitted to the Office of the Environmental Commissioner (OEC) for consideration to grant an **Environmental Clearance Certificate** (ECC) allowing the project development to start.

Activity	**Construction and Operation** of a Fuel Service Station and related amenities.
Project Location	Erf Rem/1334, Cnr of Dawid Meroro and Scheppmann Streets Pioneers Park Windhoek
Proponent	Rejoice Investments CC
Intereted and Affected Parties	Affected and Intrested Parties (AIPs) are hereby invited to register for the ESA so as to obtain information on the study being conducted. Furthermore, AIPs are requested to submit written comments, objections and/or concerns which that might have with respect to the envisaged project. A Background Information Document (BID) is available upon request on registration.
Consultation Period	Written submissions from IAPs will be accepted between 17 October 2025 and 17 November 2025
EIA Consultant:	Ekwao Consulting Cell: 081 418 3125 Fax: 088 645 026 Email: ekwao@iway.na Box 25021, Windhoek

ENVIRONMENTAL IMPACT ASSESSMENT (EIA) FOR THE PROPOSED NEW OXIDATION PONDS AND A 3.5 KM SEWER PIPE SYSTEM IN EPUKIRO POS 3, OMAHAKE REGION

Notice is hereby given to all potential Interested and Affected Parties (I&APs) and relevant stakeholders, that application for an Environmental Clearance Certificate will be submitted to the Competent Authority and to the Ministry of Environment, Forestry, and Tourism (MEFT) for the following activities.

Project title: Proposed construction of new Oxidation Ponds and a 3.5km Sewer pipe System

Project Location: Epukiro POS 3 Settlement, Omaheke Region

Proponent: Omaheke Regional Council

Description: The proponent intends to construct new Oxidation ponds and a 3.5km pressured Sewer pipe systems as well as the decommissioning of the existing Sewer Oxidation ponds in Epukiro POS 3 Settlement. This will ensure compliance with the relevant legislation such as the Water Resource Management Act, 11 of 2013, Public and Environmental Health Act, 1 of 2015 etc. In terms of Schedule 8.6 of the Environmental Management Act (Act No. 07 of 2007), the intended activities may not be undertaken without an Environmental Clearance Certificate obtained.

I&APs are hereby invited to register, request the Background Information Document (BID), and submit comments/input to info@greengain.com.na or jkondja@gmail.com **The last day to submit input is on 31 October 2025.**

The public and stakeholder meeting is scheduled as follow

Venue: Epukiro POS 3 Settlement, Agriculture Extension Office

Date: Thursday, 23 October 2025

Time: 10:00 am to 12;00 am

Green Gain Consultants

+264 81142 2927
info@greengain.com.na
https://www.greengain.com.na

ECT

NOTICE FOR PUBLIC PARTICIPATION
ENVIRONMENTAL IMPACT ASSESSMENT

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

PROJECT NAME: Amendment of the Environmental Clearance Certificate for the Operations of an Abattoir on Portion 808 of Farm Stampried 132, Stampriet, Hardap Region

PROJECT LOCATION: Portion 808 of Farm Stampried 132, Stampriet, Hardap Region

PROJECT DESCRIPTION: The amendment is triggered by the increase in production capacity from 10,000 to 30,000 chickens per day. As a result of the increase in production capacity, the changes require a fundamental scaling up of the system (infrastructure and equipment).

PROPONENT: Maranatha Abattoir Trading Enterprises

PUBLIC MEETING: A Public consultation meeting will be held on **10 November 2025** at the following venue and time:

- 10:00-11:00 at the project site (Portion 808 of Farm Stampried 132, Stampriet, Hardap Region)

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

Email: colin@environam.com

Mobile: 081 458 4297 on or before **17 November 2025**.

PUBLIC NOTICE - ENVIRONMENTAL ASSESMENTS AND PUBLIC CONSULTATION PROCESS

Notice is hereby given that an **Environmental Social Impact Assessment** (ESIA) is being conducted in terms of the Environmental Management Act, and related EIA Regulations for the project listed below. On completion of the aforesaid ESIA, a formal application for an **Environmental Clearance Certificate** (ECC) will be submitted to the Environmental Commissioner for consideration.

The Project	Construction and Operation of a **Fuel Retail Outlet** and related amenities
Location	Farm Orpheus No. 419 Corner of C35 and D3236 (Khorixas Fransfontein Road) Outjo District GPS Coordinates: -20.129307 S 15.087257 E
Promotor	Mr. DPJ Jansen van Vuuren
Invitation to Participate	Interested and Affected Parties (AIPs) are hereby invited to participate in the EIA process by registering with the EIA Consultant to receive information on the project. The duration for submition of any comments, objections and /or concerns from IAPs is between 23 October 2025 and 15 November 2025. A Background Information Document (BID) on the project is available.
EIA Consultant:	Ekwao Consulting Cell: 081 127 3027 Fax: 088 645 026 Email: ekwao@iway.na Box 25021, Windhoek

APP-006806

Appendix D

EMAIL COMMUNICATION WITH STAKEHOLDERS & IAPS

Ekwao Consulting

95 Papageienweg
Hochland Park
WINDHOEK
Namibia

Box 25021
WINDHOEK
Namibia

Tel: 081 418 3125
Mobile:081 127 3027
Fax2Mail:088 645 026
Email: ekwao@iway.na

16 December 2025

The Ministry of Industries, Mines & Energy
No. 1 Aviation Road
WINDHOEK

Atten: Ms Joleen Morris
Email: Joleen.Morris@mime.gov.na

LOI FOR REJOICE INVESTMENTS CC – REQUEST FOR AN EXTENSION

We write to inform your good office as follows:

1. Ekwao Consulting was appointed by Rejoice Investments CC ('**Rejoice'**) to handle their ECC application process with the Office of the Environmental Commissioner (OEC).

2. The ECC application was lodged with OEC and allocated the number of APP-006806.

3. All EIA reports were submitted and are undergoing the review process at the OEC. Given the festive period, the decision of the Environmental Commissioner is anticipated to be made during the first quarter of 2026.

4. Rejoice was granted an LOI by the Minister of MIME on 26 June 2025 with the reference 11/9/5 – attached hereto for your ease of reference. The said LOI has a validity period of six months and is due to expire on 26 December 2025.

5. This letter, therefore, serves as a formal request for an extension of the aforesaid LOI so as to allow the ECC process to take its course.

6. The Managing Member of Rejoice (Mr Isack Mukete) has been copied in.

Counting on your good understanding!

Joel Shafashike
Member - Ekwao Consulting

Joel Shafashike

From: Joleen Morris <Joleen.Morris@mime.gov.na>
Sent: Wednesday, 17 December 2025 2:07 pm
To: Joel Shafashike
Cc: Isaackmukete@gmail.com
Subject: RE: LOI Extension - Rejoice Investments

Good Afternoon Mr Shafashike

Receipt of your email is hereby acknowledged. Your request will be presented at the next meeting, which is expected to take place in January 2026.

Please accept our apologies for any inconvenience this delay may cause.

Regards
Joleen

From: Joel Shafashike <ekwao@iway.na>
Sent: Tuesday, 16 December 2025 4:17 pm
To: Joleen Morris <Joleen.Morris@mime.gov.na>
Cc: Isaackmukete@gmail.com
Subject: LOI Extension - Rejoice Investments

Atten: Ms Joleen Morris

Kindly find attached hereto, for your kind consideration, a formal request for an LOI extension.

Regards

Joel Shafashike
Tel: +264811273027
Email: ekwao@iway.na
Box 25021 Windhoek, Namibia

EkwaoConsulting
EIA • Registration of Mineral Rights • Mining Technical Advice & Guidance

Ekwao Consulting

95 Papageienweg
Hochland Park
WINDHOEK
Namibia

Box 25021
WINDHOEK
Namibia

Tel: 081 418 3125
Mobile:081 127 3027
Fax2Mail:088 645 026
Email: ekwao@iway.na

16 December 2025

The Chied Executive Office
Windhoek Municipality
WINDHOEK

Atten: Mr Martin Shikongo
Email: martin.shikongo@windhoekcc.org.na

NOTIFICATION OF AN EIA BEING CONDUCTED FOR A FUEL RETAIL OUTLET ON ERF 1334, DAWID MERORO ROAD AND SCHEPPMANN STREET, PIONERSPARK EXTENION 1, WINDHOEK

This letter serves to notify the City of Windhoek that an EIA for a listed activity as captioned above is being conducted by Ekwao Consulting.

The project promotor is Rejoice Investments CC, who in terms Council Resolution No. 245/10/2017, won the bid to develop a fuel retail outlet (FRO) on Erf 1334 – a vacant piece of land at the corner of Dawid Meroro Road and Scheppmann Street, Pionerspark.

The ECC application has been lodged with the Office of the Environmental Commissioner and allocated the number APP006806.

A Background Information Document (BID) is attached for your ease of reference.

Thanking you

Joel Shafashike
Member - Ekwao Consulting

Joel Shafashike

From: Mail Delivery System <MAILER-DAEMON@mta03.iway.na>
Sent: Tuesday, 16 December 2025 3:43 pm
To: ekwao@iway.na
Subject: Successful Mail Delivery Report
Attachments: details.txt; Message Headers.txt

This is the mail system at host mta03.iway.na.

Your message was successfully delivered to the destination(s) listed below. If the message was delivered to mailbox you will receive no further notifications. Otherwise you may still receive notifications of mail delivery errors from other systems.

The mail system

<Isaackmukete@gmail.com>: delivery via mta.iway.na[196.44.136.100]:25: 250 2.0.0 5BGDh6cm011682-5BGDh6co011682 Message accepted for delivery

<Tobias.Alweendo@windhoekcc.org.na>: delivery via mta.iway.na[196.44.136.100]:25: 250 2.0.0 5BGDh6cm011682-5BGDh6co011682 Message accepted for delivery

<martin.shikongo@windhoekcc.org.na>: delivery via mta.iway.na[196.44.136.100]:25: 250 2.0.0 5BGDh6cm011682-5BGDh6co011682 Message accepted for delivery

1

Joel Shafashike

From: hadulamw@yahoo.com
Sent: Friday, 24 October 2025 2:40 pm
To: Joel Shafashike
Subject: Re: Registration for Construction and Operation of a Fuel Retail Outlet and related amenities

Thank you.

Mwatilange H Hadula
Librarian | Min of Defence and Veteran Affairs
+264 612042212

On Friday 24 October 2025 at 11:57:02 GMT+2, Joel Shafashike <ekwao@iway.na> wrote:

Thanks

I have recorded you as IAP and will send you the BID as soon as it is finalized.

Joel Shafashike

Tel: +264811273027

Email: ekwao@iway.na

P. O. Box 25021 Windhoek, Namibia

From: hadulamw@yahoo.com <hadulamw@yahoo.com>
Sent: Friday, 24 October 2025 9:34 am

To: Joel Shafashike <ekwao@iway.na>
Subject: Re: Registration for Construction and Operation of a Fuel Retail Outlet and related amenities

I would like the EIA on the Khomas region.

On Friday 24 October 2025 at 08:49:02 GMT+2, Joel Shafashike <ekwao@iway.na> wrote:

Dear Sir,

Thank you for your email.
You requested a BID for a fuel retail outlet - kindly indicate for which project do you want to receive a BID on.
We are conducting three EIAs for fuel retail outlets – one each in these regions Khomas, Kunene & Oshikoto.

Regards

Joel Shafashike
Tel: 081 127 3027
Email: ekwao@iway.na
Box 25021 Windhoek, Namibia

EkwaoConsulting
EIA • Registration of Mineral Rights • Mining Technical Advice & Guidance

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From: hadulamw@yahoo.com <hadulamw@yahoo.com>
Sent: Thursday, 23 October 2025 3:18 pm
To: ekwao@iway.na
Subject: Registration for Construction and Operation of a Fuel Retail Outlet and related amenities

Dear Sir/Madam,

I hereby request background Information Document (BID) on the project is available

to be registered as an *Interested and Affected Party (I&AP)* in the Environmental Impact Assessment (EIA)

Mwatilange H Hadula
0814674754