

# DEPARTMENT OF INFRASTRUCTURE, WATER AND TECHNICAL SERVICES



80 Independence Avenue  
WINDHOEK, NAMIBIA



*The Gateway to Endless Opportunities*

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[www.cityofwindhoek.org.na](http://www.cityofwindhoek.org.na)

ENQ: S. Mulele  
DATE: 17/06/2024

TEL: 061- 290 3067  
REF: 16/1

Omeya Golf & Residential Oasis (Pty) Ltd.  
P. O. Box 11779  
Windhoek

Dear Mr. D. Terblanche

**RE: APPLICATION FOR RENEWAL OF AUTHORIZATION TO ABSTRACT  
GROUNDWATER FOR PURPOSES OF BULK DOMESTIC AND AGRICULTURAL  
IRRIGATION.**

1. Your application dated 02 April 2024 on the above subject matter, refers.
2. The application is for renewal of authorization to abstract groundwater from onsite boreholes (i.e. WW200847 and WW200848).
3. The abstracted groundwater is used for purposes of bulk domestic supply to households on the Estate and for irrigation of green spaces (i.e. golf course).
4. In a letter dated 02 June 2022, a quota allocation of 306 000m<sup>3</sup> per annum was issued for abstraction under the following conditions (numbered 3.2.1 – 3.2.7 in the letter):
  - 3.2.1 *A hydrogeological review of the aquifer sustainability be carried out.*
  - 3.2.2 *A review of the objectives of the present water management plan.*
  - 3.2.3 *A review of the adequacy of the groundwater monitoring framework and potential improvement where possible to encompass the surrounding farm areas.*
  - 3.2.4 *Establish the possibility of establishing a joint water management group or task force comprising the surrounding residents of the area towards overall groundwater management.*
  - 3.2.5 *Establish roles and responsibilities ascribed to the water management plan.*
  - 3.2.6 *A review of potential alternative water sources for the development over the long term.*
  - 3.2.7 *Include the reuse of treated wastewater in the water management, reviewing potential risks and associated mitigation measures to put in place. Report quantities of reused water in line with the general conditions on reporting required for groundwater returns.*
5. The following steps were noted from the submission made towards meeting the conditions outlined in point 4 above:
  - 5.1 A hydrogeological report is submitted, and aquifer sustainability analysis made therein recommends aquifer abstraction at 250 000m<sup>3</sup> per annum for sustainability, and thus requires phased reduction of present utilization levels (3.2.1).

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***All official correspondence must be addressed to the Chief Executive Officer***


- 5.2 A review of the water management objectives has been carried out and recommendations thereof are to retain the objectives and additionally monitoring of wastewater flows across the process including reclamation and reuse (3.2.2).
- 5.3 The report indicated that an expansive monitoring framework for the area and a joint management group that includes neighbouring farms were not established (3.2.3 & 3.2.4).
- 5.4 The submitted report is void of roles and responsibilities relating to implementation of the water management plan towards meeting the retained management objectives (3.2.5).
- 5.5 Three potential alternative bulk water sources were noted in the report namely local aquifers, Nauasproot dam, and the Oanob supply pipeline (3.2.6).
6. The City further took to review adherence to submission of groundwater levels and abstraction data as contained in the previous approvals. The applicant is in compliance to this condition. An analysis of the data indicated abstraction totals of 290,475 m<sup>3</sup> for 2022/23 and 233,902m<sup>3</sup> to date for 2023/24 relative to the issued quota of 306 000m<sup>3</sup> per annum and further noted as in compliance, despite the remaining months for 2023/24.
7. The water quality results, and interpretation made therefrom in the report are well noted as depiction of the current state and suitability of the quality of the local aquifer to serve domestic purposes.
8. Premised on consideration of all above submitted information, the City resolved to renew your application to abstract groundwater from the 2 boreholes on the following conditions:
  - 8.1 An allocation of 280 000m<sup>3</sup> per annum for 2024/25 is authorized for abstraction.
  - 8.2 The allocation is reduced to 250 000m<sup>3</sup> per annum for 2025/26, as per sustainability report.
  - 8.3 Further to the main conditions above, the following specific conditions apply;
    - 8.3.1 The water management objectives retained in the aquifer sustainability report are maintained over the validity duration of this authorization. These shall further include the recommended monitoring of the wastewater flows inclusive of reclaimed and reuse.
    - 8.3.2 It is required that the quantity of unaccounted-for water is reduced to 10% or below as a matter of urgency. A report or letter communicating on the implementation of measures and progress on this matter shall be submitted six-month from receipt of this renewal.
  - 8.4 That an application for renewal of the quotas allocated in this authorization at expiry shall include the following:
    - (a) A review of the management objectives and achievements thereof, as basis for continued utilization of the aquifer as needed.
    - (b) Efforts made towards exploration of alternative water supply sources.
    - (c) Efforts made towards improving local aquifer monitoring and joint management of the resources with neighbouring stakeholders.
    - (d) That a valid environmental clearance certificate is submitted with regards to operation of the scheme.
  - 8.5 This authorization is further subject to the general conditions as contained in Appendix 1 (a) and (b).
  - 8.6 This approval will come to expiry on the 30 June 2026.

You are herewith requested to confirm your acceptance of the above conditions by signing and returning this notice within 7 days of receipt.

We trust the above is found in order.

Sincerely,

[Recommended / ~~Not Recommended~~ - for Approval]

  
.....  
Mr. D. Louw

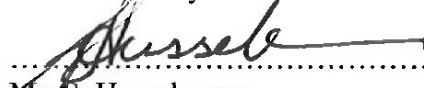
**ACTING CHIEF ENGINEER: BULK WATER & WASTEWATER**

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**RE: APPLICATION FOR RENEWAL OF AUTHORIZATION TO ABSTRACT  
GROUNDWATER FOR PURPOSES OF BULK DOMESTIC AND AGRICULTURAL  
IRRIGATION.**

[Approved / Not Approved]

Yours sincerely

  
.....  
Mr. S. Husselmann

**ACTING STRATEGIC EXECUTIVE: INFRASTRUCTURE, WATER  
AND TECHNICAL SERVICES**

*17.06.2024*

# Department of Economic Development and Community Services

☒ 59

80 Independence Avenue  
WINDHOEK, NAMIBIA

Fax: (+264) 61 290 2111 Tel. (+264) 61 290 2911



Enq: LA !Gaoses  
Tel: 290 3367

Date: 3 May 2023  
Ref: Discharge Exemption

Omeya Golf Estate  
44R6+842  
Perahomp,

## WINDHOEK

Dear Mr. Oosthuizen

### **RE: WASTEWATER PURIFICATION AND EFFLUENT DISPOSAL EXEMPTION PERMIT: WINDHOEK MUNICIPALITY – PERMIT NUMBER 771**

The Municipal Council of Windhoek (The Council) received the exemption permit (Permit Number 771) for Domestic and Industrial Wastewater Purification and Effluent Disposal from the Ministry of Agriculture, Water and Land Reform (MAWLR) on 11 May 2021. The Permit grants Council exemption from compliance with the provisions of Section 21(1) and 21(2) of the Water Act, Act 54 of 1956 as amended Water Act 22 of 1985, so that domestic and industrial wastewater be treated and disposed as Council has submitted to MAWLR. The permit is valid for five (5) years from the day of issue.

11 May 2026

The Council hereby brings to your attention that the **Omeya Golf Estate Wastewater Treatment Plant** has been granted exemption and is required to comply with the conditions provided under this permit as per attached Annexure.

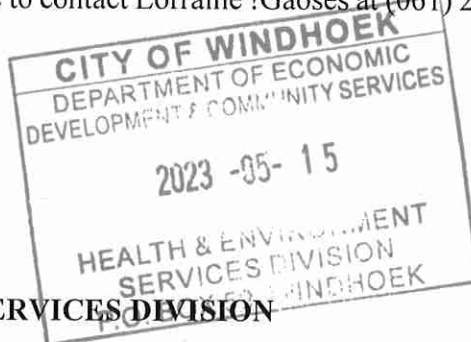
Please note that this permit has been issued to the Council as the custodian of water resources in its jurisdiction. Compliance monitoring of the **Omeya Golf Estate Wastewater Treatment Plant** will therefore be conducted on a yearly basis for the duration of this permit.

Your cooperation in this matter is highly appreciated. Should you have any questions in this regard or require further information please do not hesitate to contact Lorraine !Gaoses at (061) 2903367, Email: [Lorraine.Gaoses@windhoekcc.org.na](mailto:Lorraine.Gaoses@windhoekcc.org.na).

Yours faithfully,

MM KAHITU

MANAGER: HEALTH & ENVIRONMENT SERVICES DIVISION



## 1. AIM OF PERMIT

A Domestic and Industrial Wastewater Purification and Effluent Disposal Exemption Permit in terms of Section 21(5) and 22(2) of the Water Act of 1956 as amended Water Act 22 of 1985, is hereby granted to the Windhoek Municipality exempting it from compliance with the provisions of Section 21(1) and 21(2) of the Water Act, in order that domestic and industrial wastewater be treated and disposed as per Table 1 below.

Table 1: Wastewater Treatment and Effluent Disposal in the Windhoek Municipality Area

Place/Name	Treatment Type	Type of Wastewater	ADWF in m³/d	Disposal	
				Effluent	Sludge
CENTRAL ZONE					
Omeya Golf Estate	Biological Filtration Treatment System	Domestic	72	The final effluent, after disinfection be reused for the irrigation of the Golf Course	The sludge from the Conservancy Tanks and Septic Tank will be pumped out by the Windhoek Municipality for disposal at the Kupferberg Hazardous Waste Disposal

Table 2: Permit Conditions Compliance Recommendations

NAME OF WWTP	ACTION TO BE TAKEN
Omeya Golf Estate	NONE

## 2. PERMIT CONDITIONS

### 2.1 GENERAL

- 2.1.1 Provided that the conditions specified below are complied with, this permit shall be valid for **five (5) years** as from the date of issue. If, however the Average Dry Weather exceeds **72 m<sup>3</sup>/d** before the expiry date, this permit shall lapse. In either event an application for the replacement of this permit shall be submitted to the Council.
- 2.1.2 The wastewater treatment plant shall be enclosed with a 1.8 meter high jackal-proof or diamond-mesh fence culminated by two (2) strands of barbed wire.
- 2.1.3 The gates to the terrains shall be kept locked at all times when not attended by an operator.

- 2.1.4 The wastewater treatment plant situated in the municipal irrigation lands shall be protected against stormwater flow by contour walls and/or stormwater channels.
- 2.1.5 Weatherproof warning notices indicating that the wastewater treatment plant site is out of bounds, and human consumption or any other use of the wastewater or effluent is prohibited, shall be prominently displayed at the access gate and on all four (4) sides of the enclosure of all the wastewater treatment plants situated in the jurisdictional area of Windhoek Municipality. These notices shall be written in the official language and in a vernacular commonly spoken language in that particular area, or may be represented symbolically.
- 2.1.6 The disposal of effluent and operation of the system as a whole for the wastewater treatment plant shall be carried out in such a manner that no health hazards, nuisances or pollution of surface/underground water occurs. No untreated wastewater shall be allowed to be discharged to the environment.
- 2.1.7 No intractable or toxic waste shall be allowed to find its way into the wastewater treatment plant. This includes any chemicals that are toxic to the biological life within the system, that are not biodegradable or that prevent the system from operating effectively.
- 2.1.8 Satisfactory methods shall be used for the removal, treatment and disposal of sludge from the Dying Beds, Settling Tanks, Septic Tanks, Conservancy Tanks and the periodic cleaning of all units within the treatment plants. The sludge, or any other product derived from the sludge, should not pose any health hazards, nuisance, or pollution to the ground or surface water.
- 2.1.9 The screening and floating debris from the treatment plant shall be dried then can either be buried in trenches allowing a soil cover of 50 cm deep at a suitable site where it will not cause health nuisance or give rise to secondary pollution of surface/underground water or be disposed of at a Solid Waste Disposal Site. None of this shall be made available to any person for any purpose.
- 2.1.10 No water source and dwelling/occupied building shall be allowed within a distance of **1000m** and **500m** respectively, from the wastewater treatment plant, except for a septic/conservancy tanks serving a household which can be **5m** from the nearest occupied building.
- 2.1.11 The area of wastewater treatment plant shall be cleared of overgrown vegetation on a regular basis.
- 2.1.12 The outfall area of the treated wastewater and the disposal of solid waste shall be out of bounds, except for operational and maintenance personnel working on premises.
- 2.1.13 The wastewater treatment system as a whole, should be regularly maintained and all repairs must be attended to immediately.
- 2.1.14 The wastewater treatment system operation, monitoring and general management should be guided by the two Acts: Water Act, Act 54 of 1956 as Water Amendment Act, No. 22 of 1985, the newly proclaimed Water Resources Management Act, Act 11 of 2013 and the subsequent supporting documents (Regulations, Manual codes of Practices, Policies and Plans).

- 2.1.15 The Council shall ensure that the final effluent from the Wastewater Treatment Plant discharging into the environment, streams, rivers (including dry river) meets the *Water Quality Special Standards for Effluent* of the required Regional Standards for effluents as laid down in Government Notice Gazette R.553 dated 5 April 1962 at all times.

## 2.2 SEPTIC TANKS

- 2.2.1 All septic tank facilities must be constructed in accordance with the recommendations of the National Building Research Institute as laid down in their Information Sheet X/BOU 2-14 .The Department of Water Affairs and Forestry Code of Practice on Septic Tanks Systems may be used as a guideline.
- 2.2.2 Septic tanks may be constructed of any suitable non-corrosive material in order to provide an average retention period of twenty-four (24) hours.
- 2.2.3 Septic tanks construction shall incorporate a vertical baffle to enhance the removal of sludge and floating debris and a manhole to facilitate desludging.
- 2.2.4 French drains shall be constructed in such a way as to provide complete soak-away of all septic tank overflows.
- 2.2.5 The septic tank shall not be washed or disinfected after pumping nor shall it ever be emptied into storm drains or its contents discharged directly into streams or a watercourse. A small residual of sludge should be left in a tank for seeding purposes.
- 2.2.6 Septic tanks should be located (downstream) where they cannot cause contamination of any well, spring, or other source of water supply.
- 2.2.7 Septic tanks should be located near a driveway to facilitate sludge removal by vacuum tanker and the connection of house drainage to a reticulation system at a later stage.
- 2.2.8 Tanks should not be located in swampy areas or in areas subjected to flooding.
- 2.2.9 For the septic tank system to be installed in rocky areas, specific considerations should be taken into account in order to protect the system from possible damage, and the surrounding environment from pollution.
- 2.2.10 From a health point of view, it is sufficient to have a soil cover of 15 to 20 cm over the whole system.

## 2.3 BIOLOGICAL (TRICKLING) FILTRATION SYSTEM

- 2.3.1 The bio-filter effluent shall not be emptied into storm drains or be discharged directly into streams, a watercourse or the environment unless it complies with the Water Quality Special Standard for Effluent.
- 2.3.2 The plant must be constructed of suitable material, not susceptible to corrosion or chemical/biological or weathering degradation.
- 2.3.3 Construction of pipes, the material chosen and its installation shall be done in such a manner as to avoid any risk of spillage, pollution or other nuisance.

- 2.3.4 The filter media, nozzles on the rotating arms should be checked and cleaned regularly to avoid clogging/blockage.
- 2.3.5 The raw wastewater inlet to every filter and the final effluent should be sampled in order to monitor the loading rates.
- 2.3.6 To avoid plugging, the slime film of each filter should be observed for odour, smell and possible overloading.
- 2.3.7 The pH values should be kept in the range of 6.5 – 9.5 and should be monitored regularly to control smell and odour produced by green-brownish water colour.
- 2.3.8 Management shall strive to operate the plants according to the directives of the manufacturer or DWAF Code of Practice, Volume 3 on Biological Filtration Systems of 2008 and no undue hydraulic or mass overload shall be permitted to the plant for any time longer as permitted by the manufacturer.

## 2.4 EFFLUENT REUSE

- 2.4.1 Any irrigation scheme shall be carefully designed and properly operated by the permit holder or the third party under an agreement, but responsibility of adherence to permit conditions lies with the permit holder.
- 2.4.2 The irrigation scheme shall comply with the conditions as laid down in the DWAF Code of Practice Volume 6 on Wastewater Reuse of 2012.
- 2.4.3 The piping used for effluent shall be marked different from other piping in order to avoid confusion with drinking water pipes.
- 2.4.4 The taps, valves and sprayer of the irrigation system shall be so designed that only authorised persons can bring them into operation.
- 2.4.5 All irrigation points where uninformed persons could possibly drink effluent water shall be provided with written or symbolic notices indicating the danger thereof.
- 2.4.6 No livestock shall be allowed within the irrigation area.
- 2.4.7 The process units in the wastewater treatment system should be modified such as to produce the final effluent that complies with the required standards for irrigation. The DWAF Code of Practice Volume 6 on Wastewater Reuse of 2012 may be used as a guideline.

## 2.5 MONITORING, SAMPLING AND REPORTING

- 2.5.1 All water (potable and effluent) meters shall be in a satisfactory operational state at all times. There shall be sufficient meters to allow for an accurate compilation of water balance records showing accurate water use and effluent production.
- 2.5.2 Monthly records of the inflow and outflow for the wastewater treatment plant shall be kept and submitted to the Executive Director of the Ministry of Agriculture, Water and Land Reform annually or on request.
- 2.5.3 The raw wastewater and final effluent from the Wastewater Treatment Plant shall be analysed bi-annually for the following parameter: **pH, redox potential, conductivity, total dissolved solids (TDS), total suspended solids (TSS), turbidity, chemical oxygen demand (COD), biological oxygen demand (BOD),**

sulphate, chloride, sodium, nitrate, total kjeldahl nitrogen (TKN), ammonia, nitrogen, permanganate value (absorbed oxygen), phosphate, dissolved oxygen and faecal coliforms. The results of analysis shall be submitted to the Executive Director of the Ministry of Agriculture, Water and Land Reform annually or on request. Omeya Golf Estate Wastewater Treatment Plant will be responsible for the cost of analyses to be carried out.

- 2.5.4 The effluent used for the irrigation shall be analysed bi-annual for the following parameters: **pH, total dissolved solids, conductivity, oxygen absorbed, chemical oxygen demand, DO, kjeldahl nitrogen, ammonia, phosphate, nitrite, nitrate, total alkalinity, total hardness, calcium, magnesium, sodium, faecal coliforms, *Escherichia coli*** and any other additional parameter as deemed necessary.
- 2.5.5 Any duly appointed official or representative of the Council or the Department of Water Affairs shall have the right to inspect the wastewater treatment system and take whatever samples deemed necessary at any time.
- 2.5.6 A **Water Demand Management Plan** that include a summary of water balance records showing accurate figures of potable water use, wastewater produced water re-use (if any) and losses for the wastewater treatment system shall be submitted to the Executive Director of the Ministry of Agriculture, Water and Land Reform annually or on request.
- 2.5.7 The information, results and figures requested in points **2.5.2, 2.5.3, 2.5.4, 2.5.5 and 2.5.7** above shall be submitted to: **The Executive Director, Ministry of Agriculture, Water and Land Reform, Department of Water Affairs, Division: Policy and Water Law Administration, Private Bag 13193, WINDHOEK.**

## 2.6 RESPONSIBILITY TO AVOID POLLUTION

- 2.6.1 Irrespective of the conditions as set out in the permit, the individual wastewater treatment plants operators shall be responsible for and take immediate remedial action should at any time there be an unforeseen occurrence or surface or ground water pollution in or outside the area that can be related to the activities of the wastewater treatment.
- 2.6.2 The efficiency of the effluent disposal system, seepage and pollution control from wastewater treatment system and the solid waste site will be evaluated by Council. The Council shall submit an annual report to the Executive Director of Ministry of Agriculture, Water and Land Reform to review the state of water pollution control and water usage at the plant.

## 2.7 SUPERVISION

- 2.7.1 The operations of the wastewater treatment systems shall be supervised by a suitably experienced person in the employ of the Council. This person shall have under his/her control an adequate number of suitably trained employees who shall ensure the satisfactory functioning of the systems at all times.

- 2.7.2 Any change in process techniques, change in supervision or decommissioning of the wastewater treatment system shall be reported without delay to the Executive Director of MAWLR.

## 2.8 LEGAL ASPECTS AND AMENDMENTS

- 2.8.1 The Executive Director of the Ministry of Agriculture, Water and Land Reform may in writing amend, deletes or replace any clause of this permit.
- 2.8.2 This permit does not confer exemption from compliance with the provision of the Public and Environmental Health Act 1 of 2015 or any other law.
- 2.8.3 Contravention or failure to comply with any of these permit conditions shall constitute an offence and shall render Omeya Golf Estate **Wastewater Treatment Plant** liable to prosecution under Section 21(8) and 23 of the Water Act 54 of 1954 as Amended Water Act 22 of 1985.

**URGENT  
DRINGEND**



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# **KHOMAS REGIONAL COUNCIL**

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## **OFFICE OF THE CHIEF REGIONAL OFFICER**

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**Pullman Street No. 6688**  
**P. O. Box 3379**  
**WINDHOEK**

**04<sup>th</sup> October 2013**

**Our Ref.: KRC 4/2**  
**Enquiries: Mr. Gabriel Mueshihange Benjamin**

**IDC Town & Regional Planning**  
**P.O. Box 2325**  
**WINDHOEK**

**and**

**Stubenrauch Planning Consultants cc**  
**PO Box 11869**  
**WINDHOEK**

**Dear Sir/Madam,**

**SUBJECT: Comments on Development Applications Received**

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We refer to your recent development applications, for which this Regional Council was requested to provide comments. The applications went through all planning and/or administrative instances of the Khomas Regional Council, from which the final comments are hereby provided as shown as per the attached table.

**Yours Sincerely,**

  
.....  
**Dr. Ben Mulongeni**  
**Chief Regional Officer**

BY	NO.	DEVELOPMENT APPLICATION/S	COUNCIL RESOLUTION	COMMENTS
INTERNATIONAL DEVELOPMENT CONSULTANTS	1	Application for the Consent of the Council to Use Erven Numbers 305 to 326; 361 to 367 and 387 to 401, Omeya, for Retirement Village Purposes.	90 <sup>th</sup> /27/09/13/004 (10.9)	The Khomas Regional Council gives consent to the Use of Erven Numbers 305 to 326; 361 to 367 and 387 to 401, Omeya, for Retirement Village Purposes.
	2	Application to Obtain the Consent of the Khomas Regional Council to Increase the Bulk of Erf 37, Omeya Golf Estate	90 <sup>th</sup> /27/09/13/004 (10.10)	The Khomas Regional Council gives consent to the Increase of the Bulk of Erf 37, Omeya Golf Estate as applied for.
	3	Application to Obtain the Consent of the Khomas Regional Council to Use Portion Numbers 74 and 76 of the Farm Gross Haigamas N0 447 for A Tourist Establishment	90 <sup>th</sup> /27/09/13/004 (10.11)	The Regional Council gives consent to the Use of Portion Numbers 74 and 76 of the Farm Gross Haigamas No. 447 for A Tourist Establishment.
	4	Application to Obtain the Consent of the Khomas Regional Council to Use Portion Number 79 (A Portion of Portion No 1) Of the Farm Gross Haigamas No. 447 for A Light Industry.	90 <sup>th</sup> /27/09/13/004 (10.12)	The Regional Council gives consent to the Use of Portion Number 79 (A Portion of Portion No 1) Of the Farm Gross Haigamas No. 447 for A Light Industry.
	5	Application for the Subdivision of Portion 9 of Farm Krumhuk No. 30 into Portion A, B, C and Remainder	90 <sup>th</sup> /27/09/13/004 (10.13)	That this Regional Council supports the Subdivision of Portion 9 of Farm Krumhuk No. 30 into Portion A, B, C and Remainder.
	6	Application for the Subdivision of Portion 9 of the Farm Aris No. 29 and the Rezoning To Nature Estate in a Future Town Planning Scheme	90 <sup>th</sup> /27/09/13/004 (10.14)	This Regional Council supports the Subdivision of Portion 9 of the Farm Aris No. 29.  However, the same Regional Council has reservations over the proposed Rezoning to Nature Estate in a Future Town Planning Scheme, since it is unlikely that the Council will ever entertain any amendments to the existing Town Planning Scheme again considering the effective extension of Windhoek's Municipal Boundaries. When the boundaries are finally extended, City of Windhoek may apply its own Town Planning Scheme.
	7	Application for the Subdivision of the Remainder of the Farm Frauenstein No 277 in support of "Carnivore Conservation Research Project"	90 <sup>th</sup> /27/09/13/004 (10.15)	The Khomas Regional Council supports the Subdivision of the Remainder of the Farm Frauenstein No 277 in support of "Carnivore Conservation Research Project".

BY	NO.	DEVELOPMENT APPLICATION/S	COUNCIL RESOLUTION	COMMENTS
STUBENRAUNCH PLANNING CONSULTANTS	8	Subdivision of Farm Keres No 39, District Windhoek into Portion A and Remainder	90 <sup>th</sup> /27/09/13/004 (10.16)	<p>The Khomas Regional Council supports and consents that approval be granted by other competent authorities like the City of Windhoek and other institutions for the subdivision of the Farm Keres No 39 into:</p> <ul style="list-style-type: none"> <li>• Portion A (approximately 100ha) and</li> <li>• Remainder of Farm Keres No 39.</li> </ul>