



REPUBLIC OF NAMIBIA
MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM

OFFICE OF THE ENVIRONMENTAL COMMISSIONER

ENVIRONMENTAL CLEARANCE CERTIFICATE

ISSUED

In accordance with Section 37(2) of the Environmental
Management Act (Act No. 7 of 2007)

TO

Stampriet Village Council
P. O. Box 11, Stampriet

TO UNDERTAKE THE FOLLOWING LISTED ACTIVITY

**Proposed Township Establishment on Portion 58 of Farm Stampried No.
132, (to be known as Soetdoringlaagte Extension 1) in the Hardap Region.**

Issued on the date: **2022-08-18**

Expires on this date: **2025-08-18**



(See conditions printed over leaf)

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CONDITIONS OF APPROVAL

1. This environmental clearance is valid for a period of 3 (three) years, from the date of issue unless withdrawn by this office
2. This certificate does not in any way hold the Ministry of Environment, Forestry and Tourism accountable for misleading information, nor any adverse effects that may arise from these activities. Instead, full accountability rests with the proponent and its consultants
3. This Ministry reserves the right to attach further legislative and regulatory conditions during
4. the operational phase of the project
5. All applicable and required permits are obtained and mitigation measures stipulated in the EMP are applied particularly with respect to management of ecological impacts.
6. Strict compliance with national heritage guidelines and regulations is expected throughout the life-span of the proposed activity, therefore any new archaeological finds must be reported to the National Heritage Council for appropriate handling of such.



REPUBLIC OF NAMIBIA

MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM

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Windhoek
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OFFICE OF THE ENVIRONMENTAL COMMISSIONER

NOTIFICATION OF DECISION

REF NUMBER: ECC- APP3519

DATE OF ISSUE: 18 AUGUST 2022

DETAILS OF PROPONENT:

Stamspriet Village Council
P. O. Box 11
Stamspriet
Namibia

Dear Sir/ Madam

SUBJECT: NOTIFICATION ON APPLICATION FOR ENVIRONMENTAL CLEARANCE TO UNDERTAKE THE PROPOSED LISTED ACTIVITY: Proposed Township Establishment on Portion 58 of Farm Stamspried No. 132, (to be known as Soetdoringlaagte Extension 1) in the Hardap Region.

Notice is herewith given in accordance with section 37(2) of the Environmental Management Act, Act 7 of 2007 and Environmental Impact Assessment Regulations of 2012 (GG 4878): that a decision in respect to your application No. APP 3519 for Environmental Clearance Certificate to undertake a listed activity has been reached.

DECISION

An Environmental Clearance Certificate (ECC) to undertake the listed activities specified in the environmental assessment report and draft management plan dated July 2022, is granted (ECC- APP3519). The applicant / proponent is therefore advised to comply with conditions of approval set out in **Section C** of this notification.

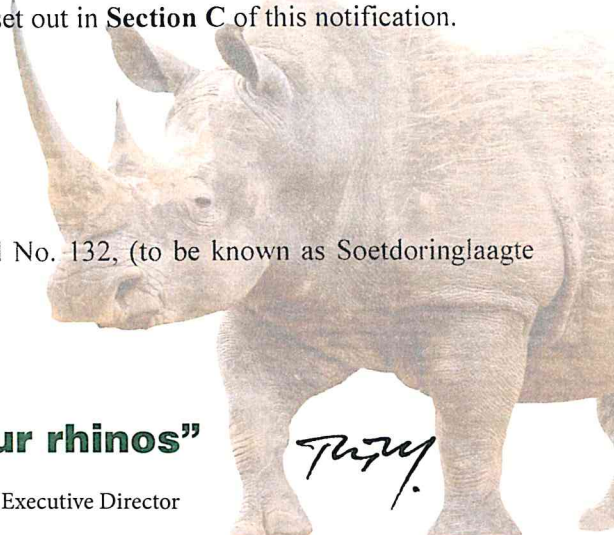
A. DETAILS OF THE PROPOSED ACTIVITY

A1: TITLE OF THE PROPOSED ACTIVITY

Proposed Township Establishment on Portion 58 of Farm Stamspried No. 132, (to be known as Soetdoringlaagte Extension 1) in the Hardap Region.

“Stop the poaching of our rhinos”

All official correspondence must be addressed to the Executive Director



A2: DETAILS OF ASSESSMENT PRACTITIONER

URBAN DYNAMICS AFRICA

P O BOX 20837 WINDHOEK

Heidri Bindemann-Nel

Tell: 061-240300

Cell: 081 651 7336

A3: LOCATION OF PROPOSED ACTIVITY

(Annexure A – proposed site map)

B. RELEVANT LISTED ACTIVITIES

Legislation	Description of Listed Activity	Relevance to Proposed Activity
Regulation 29(sub-regulation 5) of Government Notice No. 29 of 2012	LAND USE AND DEVELOPMENT ACTIVITIES. The rezoning of land from - (a) residential use to industrial or commercial use; (b) light industrial use to heavy industrial use; (c) agricultural use to industrial use; and (d) use for nature conservation or zoned open space to any other land use. The establishment of land resettlement schemes. Construction of veterinary protected area or game proof and international boundary fences.	Proposed Township Establishment on Portion 58 of Farm Stampried No. 132, (to be known as Soetdoringlaagte Extension 1) in the Hardap Region.

C. CONDITIONS

C1: Conditions of Approval

1. This certificate does not in any way hold the Ministry of Environment and Tourism accountable for misleading information, nor any adverse effects that may arise from these activities. Instead, full accountability rests with the proponent and its consultants.
2. This Ministry reserves the right to attach further legislative and regulatory conditions during the operational phase of the project.
3. Regular environmental monitoring and evaluations on environmental performance should be conducted. Targets for improvements should be established and monitored throughout this process.
4. This environmental clearance is valid for a period of 3 (three) years, from the date of issue unless withdrawn by this office.

C2: Clearance Certificate Validity

1. On expiry of the ECC, the proponent is required to submit within a period not exceeding one month, and in the prescribed form and manner an application to the Office of the Environmental Commissioner for the renewal of the ECC.



2. Failure to renew an expired environmental clearance certificate shall result in permanent termination of the environmental clearance certificate.
3. In terms of Section 3 (2)C of the Environmental Impact Assessment, you are instructed to, within 14 days of this notice issuance date, ensure that all registered interested and affected parties (“ I&APs”) are notified that an environmental clearance certificate has been issued in respect to your application and of their right to appeal

C3: Compliance with authorization under other laws

4. All other applicable and required permits or authorization from relevant competent authorities must be obtained prior to commencing the proposed activities and accordingly adhered to.

C4: Implementation and Monitoring

5. The granting of the Environmental Clearance Certificate (ECC) constitute, an approval for the implementation of mitigation measures proposed in your approved Environmental Management Plan (EMP), hence making the approved EMP legally binding document.
6. The proponent shall appoint a suitably experienced environmental control officer, or site agent where appropriate, before the commencement of any listed activities to ensure compliance with the conditions of approval and mitigation stipulated in the approved EMP
7. A copy of the Environmental Clearance Certificate (ECC), EMP, Environmental Audit and monitoring reports must be kept at the site of the authorized activity and readily available for inspection by officials of the Ministry and registered Interested and affected Parties (I&APs) on request.
8. Officials of the environmental commissioner’s office may from time-to-time conduct spot-inspection (non-auditing) without prior notice and or Auditing Inspection (dates to be agreed prior to arrival to the site), hence access to the site and the aforementioned documentation must be granted to any authorized official representing the Office of the Environmental Commissioner and Registered Interested and Affected Parties (I&APs)
9. Officials representing the Office of the Environmental Commissioner must be, in possession and or by request and for the purpose of inspection referred to in C4(8) present their staff identification card in order to gain entry to the premises
10. The proponent is required, from the date of commencing implementation of project activities, to compile and submit environmental monitoring reports (on project progress and the environmental management profile) on a bi-annual basis to Office of Environmental Commissioner
11. Any changes to, or deviations from the scope of project activities approved in respect to the assessment received and reviewed for the purpose or granting this ECC Number (**ECC- APP3519**) are subject to an amendment application and approval by the Environmental Commissioner prior to adopting / implementing any such changes / deviations.
12. For the purpose of amending and or transferring the ECC, the proponent submit in the prescribed form and manner an application to the Office of the Environmental Commissioner, clearly indicating the need for amendment and or transfer of the ECC

13. Non-compliance with a condition of this Environmental Clearance Certificate or EMP may render the Proponent liable to criminal prosecution.

D. DISCLAIMER

1. The decision taken by the Office of Environmental Commissioner is based mainly on information provided by the proponent or their representative, therefore, it must be noted here that the proponent is accountable for any wrong and misleading information that may have been presented in the environmental assessment documents.

Yours sincerely,

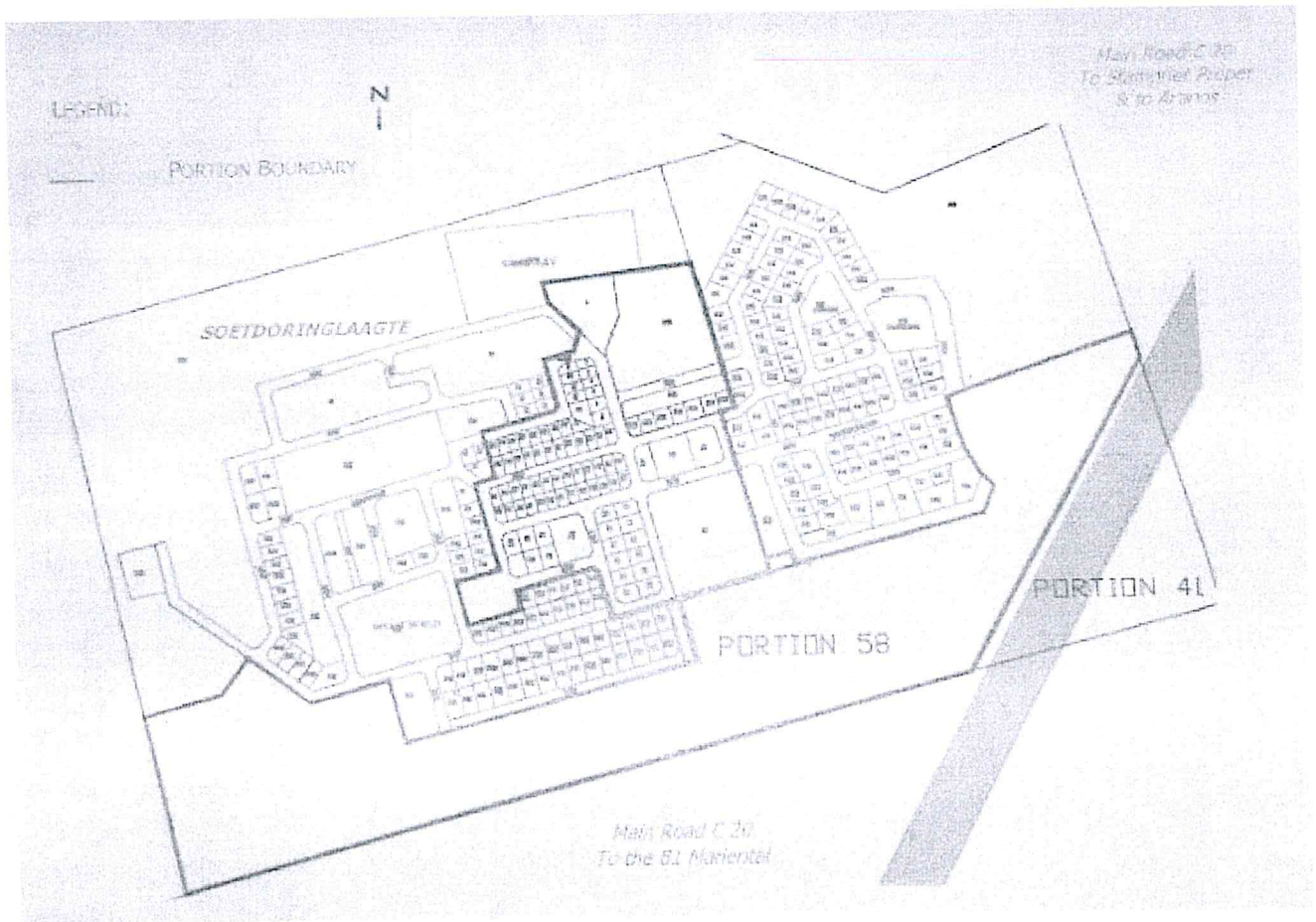


Timoteus Mufeti
ENVIRONMENTAL COMMISSIONER



ANNEXURE A: ECC 00AP3519 - SITEMAP / SITE LAYOUT

Township Establishment on Portion 58 of Farm Stampried No. 132, (to be known as Soetdoringlaagte Extension 1) in the Hardap region





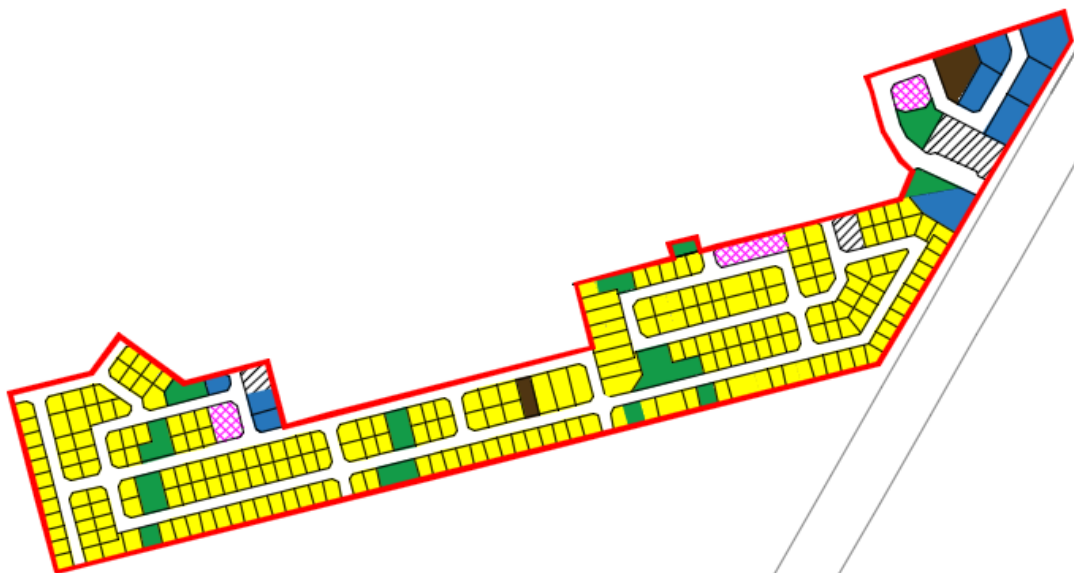
**URBAN
DYNAMICS**
town and regional planners

JUNE 2022
REPORT NUMBER: APP - 003519

APPLICATION FOR ENVIRONMENTAL CLEARANCE:

**FOR TOWNSHIP ESTABLISHMENT ON PORTION 56 OF FARM STAMPRIED NO. 132, IN
THE HARDAP REGION (TO BE KNOWN AS SOETDORINGLAAGTE EXTENSION 1)**

AN ENVIRONMENTAL SCOPING ASSESSMENT



PROPONENT:

STAMPRIET VILLAGE COUNCIL
P.O. Box 11
STAMPRIET
NAMIBIA

CONSULTANT:

URBAN DYNAMICS AFRICA
P.O. Box 20837
WINDHOEK
NAMIBIA

SUBMISSION:

MINISTRY OF ENVIRONMENT FORESTRY AND TOURISM
PRIVATE BAG 13306
WINDHOEK
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REFERENCE: 1242
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DEVELOPMENT ROLE PLAYERS:

STAMPRIET VILLAGE COUNCIL
P.O. Box 11
STAMPRIET
NAMIBIA



DEVELOPMENT WORKSHOP NAMIBIA
P.O. Box 40723
AUSSPANPLATZ
WINDHOEK
NAMIBIA



PLANNING AND SCOPING REPORT FOR THE ESTABLISHMENT OF A TOWNSHIP AT STAMPRIET, PREPARED BY

URBAN DYNAMICS AFRICA
P.O. Box 20837
WINDHOEK
NAMIBIA



GENERAL LOCATION DESCRIPTION OF THE DEVELOPMENT AREA:

DESCRIPTOR:	LOCATION SPECIFICS:
NAME OF PROJECT	An Environmental Scoping Assessment: For Township Establishment on Portion 56 of Farm Stampried No. 132, in the Hardap region.
NATURE OF ACTIVITIES:	Construction of public roads, infrastructure and activities in watercourses within flood lines through township establishments.
REGION:	Hardap Region
LOCAL AUTHORITY:	Stampriet Village Council
FALL WITHIN:	Within the Remainder Farm Stampried No. 132
NEAREST TOWNS / CITY:	Stampriet
SIZE OF PTN	17.1 ha / 171 331 Sqm
LAND USE:	Undetermined
STRUCTURES:	Yes
HISTORICAL RESOURCES:	No
CEMETERY:	No
FLOODLINES:	Yes
ENVIRONMENTAL SIGNIFICANT AREA:	➤ Ephemeral streams
LATTITUDE:	-24.351700 S
LONGITUDE:	18.392814 E
RELEVANT LISTED ACTIVITIES:	The Environmental Management Act (Act 7 of 2007), Section 8. Water Resource Developments; 8.8. Construction and other activities in watercourses within flood lines; 8.9. Construction and other activities within a catchment area; Section 10. Infrastructure: 10.1. The construction of- 10.1(b) public roads; 10.2. Route determination of roads and design of associate physical infrastructure where- 10.2(a) public roads.

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ABBREVIATION:	DESCRIPTION:
am	ANTE MERIDIEM / BEFORE MIDDAY
Av	AVENUE
BID	BACKGROUND INFORMATION DOCUMENT
DEM	DIGITAL ELAVATION MODEL
ER	EMPLOYERS REPRESENTATIVE
EA	ENVIRONMENTAL ASSESSMENT
EC	ENVIRONMENTAL COMMISSIONER
ECO	ENVIRONMENTAL CONTROL OFFICER
EMP	ENVIRONMENTAL MANAGEMENT PLAN
Etc.	ET CETERA / OTHER SIMILAR THINGS
e.g.	EXEMPLI GRATIA
FRMP	FLOOD RISK MANAGEMENT PLAN
HIV	HUMAN IMMUNODEFICIENCY VIRUS
i.e.	ID EST. / IN OTHER WORDS
I&APs	INTERESTED AND AFFECTED PARTIES
NBD	THE NAMIBIA BIODIVERSITY DATABASE
NHC	NAMIBIAN HEALTH CARE
pm	POST MERIDIEM / AFTER MIDDAY
SME	SMALL-AND-MEDIUM-SIZED ENTERPRISE
TRRP	TREE REMOVAL AND REPLACEMENT PLAN
TB	TUBERCULOSIS
URPB	URBAN AND REGIONAL PLANNING BOARD
WMP	WASTE MANAGEMENT PLAN

UNIT SYMBOL:	UNIT DESCRIPTION:
0°	DEGREES CELSIUS
E	EAST
ha	HECTARES
Km	KILOMETRE
m	METER
mm	MILLIMETRE
S	SOUTH
m ²	SQUARE METERS
%	PERCENTAGE

1 APPOINTMENT

Stampriet Village Council, in partnership with the Development Workshop of Namibia (DWN), appointed Urban Dynamics to obtain Environmental Clearance for the

CONSTRUCTION OF PUBLIC ROADS, INFRASTRUCTURE AND ACTIVITIES IN WATERCOURSES THROUGH TOWNSHIP ESTABLISHMENTS AT STAMPRIET, IN THE HARDAP REGION.

The relevant documentation are included in support of our application to the Environmental Commissioner; please refer to the appendices attached hereto.

2 BACKGROUND

Development Workshop of Namibia (DWN) is currently assisting the Stampriet Village Council with the provision of low-cost erven via a high-density residential township that caters for ultra low-income residents of Soetdoringlaagte.

As a result, DWN appointed Urban Dynamics Africa to plan and obtain Environmental Clearance to establish a new township at Stampriet on the Remainder of Farm Stampried No 132 within the Hardap Region.

Figure 1: The Locality of Stampriet



For the purpose of obtaining approval from the Ministry of Urban and Rural Development (MURD) through the Urban and Regional Planning Board (URPB), an Environmental Clearance Certificate (ECC) must first be obtained from the Ministry of Environment, Forestry and Tourism (MEFT).

3 PURPOSE OF THE REPORT

In terms of the Environmental Management Act (Act, 7 of 2007) Regulations, township establishment is not listed. Although Section 27 of the Act lists land use and transformation of an area within which activities may be listed, the honourable Minister chose not to list township establishment as one such activity.

However, Urban Dynamics acknowledges that township establishment may, in some cases, have unacceptable environmental impacts. Impacts are generally limited since it is mainly done to extend existing urban areas by way of laying out new erven on Townlands already earmarked for urban development. To ensure that there are no unacceptable or unmitigated environmental and social impacts, Urban Dynamics provides the Environmental Commissioner (EC) with a baseline report, which will enable him to screen the project and determine if a clearance certificate can be issued or if a full assessment is required. Find attached a copy of the meeting minutes with the Environmental Commissioner wherein this modus operandi was agreed upon (**Appendix "D"**).

4 NATURE OF THE ACTIVITY

The purpose of the application is to obtain approval from the Ministry of Environment Forestry and Tourism in terms of

Section 8. Water Resource Developments-

- 8.8. Construction and other activities in watercourses within flood lines;
- 8.9. Construction and other activities within a catchment area;

Section 10. Infrastructure-

- 10.1. The construction of-
 - 10.1.(b), Public roads;
- 10.2. Route determination of roads and design of associate physical infrastructure where-
 - 10.2.(a), Public road.

This report documents the baseline information necessary to enable the Environmental Commissioner (EC) to screen this project and issue an Environmental Clearance Certificate in **Section 33 of the Environmental Management Act (Act 7 of 2007)**. It deals with the nature of the project, identifies the potential impacts that may be expected and the mitigation measures which will be implemented to deal with the impacts.

5 LEGISLATION

The following table provides the legislative framework against which the application should be assessed:

STATUTE	PROVISIONS	PROJECT IMPLICATIONS
<p>THE CONSTITUTION OF THE REPUBLIC OF NAMIBIA, 1990:</p>	<p>The state shall actively promote and maintain the welfare of the people by adopting inter-alia policies aimed at the following:</p> <p>(i) <i>management of ecosystems, essential ecological processes and biological diversity of Namibia and utilisation of living natural resources on a sustainable basis for the benefit of all.</i></p>	<p>Ensure that the ecological integrity of the ecosystems of the area is protected.</p>
<p>ENVIRONMENTAL MANAGEMENT:</p>	<p><i>Environmental Management Act No.7 of 2007:</i></p> <p><i>EIA Regulation (EIAR) G.N. 57/2007 (GG 3212):</i></p> <p>In terms of Section 10.1(a), 10.1(b), 10.2(a), and 10.2(c) for environmental clearance for the construction of oil, water, gas and petrochemical and other bulk supply pipelines, the construction of public roads and the construction of a road with more than one lane of traffic in both directions.</p> <p>In terms of Sections 8.8, 8.10 and 8.11, for construction and other activities in watercourses within flood lines, the reclamation of land from below or above the high-water and the alteration of natural wetlands are listed activities.</p> <p>Prescribes the procedures to be followed to authorise the project (i.e. Environmental clearance certificate).</p>	<p>Evaluate if the alignment of the street will impact the social and natural environment.</p> <p>Determine if the risk of flooding of the erven is at acceptable levels.</p> <p>Determine if the proposed limited infill would impact the function of the watercourse or cause flooding elsewhere.</p> <p>Determine how wastewater pipelines in the riverbed should be designed, constructed and maintained to prevent groundwater and other pollution.</p>

<p>WATER AND RESOURCES MANAGEMENT:</p>	<p><i>The Water Act No. 54 of 1956 and Water Resources and Management Act No.27 of 2007 Section 92:</i></p> <p>Section 92 (1), A person may not engage in any construction work or activity that causes or is likely to cause the natural flow conditions of water in to or from a watercourse to be modified unless the Minister has granted prior written approval for the work or activity to be carried out.</p> <p>Section 100 (e) consults with the regional Council or local authority in determining the geographic extent of flood plain areas in its region or local authority, as the case may be, and assist any such councils in regulating the development and use of land within floodplain areas</p> <p>Section 100 (f) prescribes measures for control and management of storm and flood risk within local authority areas.</p> <p>Section 101 (c) the removal of rocks, sand or gravel or any other material from a watercourse.</p>	<p>Assess the potential risk that the planned activities may have on both the watercourse on the one hand and future occupants of the land on the other.</p>
<p>THE PUBLIC HEALTH AND HEALTH AND SAFETY REGULATIONS:</p>	<p><i>The Public Health Act 36 of 1919 as amended and the Health and Safety Regulations:</i></p> <p>These acts control the existence of nuisances such as litter that can cause a threat to the environment and public health.</p>	<p>Prevent activities that can impact the health and safety of the public.</p>

6 METHODOLOGY

The following section discusses the methodology used by Urban Dynamics Africa (UDA) in assessing the site in terms of its strengths, weaknesses, opportunities and threats, and then formulate a planning approach to prepare a layout that harnesses the strengths, accommodates the weaknesses, utilise the opportunities and avoid the threats identified. These also include the natural and social environment within which the project is set.

6.1 SITE INFORMATION AND TOPOGRAPHY

Urban Dynamics undertook site visits in 2021 to identify the existing structures, infrastructure, topography, land uses, and how the settlement is currently functioning.

To obtain an accurate topographical base map and aerial survey images, a registered land surveyor was appointed by the Development Workshop of Namibia to survey the site in 2021.

6.2 NATURAL RECEIVING ENVIRONMENT

The Urban Dynamics team conducted an environmental screening for the affected area in 2021 and 2022. The team used orthophoto analysis, a site visit, literature surveys and extensive experience in the region.

Data source used include:

- Atlas of Namibia (Mendelsohn et. al, 2002)

6.3 PUBLIC CONSULTATION

Urban Dynamics launched a public consultation campaign to ensure that any person interested in the project will have an opportunity to register as a stakeholder. Newspaper notices were placed in two separate newspapers simultaneously for two successive weeks, and a notice of intent was placed at the site. The advertisements which were placed are attached as **Appendix "C.1"**. Urban Dynamics, the Village Council, and the Development Workshop of Namibia (DWN) held a community meeting on the 17th of February 2022 at Stampriet.

Figure 2: Community Meeting



7 DESCRIPTION OF THE SITE

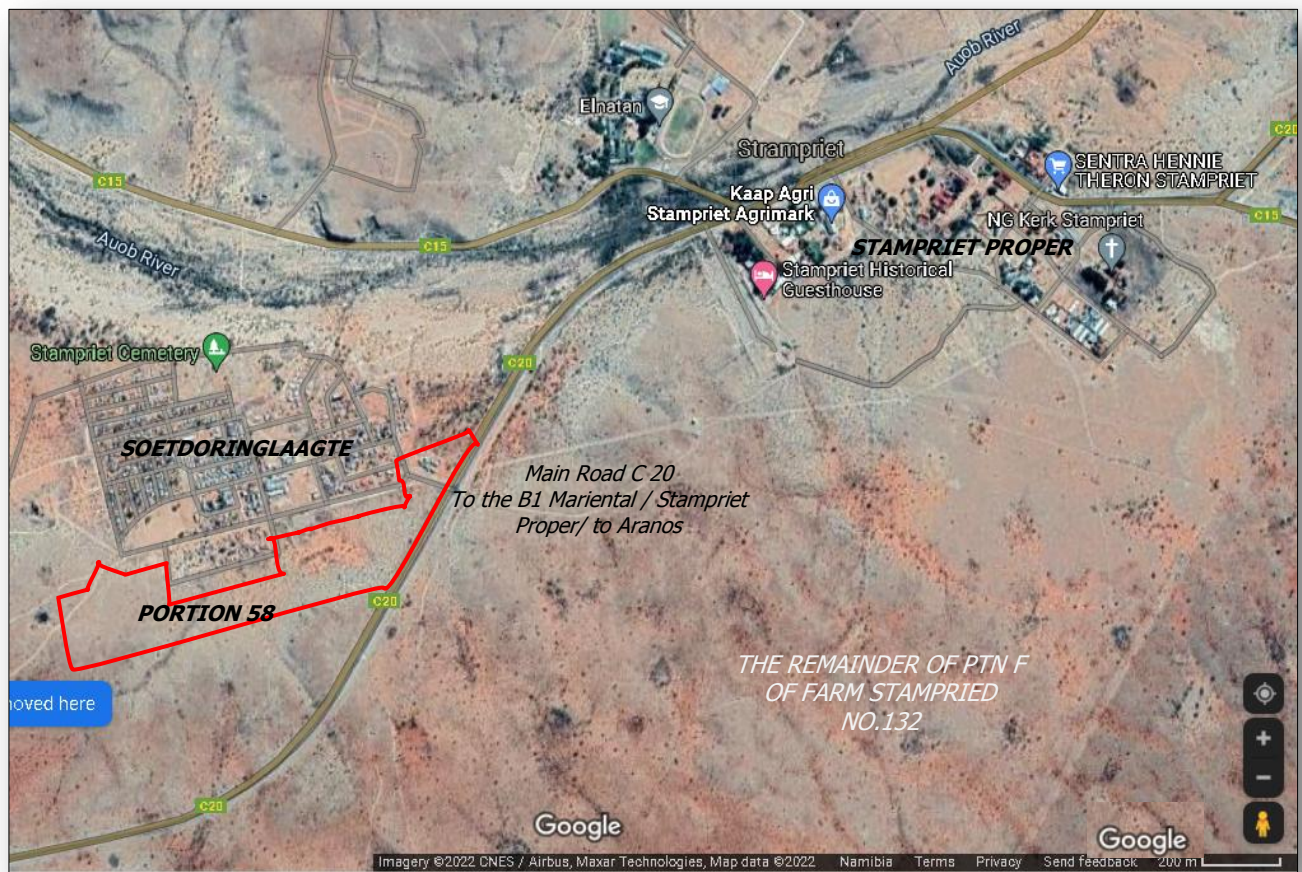
This section provides a planning description of the proposed project site relative to the surrounding urban areas, existing use and settlement, services and other infrastructure, topography and other site features.

7.1 LOCATION OF THE SITES

The proposed development is located on new Portion 58 of the Remainder of Farm Stampriet No. 132. The project falls within the Hardap Region under Registration Division R.

The portion is north of the C 20 Mariental to Aranos Road, at -24.351700 S, 18.392814 E. A locality plan is attached as **Appendix "B"**.

Figure 3: Locality of the Project Area



LEGEND:



PORTION BOUNDARY

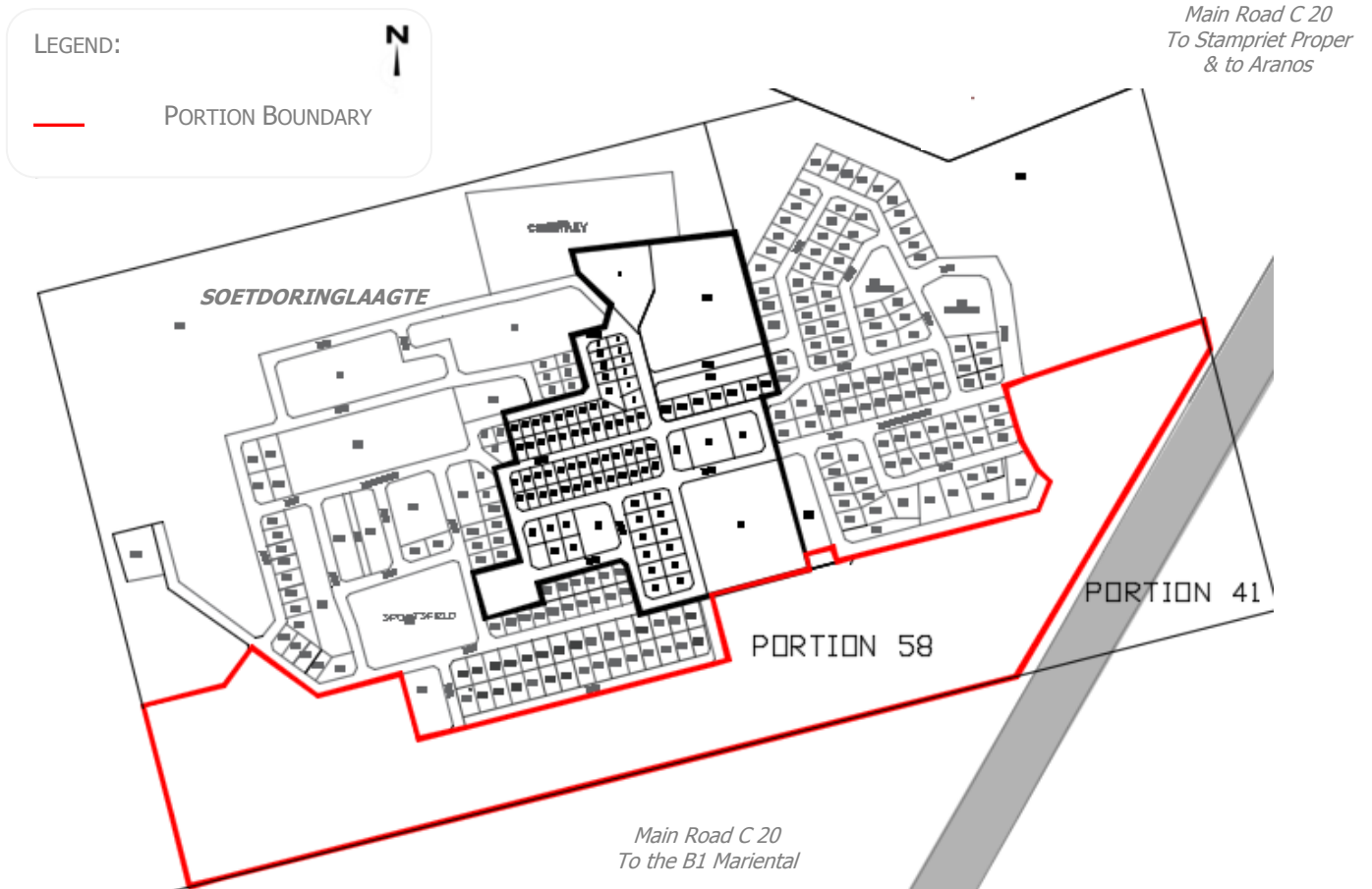
7.2 OWNERSHIP, SIZE, AND SHAPE OF THE PORTION

According to the Village Council (the registered owner of the site) the proposed development portion zoning is “Undetermined”. **Figure 4** illustrates the shape of the portion. The site measures approximately 17.1 ha in extent. **Table 1** provides the portion’s size and zoning.

Table 1: Portion Size

PORTION	AREA (HA)	ZONING
Portion 58	17.1	Undetermined

Figure 4: Portion’s Shape



7.3 LAND USE ACTIVITIES

Land use activities on the site include gravel roads, thirteen (13) occupied brick houses constructed by the Shack Dwellers Federation (SDF), a local authority building, and the NamPower-, NamWater servitudes.

Figure 5: Land use Activities



7.4 ACCESS AND UTILITY SERVICES

7.4.1 Road Access:

The site currently accesses District Road C 20 from Mariental to Aranos.

7.4.2 Water Connection:

NamWater supplies bulk water to the Stampriet. The site has access to water through a communal tap. Once the layout is approved and implemented, the Stampriet Village Council should connect the site with the reticulation network.

7.4.3 Electrical Supply:

The development site's electricity will be supplied from Stampriet's reticulated network through the nearby NamPower network.

7.4.4 Sewerage:

A sewerage reticulation network and pump station serve the formal Stampriet. The site does not currently have access to the sewerage reticulation network. Once the layout is approved and implemented, the Stampriet Village Council should connect the site with the village sewerage reticulation network.

7.4.5 Communication:

The village has access to selected services including television, radio, newspaper, telephone, and cell phone.

7.5 CULTURAL RESOURCES

No graves and no other items of historical value were found or could be identified within the development site boundaries.

7.6 ENVIRONMENTAL CHARACTERISTICS AND TOPOGRAPHY

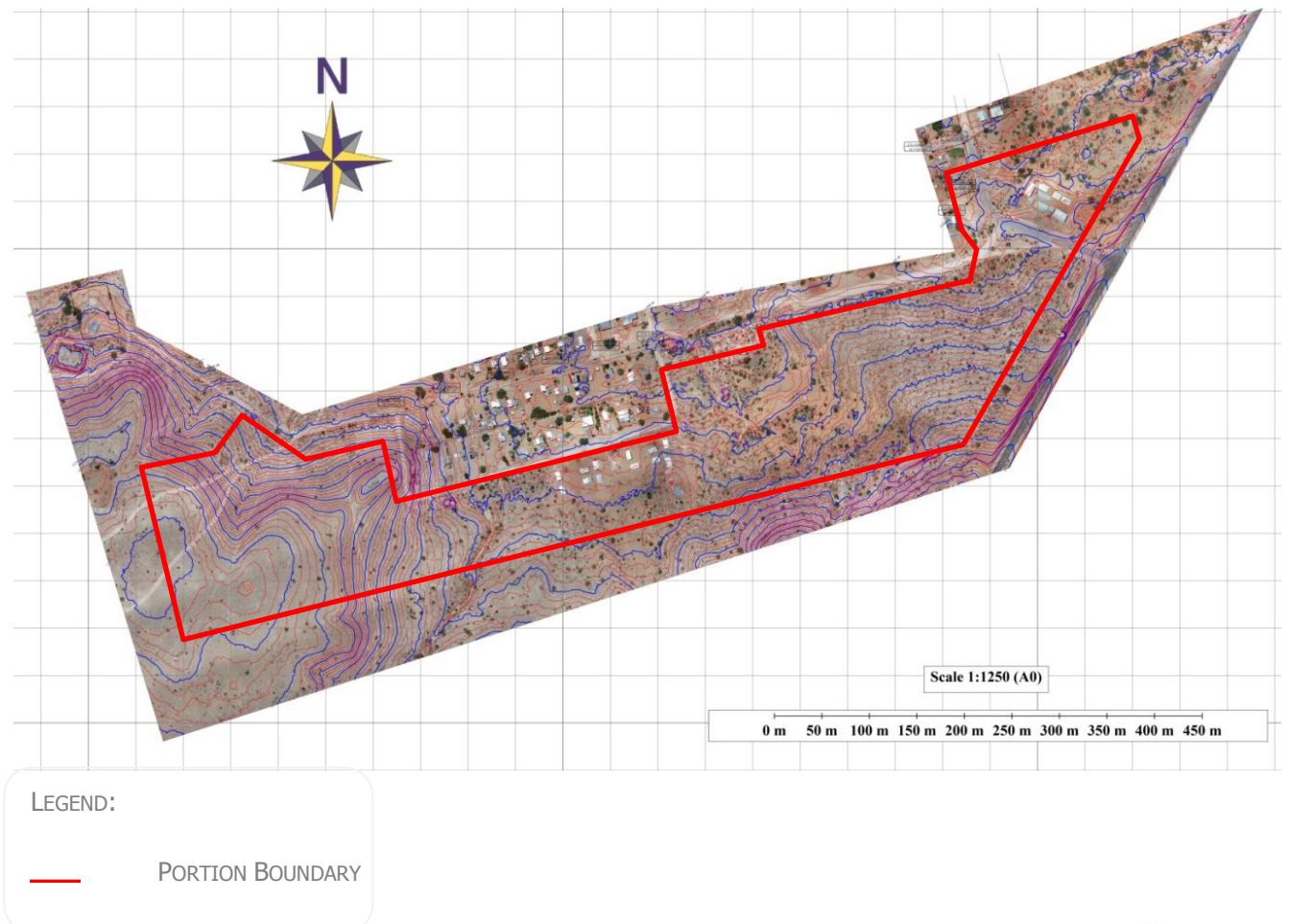
7.6.1 Natural Environment:

An arid dry landscape characterises the environment at Stampriet with dwarf shrub savannah vegetation and ephemeral streams.

7.6.2 Topography and Flooding:

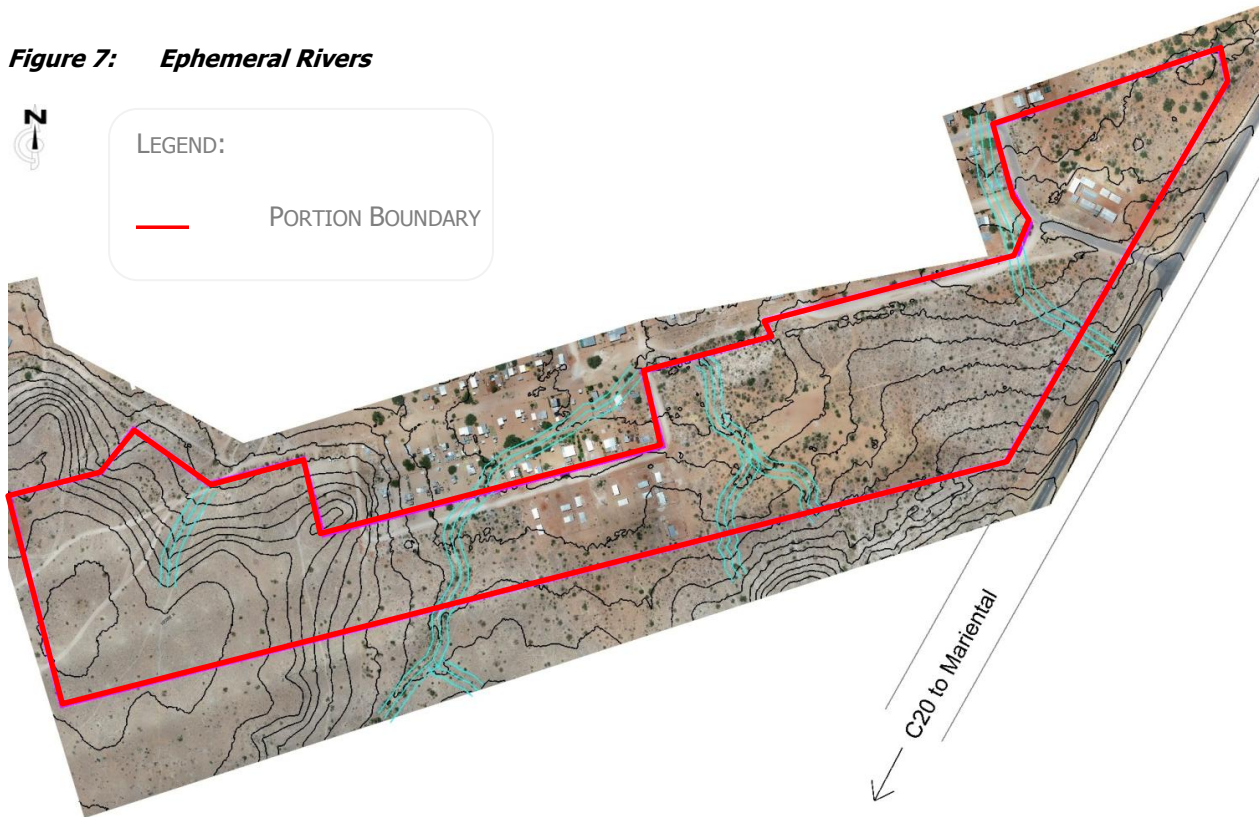
The development site has a gradual increase in the slope from the eastern to the western of the project site.

Figure 6: Aerial/Topographical Survey of Portion 58



Four small ephemeral streams flow from the higher edges of the site for a short period during heavy rainfall. During the site's planning- and construction phases, emphasis should be to accommodate the ephemeral streams within the layout and include a 5m flood reserve for each of the streams.

Figure 7: Ephemeral Rivers



7.6.3 Soil Conditions:

Surface soils across the Hardap region are dominated by sand, with some covered by the Otavi Group. Stampriet is situated at the edge of Namibia's Kalahari and Namib Sand areas (Mendelsohn et al., 2002). The soil across the project site consists of shallow brownish soil on calcrete underlined by limestone, as seen on **Figure 8**.

Figure 8: Soil Conditions at Soetdoringlaagte



7.6.4 Vegetation Conditions:

The region vegetation consists of the Nama Karoo Biome and Kalhari Sandveld (Mendelsohn et al., 2002). As indicated in **Figure 9**, vegetation on the site is dwarf shrub and savanna vegetation. The development site has a low green vegetation biome due to land clearance for the NamWater pipeline, SDF houses, and wood harvesting.

Figure 9: Soetdoringlaagte's Vegetation



7.6.5 Habitats on Site:

Due to the habitat alteration resulting from human activities, the area is ecologically degraded and is no longer pristine and not fully functional at the ecosystem level. It may be best described as an impacted ecosystem and is not a natural environment.

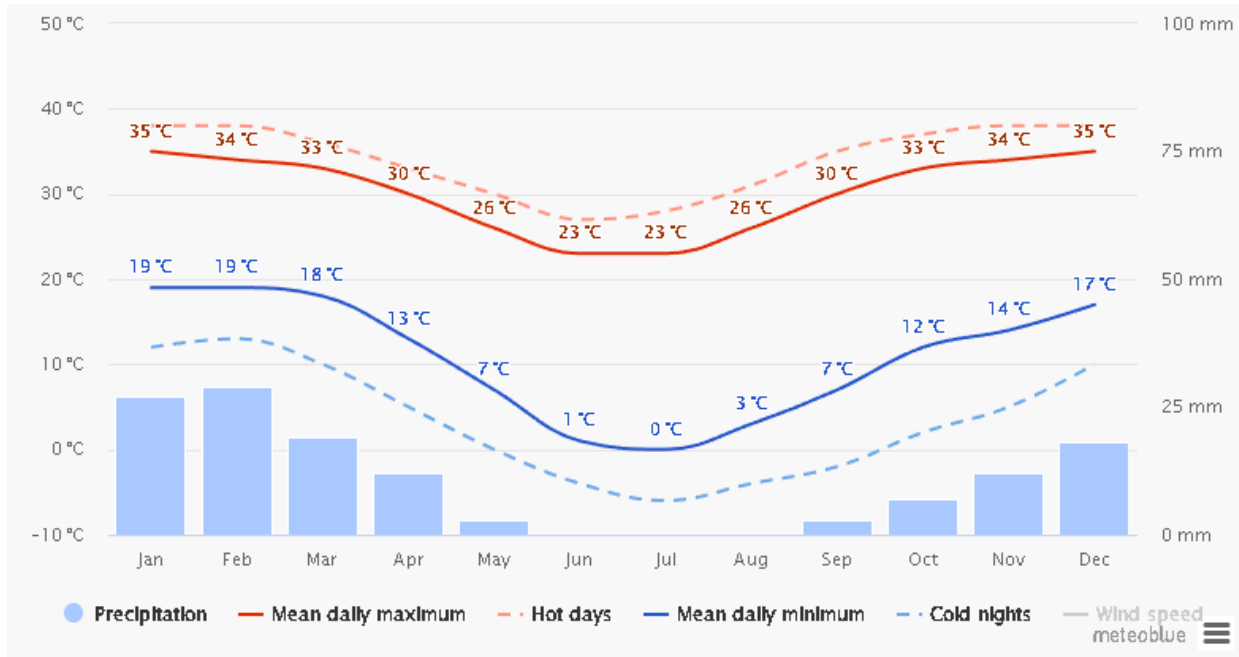
Figure 10: Habitat Alteration



7.6.6 Climate, Wind Directions, and Rainfall:

The Hardap region is hot and dry. Due to low levels of humidity in the air, the region experiences low levels of cloud cover and rain and extremely high evaporation rates (Mendelsohn et al., 2002).

Figure 11: Stampriet’s Average Temperatures and Precipitation



According to Mendelsohn (2002), most rain-bearing clouds are fed into the country by north-easterly winds and blocked by dry air from the south and the west. As such, the south and western parts of the country receive less rainfall than the central and northern parts of the country.

The average monthly humidity at midday ranges from 50% in March to 17% in September. Approximately 29% of the annual rainfalls are from February to April. Rain falls mainly between February and April, with the average annual rainfall being only 100-150mm and very inconsistent over the years (Mendelsohn et al., 2002).

7.7 STATUS OF PROTECTED AREA

The site itself has no protected status. However, the watercourses are the only environmental sensitive areas within the development site.

7.8 SUMMARY OF THE HABITATION ON SITE

The site is ecologically impacted, no longer pristine, and is not fully functional at an ecosystem level. It may be best described as an impacted ecosystem and is not a natural environment.

Key environmentally relevant features show that:

- ❖ The development site is at -24.351700 S, 18.392814 E north of the District Road C 20 from Mariental to Aranos;
- ❖ Land use activities on the site include thirteen (13) SDF brick houses, a local authority office, NamPower-, and NamWater servitudes;
- ❖ The region's climate can be described as semi-arid, with summer rainfalls and the highest temperatures occurring during October and February. The average monthly temperature at Stampriet ranges from 23°C in July to 35°C in December;
- ❖ Rainfall in the form of thunderstorms is experienced in the region during the summer months between October and April. It is further characterised by a relatively low average mean annual rainfall of 100 - 150mm compared to 250mm for the greater part of the country;
- ❖ Vegetation surrounding the development site consists of the Nama Karoo Basin Biome;
- ❖ No significant low-level vegetation remains in the area but scattered shrubs, and no large wild mammals are resident within the development site;
- ❖ No graves were identified on the site, and no other items of historical value were found or could be identified within the development site boundaries; and
- ❖ Ephemeral streams are the only environmental sensitive areas within the development site.

The screening process showed no significant biodiversity-related issues for the current development, and no aspects require further investigation. Nevertheless, during the site's planning and construction phases, emphasis should be on accommodating the SDF houses, the local authority office, NamPower-, NamWater servitudes, and the ephemeral streams within the layout. Thus it is recommended that the development proceeds without further assessment, as provided for under articles 33 and 34 of the Environmental Management Act.

7.9 SUMMARY OF THE PLANNING CONSTRAINTS

As highlighted in section 7.8, the following planning constraints were identified. During the site's planning- and construction phases, emphasis should be on accommodating the SDF brick houses, the local authority office, NamPower- and NamWater servitudes and the ephemeral streams.

Figure 12: Planning Constraints



8 THE PROJECT TOWNSHIP

The client intends to establish and develop a new township on Portion 58 of Farm Stampriet No. 132. The township will consist of a mixed-use neighbourhood, meeting the rising demand for housing and business plots within Stampriet and the Hardap Region.

8.1 LAYOUT DETAIL

The proposed layout will alter the portion's current zoning from undetermined to include Residential-, General Residential-, Institutional-, Local Authority-, Business land use, and Public Open Spaces. The erven shapes and sizes are illustrated in **Figure 13**.

Figure 13: The Proposed Layout

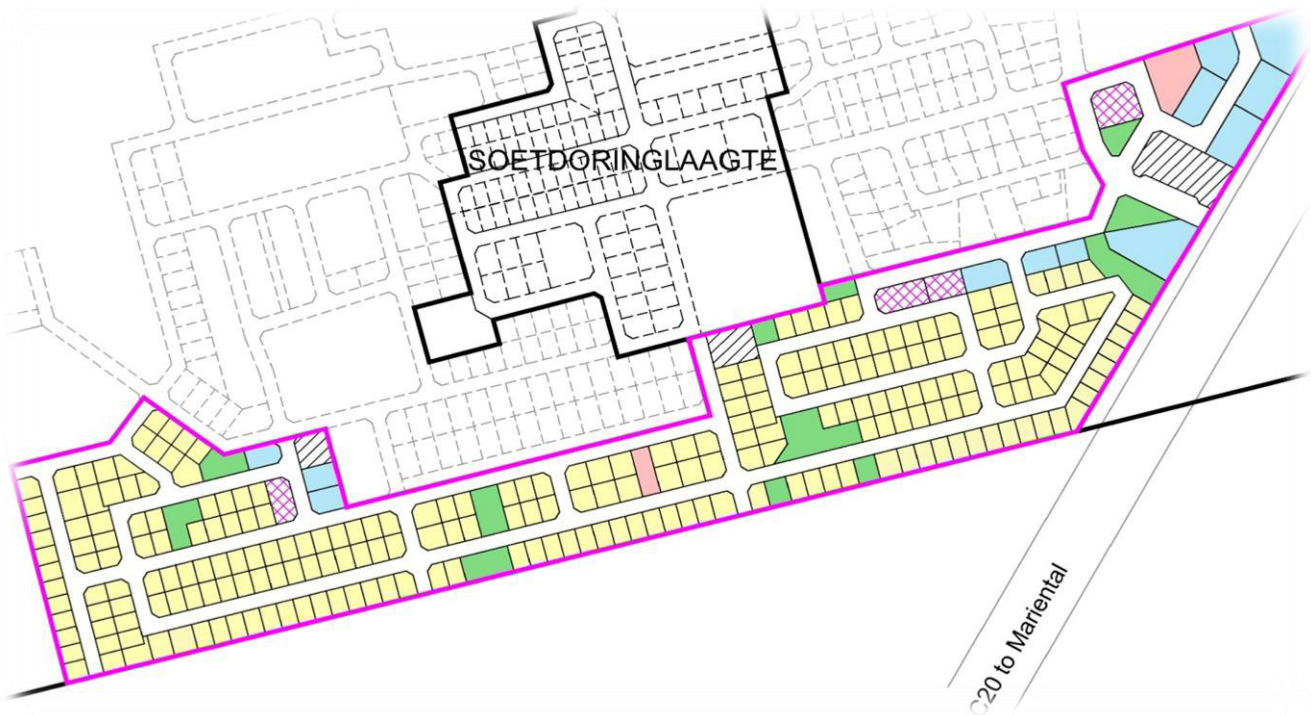
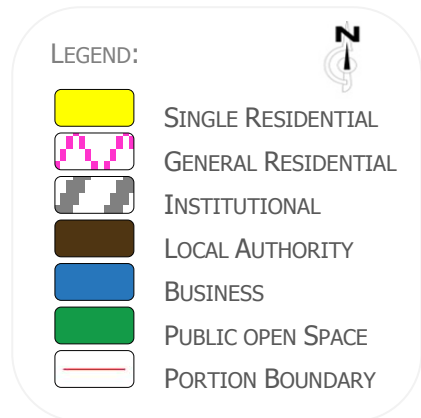


Table 2: Erf Sizes and Zonings

PORTION 58			
LAND USE	NO. OF ERVEN	AREA (SQM)	(%)
Single Residential	244	81 839	47
General Residential	4	3 890	2
Business	12	13 946	8
Local Authority	2	2 631	2
Institutional	3	5 344	3
Public Open Space	12	11 177	7
Street		54 375	31
Total	277	173 202	100



8.2 THE STREET LAYOUT

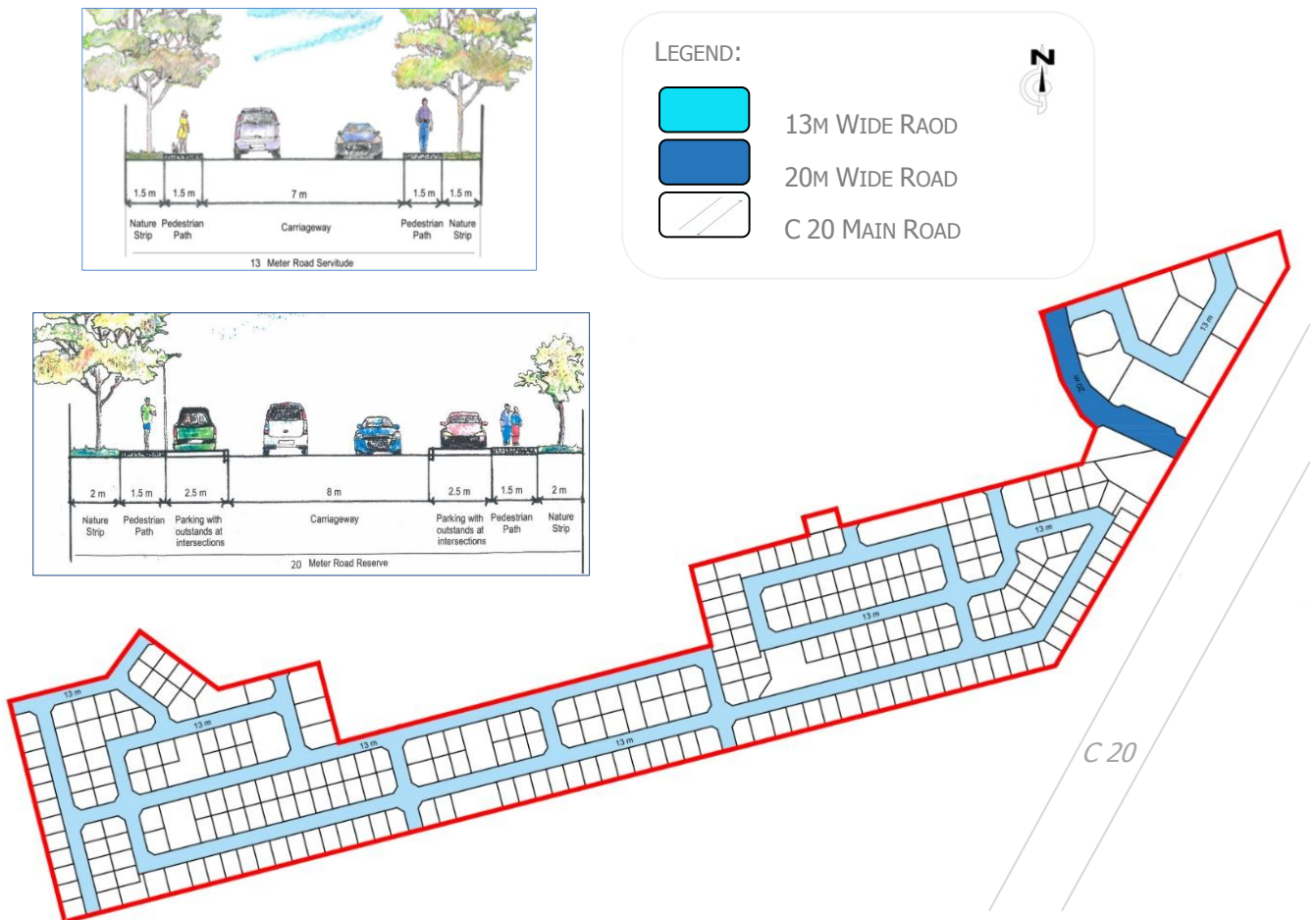
The street layout has 14 (fourteen) entry points, of which one (1) access point links to an already existing 20 m main road (C 20).

The layout includes various types of roads: 13 m collector roads (lite blue) connect with a 20 m distributor road (dark blue), which links the new layout with the C 20 Main Road, creating adequate flow in the area.

8.2.1 Provision for Pedestrians

The proposed 20m and 13m road reserves include sufficient space to accommodate pedestrian lanes and areas for landscaping.

Figure 14: Proposed Street Layout



8.2.2 Provision for Drainage:

Stormwater drainage should be designed, and culverts need to be used to accommodate the water flow.

9 POTENTIAL IMPACTS

During the course of preparing the **Soetdoringlaagte** layout, Urban Dynamics continuously assessed the potential positive and negative impacts of the project. Attempts have been made to enhance and strengthen positive impacts and mitigate and weaken the effects of negative impacts in all cases. The planners made several adjustments to the plan until they were satisfied that the layout had been refined to the point where it limits risks, mitigates negative impacts and enhances positive impacts to as great an extent as possible. The following section explores each of these impacts in detail, describing and exploring the various ideas integrated into the layout and assessing alternatives where they seem viable.

The section also explores positive impacts that are not fully addressed by the layout. Many influences may be transitory in nature (for example, occurring only during the project's construction phase) or unavoidable - given the site constraints and the need for maximising long-term benefits overall. These impacts and strategies for dealing with them are discussed here, but given that this document is an application for environmental clearance, the measures dealing with their mitigation/enhancement are dealt with in detail in the EMP.

9.1 SUMMARY OF POTENTIAL IMPACTS

Planning of the layout, together with the upgrading of bulk infrastructure and alignment of roads, has the potential to cause environmental and social impacts. The following is a list of potential impacts identified through the scoping process:

9.1.1 Benefits of the Project:

- Provision of serviced erven;
- Stimulation of economic development and providing new employment opportunities during construction; and
- Stimulation of the health and wellness of the Soetdoringlaagte, Stampriet Village and the Hardap Region.

9.1.2 Potential Negative Impacts during Construction:

- Impact of dust;
- Impact of noise;
- Impact on traffic flow;
- Impact on the health and safety of workers; and
- Impact of waste.

9.1.3 Potential Negative Impacts during Operations:

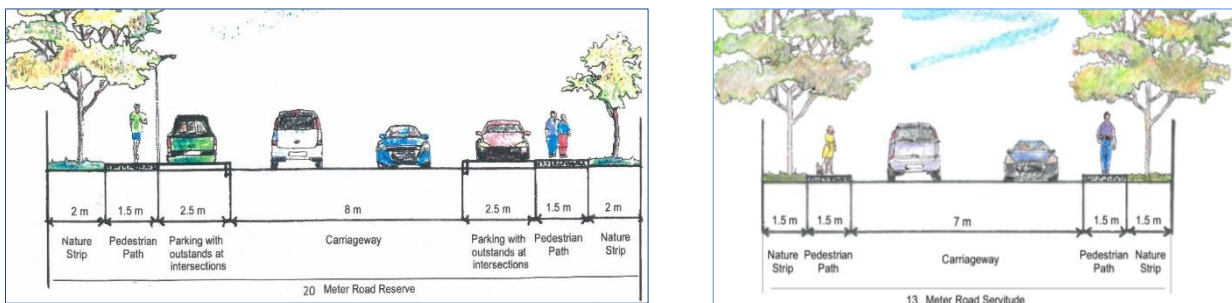
- Displacing existing community;
- Potential flooding; and
- Impact of waste within the township.

9.2 POTENTIAL IMPACTS

9.2.1 Project Benefits:

- **Provision of serviced erven.** The Soetdoringlaagte community will have access to adequately planned erven with specified erf boundaries. This will lead to residents having the formal and permanent occupation of land and security of tenure. The layout process creates a formal development framework to prevent uncontrolled settlement growth and address the current uncontrolled developments.
- **Stimulate employment creation and local economic development.** The development will lead to employment creation during the construction and operation phases. It will render services within the formal economy of Stampriet, employ staff, contribute to rates and taxes and spend money within the same economy.
- **Stimulate health and wellness within Soetdoringlaagte.** The layout makes provision for much-needed service connections that are safe and in line with the layout. It will also create properly aligned roads which will ease traffic circulation within the township. Clearly defined routes will allow for the provision of pedestrian infrastructure, creating a safe walking environment.

Figure 15: Provision for Pedestrians



9.2.2 Negative Impacts during Construction:

- **Impact of dust.** The movement of construction vehicles on bare soil will cause excessive dust, which will expose the community and workers to dust pollution and might affect their health. Preventative measures need to be put in place on the site to prevent excessive dust.
- **Impact of potential construction noise.** Construction machinery creates substantial noise, and this will impact the surrounding community. Constant noise can cause stress and health impacts on nearby residents.

- **Impact on traffic flow during construction.** Construction vehicles would need to haul the excavated soil to a disposal site and provide building material and other supplies (i.e. fuel etc.) to the construction site, most of which could be delivered by truck. Construction vehicles are most likely to pass near erven and disrupt traffic flow (although the exact access routes to the site are yet to be defined).
- **Impact on the health and safety of workers and nearby residents.** Construction activities always have potential risks for workers and nearby Soetdoringlaagte residents. Inadequate site management measures can expose workers and residents living near the site to hazardous chemicals, dust and noise. A lack of notices and signs within the area where deep excavation work is done can put the lives of residents and workers in danger.
- **Impact of construction waste.** Solid waste is the expected significant source of waste at the construction site. If no waste management plan is in place to address general and hazardous waste disposal, it can lead to water and soil pollution on the site and/or within the water areas.

9.2.3 Potential Negative Impacts during Operations:

- **Impact on existing SDF community.** The Stampriet Village Council allocated the site to DWN with full knowledge of the 13 SDF occupied brick houses and thus agreed that they form part of the DWN development. The proposed layout should accommodate the 13 SDF brick houses without displacing the community.
- **Impact of flooding.** The development will include water areas. The planner should prepare the layout to accommodate the areas of the stream within public open spaces, to prevent impacts as a result of flooding.
- **Impact of operational waste.** Solid household waste is the expected source of waste in the township. Currently, Stampriet Village Council has no Waste Management Plan (WMP) or Waste Removal Plan (WRP) to address general and hazardous waste disposal at Soetdoringlaagte. In that case, it can lead to soil pollution on the site and/or within the water areas.

9.3 DEALING WITH RESIDUAL IMPACTS

9.3.1 Residual Social Impacts:

The site has no residual social impacts.

9.3.2 Residual Environmental Impacts:

Residual environmental impacts through this project could be elaborated on as follows:

- The development project will create dust and noise during the construction phase. However, this will be limited, and a method to limit it is contained in the Environmental Management Plan (EMP).
- The project development will have an impact on traffic during the construction phase. To minimise the increase in transportation during the construction phase, mitigation measures to manage the vehicles on the construction site when services are included in the EMP provisions.
- As mentioned before, solid waste is the expected source of waste at the construction site. Mitigation methods are contained in the EMP regarding a WMP for the construction site.
- During the construction phase, there will be a potential impact on the workers' health and safety due to their work environment. This will be limited, and methods to restrict it are contained in the EMP.
- Solid household waste is the expected source of waste at the new extension. Mitigation methods are contained in the EMP regarding the removal of waste within Soetdoringlaagte.

10 SUMMARY AND APPLICATION

10.1 PROJECT IMPACTS, AVOIDANCE MEASURES AND RESIDUAL IMPACTS

POTENTIAL IMPACT:	MEASURES:			RESIDUAL IMPACTS:
	AVOIDANCE:	MITIGATION:	ENHANCEMENT:	
<i>Stimulate local economic development and create employment opportunities:</i>			<p>During the development phase, the construction company will render service within the formal economy, employ staff, pay rates and taxes and spend money within the same economy.</p> <p>Emphasis must be placed on the requirement and employment of local people.</p>	
<i>Providing serviced residential erven:</i>			<p>The project will lead to formal and permanent land occupation, tenure security, access to capital and partaking in the economy, and ultimately to wealth creation in the operational phase.</p>	
<i>STIMULATE THE HEALTH AND WELLNESS OF THE COMMUNITY:</i>			<p>The extension will provide a closed system sewer system, which will prevent pollution during flooding.</p> <p>Provide pedestrian infrastructure.</p>	

POTENTIAL IMPACT:	MEASURES:			RESIDUAL IMPACTS:
	AVOIDANCE:	MITIGATION:	ENHANCEMENT:	
POTENTIAL DUST AND NOISE ON THE CONSTRUCTION SITE:	Avoid dust and noise during the construction phase.	<p>The EMP mitigation measures for</p> <p>Dust:</p> <ul style="list-style-type: none"> No removal of vegetation or soil on the site, except where necessary during the construction phase. <p>Noise:</p> <ul style="list-style-type: none"> Construction work will be restricted between 07h00 and 18h00. <p>The timeline for the potential impact is short term, and the responsibility lies with the contractor and the Stampriet Village Council.</p>		<i>Not all the dust and noise can be prevented.</i>
POTENTIAL FOR AN INCREASE IN TRAFFIC DURING THE CONSTRUCTION PHASE:	Avoid an uncontrolled increase in traffic during the construction phase.	<p>The EMP mitigation measures for traffic at the site include:</p> <ul style="list-style-type: none"> Traffic during the construction phase will be restricted between 07h00 and 18h00. <p>The timeline for the potential impact is short term, and the responsibility lies with the contractor and the Stampriet Village Council.</p>		<i>An increase in traffic can be managed. However, the increase in traffic will still potentially impact the Soetdoringlaagte residents.</i>
HEALTH AND SAFETY OF WORKERS:	Avoid health and safety impacts on workers during the construction	<p>The EMP mitigation measures for the health and safety of workers at the site include:</p> <ul style="list-style-type: none"> Construction practices 		<i>Not all the health and safety aspects of the workers can be</i>

	phase.	and safety procedures need to be applied. The timeline for the potential impact is short term, and the responsibility lies with the contractor.		<i>prevented.</i>
FLOODING:	Avoid flood risk.	The planner needs to accommodate all the potential flood areas within public open spaces. Management of the public open space needs to include public space maintenance during the operational phase. The potential impact timeline is long-term, and the responsibility lies with the Stampriet Village Council.		<i>Not all impacts as a result of flooding can be prevented.</i>
WASTE MANAGEMENT:	Avoid pollution as a result of no waste management.	The EMP mitigation measures for the waste on the construction site and during operations include: <ul style="list-style-type: none"> • A waste management plan should be used on the site during the construction phase. • The townships should compile a waste management system or program for the operational phase. The potential impact timeline is short-term during construction and long-term during operations. The responsibility lies with the contractor and the Stampriet Village Council.		<i>Not all pollution can be prevented</i>

11 APPLICATION FOR ENVIRONMENTAL CLEARANCE

Given these baseline investigation findings, there are no current future environmental impacts and future identified due to creating the street portions or the construction activities within the Soetdoringlaagte Extension 1 development area. Nevertheless, during the site's planning and construction phases, emphasis should be on accommodating the SDF houses, the local authority office, NamPower-, NamWater servitudes, and the ephemeral streams within the layout.

It is recommended that the development proceeds without the need for further assessment, as provided for under articles 33 and 34 of the Environmental Management Act. The Application Form 1 for an Environmental Clearance Certificate as per Section 32 is attached as **Annexure "1"** to this Scoping Report.

ANNEXURE 1

FORM 1 APPLICATION FOR AN ENVIRONMENTAL CLEARANCE CERTIFICATE

FORMS

Form 1

REPUBLIC OF NAMIBIA

ENVIRONMENTAL MANAGEMENT ACT, 2007

(Section 32)

APPLICATION FOR ENVIRONMENTAL CLEARANCE CERTIFICATE

PART A: DETAILS OF APPLICANT



1. NAME:	STAMPRIET VILLAGE COUNCIL
2. BUSINESS REGISTRATION / IDENTITY NO.	
3. CORRESPONDENCE ADDRESS:	STAMPRIET VILLAGE COUNCIL P.O. BOX 11 STAMPRIET
4. NAME OF CONTACT PERSON:	MR. MOSES HAINDONGO
5. POSITION OF CONTACT PERSON:	HOUSING AND PROPERTY OFFICER
6. TELEPHONE No.:	063 260 038
7. FAX:	063 260 039
8. EMAIL:	wmsventures96@gmail.com

A. H.

PART B: SCOPE OF THE ENVIRONMENTAL CLEARANCE CERTIFICATE

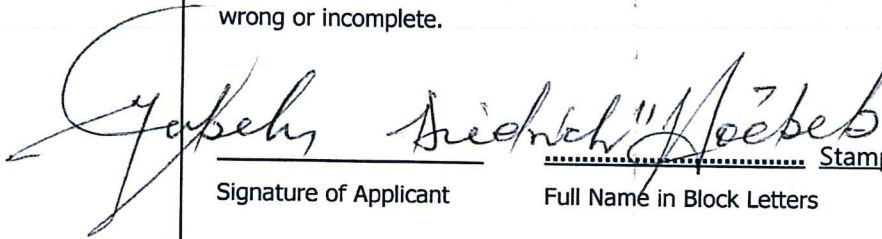
The environmental clearance certificate is for:

TOWNSHIP ESTABLISHMENT AT STAMPRIET WITHIN THE HARDAP REGION

Title of Activity:	The alignment and construction of public roads, the construction of infrastructure and activates in watercourses within flood lines through township establishment at Portion No.58, of Farm Stampried No. 132
Nature of Activity:	Infrastructure Development/ Township Establishment
Location of Activity:	Stampriet, Hardap Region
Scale and Scope of Activity:	Scoping Report

PART C: DECLARATION BY APPLICANT

I hereby certify that the particulars given above are correct and true to the best of my knowledge and belief. I understand the environmental clearance certificate may be suspended, amended or cancelled if any, information given above is false, misleading, wrong or incomplete.



Signature of Applicant

Full Name in Block Letters

Position

Stampriet Villiage Council CEO

on behalf of the **Stampriet Village Council**

Date: 4/2/2022



ANNEXURE 2

CV OF ENVIRONMENTAL PRACTITIONER

- 1. Surname:** Heidri Estellè Bindemann-Nel
- 2. Profession:** Environmentalist
- 3. Date of Birth:** 29 March 1977
- 4. Nationality:** South African, PR number N6723/94

5. Membership in Professional Bodies:

- Member of the Namibia Council of Town and Regional Planners
- Member of the Namibia Institute of Town and Regional Planners

KEY QUALIFICATIONS: (RELEVANT TO THE PROJECT)

SELECTED TOWN PLANNING EXPERIENCE RELATED TO ENVIRONMENTAL CLEARANCE	
ENVIRONMENTAL CLEARANCE:	
DETAILED TASKS ASSIGNED:	RELEVANT PROJECTS:
SCOPING REPORTS FOR ENVIRONMENTAL CLEARANCE FROM THE MINISTRY OF ENVIRONMENTAL AND TOURISM:	<p>Environmental Clearance for Township Establishment at, Tungo within the Rundu Town and Townlands No. 1329. (approved 2014),</p> <p>Environmental Clearance for Township Establishment at, Ozondje within the Omaruru Town and Townlands No. 85. (approved 2014),</p> <p>Environmental Clearance for Township Establishment at, Onesi Town and Townlands No. 992. (approved 2015),</p> <p>Environmental Clearance for Township Establishment at, Onayena Town and Townlands No. 985. (approved 2015),</p> <p>Environmental Clearance for Township Establishment at Portion 154, within the Consolidated Farm Okahandja Town and Townlands No. 277. (approved 2015),</p> <p>Environmental Clearance for Townships Establishments for the development of 18 New Township Extensions in Oshitayi, within the Ondangwa Town and Townlands No.882. (approved 2016),</p> <p>Environmental Clearance for Township Establishment on Portion 1 of Farm 1115, within the Opuwo Townlands No. 876. (approved 2017),</p> <p>Environmental Clearance for creating of a street on the Remainder of Erf 3093, Tsumeb, Extension 4. (approved 2017),</p> <p>Environmental Clearance for the Amendment of Conditions of Title from Residential to Industrial and the Existing Charcoal Storage and Packing Facility on Portion 149 (Randte), within the Remainder of Farm Outjo Townlands No. 193 (approved 2019),</p> <p>Environmental Clearance for the Rezoning of Erf 680, Swakopmund From "General Residential 2" to "General Business" (approved 2019),</p> <p>Environmental Clearance for Odila Lodge within the Ohangwena Region" (approved 2019),</p> <p>Environmental Clearance for the Establishment of Townships at Okanjengedi South within the Remainder of Farm Okshakati Townland No. 880. (approved 2019),</p>

SCOPING REPORTS FOR ENVIRONMENTAL CLEARANCE FROM THE MINISTRY OF ENVIRONMENTAL AND TOURISM:	Environmental Clearance for the Establishment of the establishment of Land Hold Titles at Onawa, Oshakait – As defined by the Flexible Land Tenure Act, 2012 (Act 4 of 2012. (approved 2019), Environmental Clearance for the creation of a street and construction and other activities within a watercourse floodline, on the Remainder of Erf 3526, Extension 7, Katima Mulilo. (approved 2019),
FIELDWORK OR SURVEYS:	
COLLECTED AND ANALYSED DATA:	Townships Establishments for the development of 18 New Township Extensions in Oshitayi, within the Ondangwa Town and Townlands No.882. (2014) Township Establishment at Portion 154, within the Consolidated Farm Okahandja Town and Townlands No. 277. (2015)
COLLECTED DATA:	Socio-Economic impact study on the DR 3670, DR 3671 and DR 3672 (2017)

EDUCATION:

INSTITUTION:	DATES ATTENDED:	DEGREES OBTAINED:
Stellenbosch University	2006 to 2008	B.A in Environmental Studies
Stellenbosch University	2009 to 2010	Honours in Geography and Environment
University of Pretoria	2012 to 2014	Masters Degree in Town and Regional Planning

EMPLOYMENT RECORD:

JULY 2014 – CURRENT:	Urban Dynamics (Pty) Ltd - Windhoek-Namibia
	Position held:: Environmental Practitioner and Town and Regional Planner in training.
	Responsibilities include: Compiling Scoping Reports for environmental clearance, consolidations, subdivisions and drafted locality and site plans.
FEBRUARY 2013 – JULY 2014:	Bindemann Associates, Land Surveyors- Walvis Bay-Namibia
	Position held:: Office assistant
	Responsibilities include: Compiling applications for consolidations, subdivisions and drafted locality and site plans.
MAY TO DECEMBER 2012:	Silberbauer Welman Design – Grabouw –South Africa
	Position held: Assisting draftsman
	Responsibilities include: Drafting house and site plans and submitting building plans and environmental clearance applications to the local governments regarding the Koberg Biosphere. Projects were located in Grabouw and Hermanus, South Africa.

LANGUAGE:

	Speaking	Reading	Writing
English	Good	Good	Good
Afrikaans	Excellent	Good	Good

CERTIFICATION:

I, the undersigned, certify that to the best of my knowledge and belief, these data correctly describe me, my qualifications, and experience.

Date: 8 / 10 / 2019

Signed: _____

Bindemann

Heidri Estellè Bindemann-Nel

ANNEXURE 3

CONTACT DETAIL OF THE PROPONENT

DETAIL OF THE PROPONENT



1. NAME: STAMPRIET VILLAGE COUNCIL
2. BUSINESS REGISTRATION / IDENTITY NO.
3. CORRESPONDENCE ADDRESS: STAMPRIET VILLAGE COUNCIL
P.O. BOX 11
STAMPRIET
4. NAME OF CONTACT PERSON: MR. MOSES HAINDONGO
5. POSITION OF CONTACT PERSON: HOUSING AND PROPERTY OFFICER
6. TELEPHONE No.: 063 260 038
7. FAX: 063 260 039
8. EMAIL: wmsventures96@gmail.com

ANNEXURE 4

CONTACT DETAIL OF THE CONSULTANT

DETAIL OF THE EAP


1. Name:	URBAN DYNAMICS / Heidri Bindemann-Nel
2. Identity No.	770329 0222 084
3. Correspondence Address:	Private Bag 20837, Windhoek
4. Position of Contact Person:	EAP/Planner in Training
5. Telephone No.:	081 651 7336 / 061 240 300
6. Fax No.:	061 240 309
7. E-mail Address:	heidri@udanam.com

ANNEXURE 5

ENVIRONMENTAL MANAGEMENT PLAN

ENVIRONMENTAL MANAGEMENT PLAN:

FOR THE ALIGNMENT AND CONSTRUCTION OF PUBLIC ROADS AND THE
CONSTRUCTION OF INFRASTRUCTURE AS A RESULT OF TOWNSHIP
ESTABLISHMENT ON PORTION 56 OF FARM STAMPRIED NO. 132, IN THE HARDAP
REGION (TO BE KNOWN AS SOETDORINGLAAGTE EXTENSION 1)

PROONENT:	CONSULTANT:
STAMPRIET VILLAGE COUNCIL P.O. Box 11 STAMPRIET NAMIBIA	URBAN DYNAMICS AFRICA P. O. BOX 20837 WINDHOEK NAMIBIA
SUBMISSION: MINISTRY OF ENVIRONMENT AND TOURISM PRIVATE BAG 13306 WINDHOEK NAMIBIA 	Reference: 1242 Enquiries: Heidri Bindemann-Nel TEL: +264-61-240300 FAX: +264-61-240309

DEVELOPMENT ROLE PLAYERS:

STAMPRIET VILLAGE COUNCIL
P. O. Box 11
STAMPRIET
NAMIBIA



DEVELOPMENT WORKSHOP NAMIBIA
P. O. Box 40723
AUSSPANNPLATZ
WINDHOEK
NAMIBIA



PLANNING AND SCOPING REPORT FOR THE ESTABLISHMENT OF A TOWNSHIP AT STAMPRIET, PREPARED BY

URBAN DYNAMICS AFRICA
P. O. Box 20837
WINDHOEK
NAMIBIA



GENERAL LOCATION DESCRIPTION OF THE DEVELOPMENT AREA:

DESCRIPTOR:	LOCATION SPECIFICS:
NAME OF PROJECT	An Environmental Scoping Assessment: For Township Establishment on Portion 56 of Farm Stampried No. 132, in the Hardap region.
NATURE OF ACTIVITIES:	Construction of public roads, infrastructure and activities in watercourses within flood lines through township establishments.
REGION:	Hardap Region
LOCAL AUTHORITY:	Stampriet Village Council
FALL WITHIN:	Within the Remainder Farm Stampried No. 132
NEAREST TOWNS / CITY:	Stampriet
SIZE OF PTN	17.1 ha / 171 331 Sqm
LAND USE:	Undetermined
STRUCTURES:	Yes
HISTORICAL RESOURCES:	No
CEMETERY:	No
FLOODLINES:	Yes
ENVIRONMENTAL SIGNIFICANT AREA:	➤ Ephemeral streams
LATITUDE:	-24.351700 S
LONGITUDE:	18.392814 E
RELEVANT LISTED ACTIVITIES:	<p>The Environmental Management Act (Act 7 of 2007),</p> <p>Section 8. Water Resource Developments:</p> <p style="padding-left: 40px;">8.8. Construction and other activities in watercourses within flood lines;</p> <p style="padding-left: 40px;">8.9. Construction and other activities within a catchment area;</p> <p>Section 10. Infrastructure:</p> <p style="padding-left: 40px;">10.1. The construction of-</p> <p style="padding-left: 80px;">10.1(b) Public roads;</p> <p style="padding-left: 40px;">10.2. Route determination of roads and design of associate physical infrastructure where-</p> <p style="padding-left: 80px;">10.2(a) Public roads.</p>

ABBREVIATION:	DESCRIPTION:
am	ANTE MERIDIEM / BEFORE MIDDAY
Av	AVENUE
BID	BACKGROUND INFORMATION DOCUMENT
DEM	DIGITAL ELAVATION MODEL
ER	EMPLOYERS REPRESENTATIVE
EA	ENVIRONMENTAL ASSESSMENT
EC	ENVIRONMENTAL COMMISSIONER
ECO	ENVIRONMENTAL CONTROL OFFICER
EMP	ENVIRONMENTAL MANAGEMENT PLAN
Etc.	ET CETERA / OTHER SIMILAR THINGS
e.g.	EXEMPLI GRATIA
FRMP	FLOOD RISK MANAGEMENT PLAN
HIV	HUMAN IMMUNODEFICIENCY VIRUS
i.e.	ID EST. / IN OTHER WORDS
I&APs	INTERESTED AND AFFECTED PARTIES
NBD	THE NAMIBIA BIODIVERSITY DATABASE
NHC	NAMIBIAN HEALTH CARE
pm	POST MERIDIEM / AFTER MIDDAY
SME	SMALL-AND-MEDIUM-SIZED ENTERPRISE
TB	TUBERCULOSIS
URPB	URBAN AND REGIONAL PLANNING BOARD
WMP	WASTE MANAGEMENT PLAN
UNIT SYMBOL:	UNIT DESCRIPTION:
0°	DEGREES CELSIUS
E	EAST
ha	HECTARES
Km	KILOMETRE
m	METER
mm	MILLIMETRE
S	SOUTH
m ²	SQUARE METERS
%	PERCENTAGE

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1 INTRODUCTION

Stampriet Village Council intends to establish and develop a new township on Portion 58 of Farm Stampriet No. 132. The townships will consist of a mixed-use neighbourhood, meeting the rising demand for housing and business plots within Stampriet and the Hardap Region.

2 THE PROJECT TOWNSHIP

2.1 THE LAYOUT DETAIL

The proposed layout will alter the portion's current zoning from undetermined to include Residential-, General Residential-, Institutional-, Local Authority-, Business land use, and Public Open Spaces. The erven shapes and sizes are illustrated in **Figure 1**.

Figure 1: *The Proposed Layout*

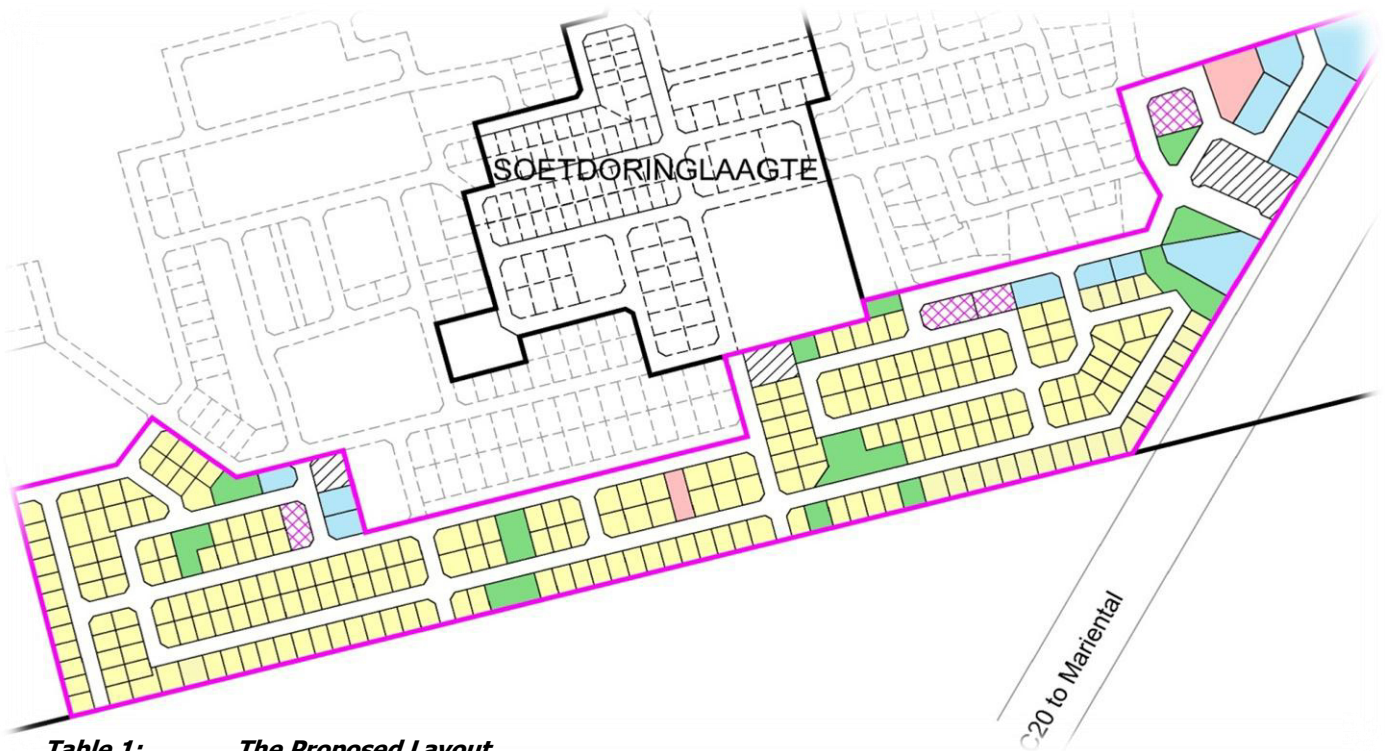









Table 1: *The Proposed Layout*

PORTION 58			
LAND USE	NO. OF ERVEN	AREA (SQM)	(%)
Single Residential	244	81 839	47
General Residential	4	3 890	2
Business	12	13 946	8
Local Authority	2	2 631	2
Institutional	3	5 344	3
Public Open Space	12	11 177	7
Street		54 375	31
Total	277	173 202	100

LEGEND:

-  SINGLE RESIDENTIAL
-  GENERAL RESIDENTIAL
-  INSTITUTIONAL
-  LOCAL AUTHORITY
-  BUSINESS
-  PUBLIC OPEN SPACE
-  PORTION BOUNDARY



2.2 THE STREET LAYOUT

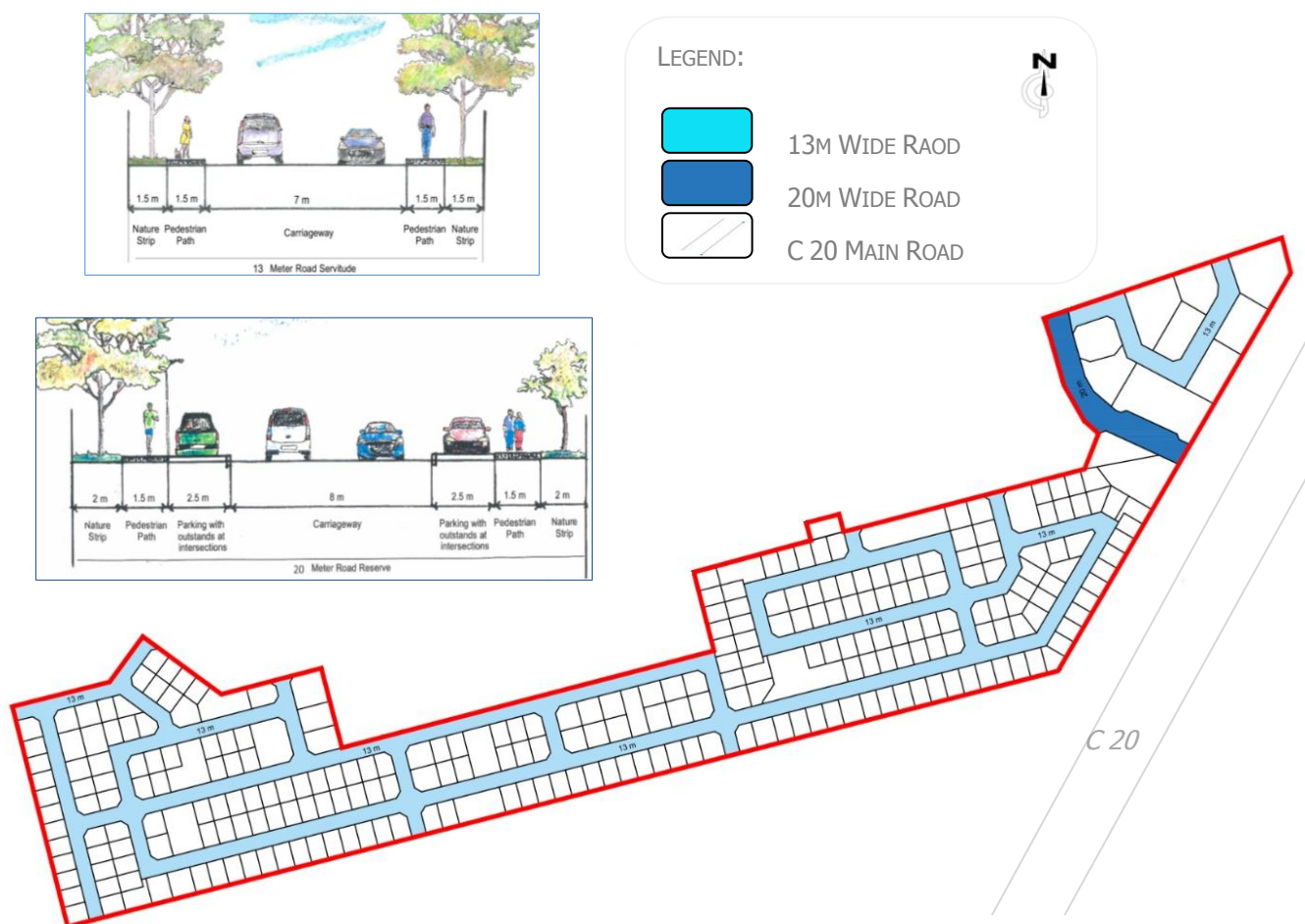
The street layout has 14 (fourteen) entry points, of which one (1) access point links to an already existing 20 m main road (C 20).

The layout includes various types of roads: 13 m collector roads (lite blue) connect with a 20 m distributor road (dark blue), which links the new layout with the C 20 Main Road, creating adequate flow in the area.

2.2.1 PROVISION FOR PEDESTRIANS:

The proposed 20m and 13m road reserves include sufficient space to accommodate pedestrian lanes and areas for landscaping.

Figure 2: Proposed Street Layout



2.2.2 PROVISION FOR DRAINAGE:

Stormwater drainage should be designed, and culverts need to be used to accommodate the water flow.

3 POTENTIAL IMPACTS

While preparing the Soetdoringlaagte Extension 1 layout, the team continuously assessed the project's potential positive and negative impacts. Attempts have been made to enhance and strengthen positive impacts and mitigate and weaken the effects of negative impacts in all cases. The planners made several alterations to the plan until they were satisfied that the layout had been refined to the point where it limits risks, mitigates negative impacts and enhances positive impacts to as great an extent as possible.

3.1 SUMMARY OF POTENTIAL IMPACTS

Planning of the layout, together with the upgrading of bulk infrastructure and alignment of roads, has the potential to cause environmental and social impacts. The following is a list of potential impacts identified through the scoping process:

3.1.1 BENEFITS OF THE PROJECT:

- Provision for serviced erven;
- Stimulation of economic development and providing new employment opportunities during construction; and
- Stimulation of the health and wellness of the Soetdoringlaagte, Stampriet Village and the Hardap Region.

3.1.2 POTENTIAL NEGATIVE IMPACTS DURING CONSTRUCTION:

- Impact of dust;
- Impact of noise;
- Impact on traffic flow;
- Impact on the health and safety of workers; and
- Impact of waste.

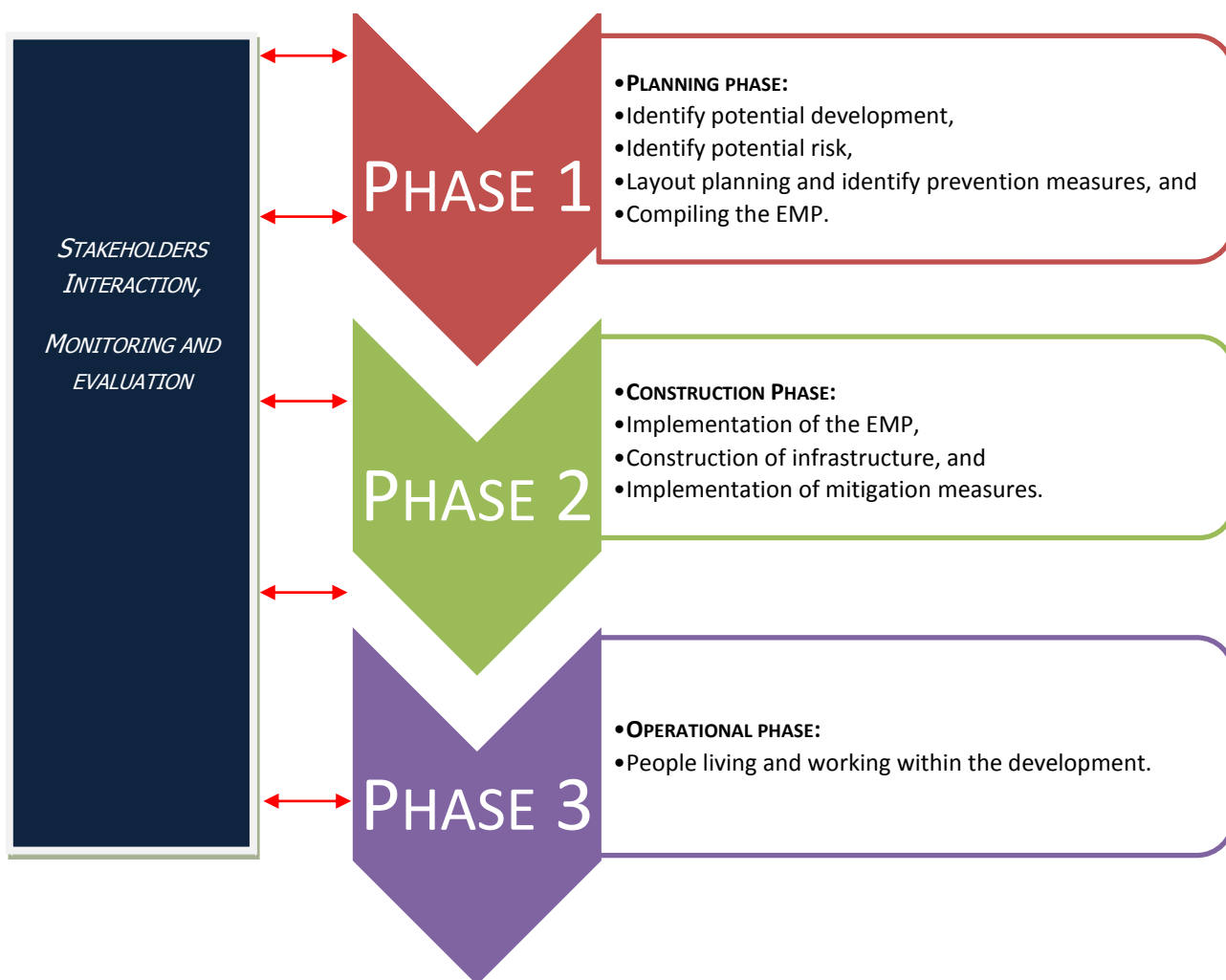
3.1.3 POTENTIAL NEGATIVE IMPACTS DURING OPERATIONS:

- Displacing existing community;
- Potential flooding; and
- Impact of waste within the township.

4 IMPLEMENTATION OF THE EMP

An EMP is an essential product of an Environmental Assessment (EA) process. An EMP synthesises all recommended mitigation and monitoring measures laid out according to the various stages of a project life cycle, with clearly defined follow-up actions and responsibilities assigned to specific actors. This EMP has been drafted in accordance with the Namibian Environmental Management Act (No. 7 of 2007) and its Environmental Impact Assessment Regulations (2012).

Figure 3: Project Phases



PLANNING AND DESIGN PHASE

Table 2: Management Requirements for the Planning and Design Phase

ASPECT	MANAGEMENT REQUIREMENTS
Natural Building Material	All building material (sand and gravel) must be sourced from a local registered borrow pit only. Road building material (G4, G5, etc. material) must be sourced in collaboration within Stampriet from approved borrow pits within the townlands. If suitable material can only be sourced from untouched land to create a new borrow pit, then

	that is legally subject to an EIA as well by the Stampriet Village Council.
EMP Implementation	Relevant sections of this EMP should be included in the tender documents for all construction so that tenderers can make provision for the implementation of the EMP.
Financial Provisions	<ul style="list-style-type: none"> • Financial provision for the facilitation of an induction programme for senior, temporary construction personnel as well as subcontractors and associated personnel should be included as a cost item within tenders concerning the construction and/or operation and maintenance of the proposed development.
Recruitment	<ul style="list-style-type: none"> • Provisions designed to maximise the use of local labour should be included within tenders concerning the construction of bulk and reticulation services. • A provision stating that all unskilled labour should be sourced locally should be included in tenders concerning the construction of all development services. • Specific recruitment procedures ensuring local firms enjoy preference during tender adjudication should be included in tenders concerning the construction of the development's bulk services. • Provisions promoting gender equality pertaining to recruitment should be included in tenders concerning the construction of the township services. • Women should be given preference for certain jobs (e.g. those jobs that require relatively less physical strength).

This plan describes the mitigation and monitoring measures to be implemented during the following phases of the development:

- ❖ Construction and
- ❖ Operation

Implementation of the EMP is ultimately the developer's responsibility (Stampriet Village Council and Development Workshop Namibia). After construction, the development administrator will be the Stampriet Village Council. Due to the project's magnitude, it may be necessary to outsource certain functions pertaining to managing all aspects of the actual development process. When implementing the EMP, the following roles and responsibilities apply.

Each role player's responsibilities are described below.

EMPLOYERS REPRESENTATIVE (ER)

The ER is appointed by the developer to manage all contracts for work/services that are outsourced during the construction phase. Any competent employee or third party organisation which possesses the appropriate experience may fill this position. Any official communication regarding work agreements is delivered through this person/organisation.

The ER shall assist the Environmental Control Officer (ECO) where necessary and will have the following responsibilities regarding the implementation of this Environmental Management Plan (EMP):

- ❖ Ensuring that the contractor has obtained the necessary legal authorisations and permits,
- ❖ Assisting the contractor in finding environmentally responsible solutions to problems with input from the ECO where appropriate,
- ❖ Warning and ordering the removal of individuals and/or equipment not complying with the EMP,
- ❖ Issuing fines for the transgression of site rules and penalties for contravention of the EMP, and
- ❖ Providing input into the ECO's ongoing internal review of the EMP. This review report should be submitted on a monthly basis to the developer.

ENVIRONMENTAL CONTROL OFFICER (ECO)

The ECO should be a competent person appointed by the ER. If the ECO has no occupational safety and health training on a construction site, they should be sent for such training. The ECO is the ER's onsite representative primarily responsible for the monitoring and reviewing onsite environmental management and implementation of the EMP by the contractor(s). If no ECO is appointed, the duties of the ECO fall upon the ER. The Stampriet Village Council should, with the commencement of the project, monitor the implementation of the EMP onsite on an ad hoc basis.

The ECO's duties include the following:

- ❖ Assisting the ER in ensuring that the necessary legal authorisations have been obtained;
- ❖ Maintaining open and direct lines of communication between the ER, Developer, Contractor, and Interested and Affected Parties (I&APs) with regard to this EMP and matters incidental thereto;
- ❖ Monthly site inspection of all construction areas with regard to compliance with this EMP;
- ❖ Monitor and verify adherence to the EMP (audit the implementation of the EMP) and verify that environmental impacts are kept to a minimum;

- ❖ Taking appropriate action if the specifications for the EMP are not adhered to;
- ❖ Assisting the contractor in finding environmentally responsible solutions to problems;
- ❖ Training of all construction personnel with regard to the construction and operation mitigation measures of this EMP and continually promoting awareness of these;
- ❖ Ensure that all contractors shall provide adequate environmental awareness training (see Plan Component 5) for senior site personnel by the ECO and that all construction workers and newcomers receive an induction presentation on the importance and implications of this EMP. The presentation shall be conducted, as far as is possible, in the employees' language of choice;
- ❖ Monthly inspection to verify if new personnel have received appropriate environmental, health and safety training and training for those who have not;
- ❖ Advising on the removal of person(s) and/or equipment not complying with the specifications of the EMP in consultation with the ER;
- ❖ Recommending the issuing of fines for transgressions of site rules and penalties for contraventions of the EMP; and
- ❖ Undertaking a monthly-month review of the EMP and recommending additions and/or changes to the document.

CONTRACTOR

The contractor is responsible for the implementation, onsite monitoring and evaluation of the EMP. To ensure sound environmental management, the relevant sections of this EMP should be incorporated operation in all contracts of work outsourced, thus legally binding all appointed contractors.

The contractor must keep records of all environmental training sessions, including names, dates and the information presented for inspection and reporting by the ER and ECO at all times.

5 RELEVANT LEGISLATION AND PERMIT REQUIREMENTS

The following table provides the legislative framework within which the EMP should be viewed:

STATUTE	PROVISIONS	PROJECT IMPLICATIONS
The Constitution of the Republic of Namibia, 1990:	<p>The state shall actively promote and maintain the welfare of the people by adopting inter-alia policies aimed at the following:</p> <p>(i) <i>management of ecosystems, essential ecological processes and biological diversity of Namibia and utilisation of living natural resources on a sustainable basis for the benefit of all.</i></p>	<p>Ensure that the ecological integrity of the ecosystems of the area is protected.</p>
Environmental Management:	<p><i>Environmental Management Act No.7 of 2007:</i></p> <p><i>EIA Regulation (EIAR) GN 57/2007 (GG 3212):</i></p> <p>In terms of Section 10.1(a), 10.1(b), 10.2(a), and 10.2(c) for environmental clearance for the construction of oil, water, gas and petrochemical and other bulk supply pipelines, the construction of public roads and the construction of a road with more than one lane of traffic in both directions.</p> <p>In terms of Sections 8.8, 8.10 and 8.11, for construction and other activities in watercourses within flood lines, the reclamation of land from below or above the high water and the alteration of natural wetlands are listed activities.</p> <p>Prescribes the procedures to be followed for authorisation of the project (i.e. Environmental clearance certificate).</p>	<p>Evaluate if the street's alignment will impact the social and natural environment.</p> <p>Determine if the risk of flooding of the erven is at acceptable levels.</p> <p>Determine if the proposed limited infill would impact the function of the watercourse or cause flooding elsewhere.</p> <p>Determine how wastewater pipelines in the riverbed should be designed, constructed and maintained to prevent groundwater and other pollution.</p>

<p>WATER AND RESOURCES MANAGEMENT:</p>	<p><i>The Water Act No. 54 of 1956 and Water Resources and Management Act No.27 of 2007 Section 92:</i></p> <p>Section 92 (1), A person may not engage in any construction work or activity that causes or is likely to cause the natural flow conditions of water in to or from a watercourse to be modified unless the minister has granted prior written approval for the work or activity to be carried out.</p> <p>Section 100 (e) consults with the regional council or local authority in determining the geographic extent of flood plain areas in its region or local authority, as the case may be, and assist any such councils in regulating the development and use of land within floodplain areas</p> <p>Section 100 (f) prescribes measures to control and manage storm and flood risk within local authority areas.</p> <p>Section 101 (b) development on the banks of any wetland or dam; and</p> <p>Section 101 (c) the removal of rocks, sand or gravel or any other material from a watercourse.</p>	<p>Assess the potential risk that the planned activities may have on both the watercourse on the one hand and future occupants of the land on the other.</p>
<p>THE PUBLIC HEALTH AND HEALTH AND SAFETY REGULATIONS:</p>	<p><i>The Public Health Act 36 of 1919 as amended and the Health and Safety Regulations:</i></p> <p>These acts control the existence of nuisances such as litter that can cause a threat to the environment and public health.</p>	<p>Prevent activities that can impact the health and safety of the public.</p>

<p>POLLUTION CONTROL AND WASTE MANAGEMENT BILL:</p>	<p><i>Pollution Control and Waste Management Bill:</i></p> <p>This bill aims to promote sustainable development and prevent and regulate the discharge of pollutants into the environment.</p>	<p>Consider the risk of pollution due to the sewer infrastructure in the riverbed.</p>
<p>LABOUR:</p>	<p><i>Labour Act. 11 of 2007:</i></p> <p>This bill aims to protect workers and the environment in which they work.</p>	<p>Ensure the protection of workers' rights and safety in Namibia.</p>
<p>FORESTRY:</p>	<p><i>Forest Act. 12 of 2001:</i></p> <p>Protected tree species and any vegetation within 100m of a watercourse may not be removed without the Ministry of Agriculture, Water and Forestry permit.</p>	<p>Ensure that the necessary permits are obtained to remove the protected trees.</p>

6 CONSTRUCTION MITIGATION DETAIL

Table 3 provides a scale overview of all the major environmental management themes pertaining to generic and site-specific construction mitigation details. This table serves as a quick reference for the subsequent mitigation detail for each theme. This is done to simplify the implementation of the construction component of this EMP.

Table 3: Generic and Site-Specific Environmental Management Actions:

THEME:	OBJECTIVE:	MITIGATION DETAIL:	
		GENERIC:	SITE-SPECIFIC:
WASTE MANAGEMENT:	Minimise and avoid all waste pollution associated with construction.	PLAN COMPONENT 1	YES
HEALTH AND SAFETY MANAGEMENT:	Focusing on the well-being of the labourers and the community near the construction.	PLAN COMPONENT 2	YES
NOISE AND DUST MANAGEMENT:	Minimise and avoid all noise and dust associated with construction.	PLAN COMPONENT 3	YES
TRAFFIC MANAGEMENT:	Minimise and avoid traffic impacts.	PLAN COMPONENT 4	YES
ENVIRONMENTAL TRAINING AND AWARENESS:	Awareness creation regarding the provisions of the EMP as well as the importance of safeguarding environmental resources.	PLAN COMPONENT 5	YES
ENVIRONMENTAL CONSERVATION:	Minimise the effect of the activity and protect the social environment in which it is happening.	PLAN COMPONENT 6	YES
EMPLOYMENT /RECRUITMENT	Ensure the protection of workers' rights and safety in Namibia.	PLAN COMPONENT 7	YES
STAKEHOLDER COMMUNICATION:	Provide a platform for stakeholders to raise grievances and receive feedback and hence, minimise negative conflict.	PLAN COMPONENT 8	YES
SOCIO-ECONOMIC AND MISCELLANEOUS:	Protecting cultural and general well-being of the affected.	PLAN COMPONENT 9	NA

7 PLAN COMPONENT 1: WASTE MANAGEMENT

At the construction site, high importance shall be placed on waste management, and it needs to be performed daily. Solid waste is the expected major source of waste at the construction site, and therefore, a **Waste Management Plan** (WMP) must be compiled. The WMP must address measures for the use and the disposal of general waste and hazardous waste at the site, as indicated below:

7.1 Construction Waste Management:

GENERAL WASTE:

- The construction site should be kept tidy at all times. All general construction waste produced should be cleaned and contained daily,
- No waste may be buried or burned,
- No waste may be dumped in any watercourse in and around the project area,
- A sufficient number of separate waste containers (bins) for hazardous and domestic/general waste must be provided onsite. These should be clearly marked as such, and
- Construction labourers should be sensitised to dispose of waste in a responsible manner and not to litter.

HAZARDOUS WASTE:

- All heavy construction vehicles and large fuel-powered equipment on the site should be provided with a drip tray,
 - If the vehicle used is suspected of having an oil leakage, drip trays are to be transported with vehicles wherever they go on site.
 - Drip trays should be cleaned daily, and spillage handled, stored, and disposed of as hazardous waste.
- Spilled concrete (wet) should be treated as waste and disposed of by the end of each day in the appropriate waste containers,
- Unbound cement (dry) in its raw state and cement infused water from mixers are classified as hazardous waste due to its high alkalinity content. Treatment would be the same as for hazardous waste, and disposal of such should take place in the appropriate labelled hazardous waste containers,

- A hazardous waste spill clean-up kit should be kept onsite, and its stock replenished as needed. The kit will consist of the following items (with the numbers of each item is up to the discretion of the ER):
 - Medium-sized shovels, strong plastic bags, drip trays, dust masks, heavy-duty gloves, and a biodegradable hand wash (degreasing) agent
- A storage location must be provided for the use of all hazardous substances (e.g. fuel etc.) or chemicals. The storage area must be of an impermeable surface; this is bonded, awaiting use and disposal afterwards.

The duration of the phase is short term (0-5 years) and will end at the start of the operational phase. The responsibility to implement the EMP, onsite monitoring and evaluation of the EMP / WMP lies with the contractor, ECO and the ER.

7.2 Operational Waste Management:

GENERAL WASTE:

- The development needs to provide efficient waste management infrastructure for households and businesses, which will include recycling infrastructure,
- The household and business waste needs to be collected by the Stampriet Village Council or service provider, and
- Sewerage needs to be pumped through a closed system pipeline to the Stampriet Village Council bulk sewerage lines.

The timeframe of the actions mentioned above is long term. The responsibility and monitoring lie with the Stampriet Village Council, who will be responsible for the maintenance of the sewerage pipelines after construction and the solid waste removal.

8 PLAN COMPONENT 2: HEALTH AND SAFETY

The health and safety aspect of the workspace is something that cannot be understated, considering that unexpected severe events can occur at any given moment.

8.1 Health and Safety Management:

The construction industry is fraught with hazards; therefore, careful planning and prevention measures are necessary to reduce the risk of serious injuries while on duty.

The contractor will need to apply to the Labour Act. Nr. 11 of 2007 in conjunction with Regulation 156, 'Regulations which describe the health and safety of employees at work'. Measures to mitigate the health and safety of workers and nearby residents on the site are included in the EMP.

HIV/AIDS AND TB TRAINING:

The contractor should approach the Ministry of Health and Social Services to appoint a health officer to facilitate HIV/AIDS and TB education programmes periodically onsite during the construction phase.

ROAD SAFETY:

- Vehicles' contents/consignments should be adequately secured to avoid items falling off the vehicle.
- All trucks carrying sand or fine material loads should be covered with a shade net cover to prevent these materials from being blown off onto approaching vehicles from both directions.
- No construction vehicle may be used to transport personnel to and from the construction site. This is an offence and punishable by law due to the extreme safety risk involved.

SAFETY AROUND EXCAVATED AND WORK AREAS:

- A meeting with the neighbouring community shall be held, and the safety precautions of the construction area explained,
- Excavations should be left open for an absolute minimum time only,
- Excavate short lengths of trenches and box areas for services or foundations in such a way that the trench will not be left unattended for more than 24 hours,
- Demarcate the following areas with danger tape or orange demarcation netting:
 - All excavation works;
 - Soil and other building material stockpiles; and

- Temporary waste stockpiles.
- Provide additional warning signage in areas of movement and in "no person allowed" areas where workers are not active,
- Work areas must be set out and isolated with danger tape on a daily basis,
- All building materials and equipment are to be stored only within set out and demarcated work areas,
- Only construction personnel will be allowed within these demarcated work areas, and
- Two dry chemical powder fire extinguishers should be available at fuel storage areas and the workshop area, as well as the site office.

ABLUTIONS:

- Separate ablutions (toilet) should be available for men and women and should clearly be indicated as such,
- Portable toilets (i.e. easily transportable) should be available at every construction site:
 - 1 toilet for every 25 females.
 - 1 toilet for every 50 males.
- Sewage waste needs to be removed on a regular basis to an approved (municipal) sewage disposal site. Alternatively, pump it into sealable containers and store it until it can be removed, and
- Workers responsible for cleaning the toilets should be provided with latex gloves and masks.

8.2 Operational Phase Health and Safety Management:

Soetdoringlaagte has low lying areas known for rainwater accumulation during the rainy season. Low lying contours were identified, which form streams within the sites. Small streams are accommodated within public open spaces within the layout. This is to ensure that limited development takes place within the flood areas. Mitigation measures must be put in place to prevent any flood risk within the layout.

Flood Risk Impact Preventions:

- All services (power and sewer lines) must be placed in the evaluated road reserve to prevent it from being influenced during rainy seasons.
- The sewerage network needs to link up with the nearby sewer line which runs through the area. The system will be incorporated with the nearest extensions sewerage

network, which flows to the oxidation ponds located north of the town.

- The residents or contractor need to inform the Village Council's sewer or electrical department if they have problems with the sewer or electrical network.
- The culverts need to be maintained.

The timeframe of the actions mentioned above are continuous, and the responsibility and monitoring lie with the Stampriet Village Council, the owners of the new erven.

9 PLAN COMPONENT 3: NOISE AND DUST

Noise and dust can cause stress and health impacts on nearby residents and construction workers. Therefore, high priority needs to be placed on mitigation measures at the site to manage noise and dust pollution within the area.

9.1 Noise Prevention:

Noise associated with construction and traffic activities will be heard from the site. Constant noise can cause stress and have a health impact on construction workers and nearby residents. However, mitigation measures need to be in place to prevent noise pollution within the area.

The following measures are provided below to minimise noise:

- No noisy activities onsite between 17:00 and 07:00,
- Construction activities on Saturday shall be between 08:00 and 13:00,
- Sunday and public holidays - no noisy activities onsite, and
- In the event that work is necessary outside the designated working hours, all receptors (residents or businesses within 500 m from the work areas) need to be notified at least two days in advance.

The duration of the actions mentioned above are short term, and the impact ceases after the operational phase starts. The responsibility for monitoring lies with the Contractor, ECO of the development, and the Stampriet Village Council.

9.2 Dust Prevention:

The movement of construction vehicles on bare soil will cause excessive dust, which will expose nearby residents and workers on the site to dust pollution. Fugitive dust from construction sites can spread crystalline silica, which can impact nearby residents' and site workers' health.

Fugitive dust from the construction site can also cause poor visibility for road users. Mitigation

measures must be put in place to prevent dust pollution.

The following measures are provided below to minimise dust:

- Provide a suitable screen/panels surrounding the construction site, to reduce the spread of dust from the site,
- Dust palliatives need to be applied to the road surfaces to prevent dust clouds,
- A watering truck with semi-purified water should be used on gravel roads with the most vehicle movement, especially during dry and windy conditions. However, due consideration should be given to water restrictions during times of drought and applicable seasons,
- Stockpiles of building material and earth material need to be kept moist, or the surfaces need to be kept stabilised. A nylon mesh cover which reduces dust lift with $\pm 50\%$ can be an alternative option,
- Limit the size of stockpiles of large quantities of soil, topsoil and other fine material,
- Dust protection masks should be issued to all workers exposed to dust on the site, and
- Improve awareness of ambient air quality and consideration regarding wind speed and direction when undertaking dust-generating activities.

The duration of the actions mentioned above are short term, and the impact ceases after the operational phase starts. The responsibility for implementation and monitoring lies with the contractor, ECO of the development, and the Stampriet Village Council.

10 PLAN COMPONENT 4: TRAFFIC MANAGEMENT

The construction of the infrastructure will have a disruptive impact on the surrounding traffic. Mitigation measures should be in place to minimise the anticipated disruption of the surrounding traffic during the construction of the infrastructure upgrade.

10.1 Traffic during the Construction Phase:

The following measures are provided to minimise traffic:

TRAFFIC MITIGATION:

- Develop a **Traffic Plan** to reduce traffic flow interference from construction activities. The plan may include advance public notice of routing, use of public transportation, and satellite parking areas with a shuttle service.
- Schedule operations, affecting traffic for off-peak hours. Minimise obstruction of through-traffic lanes. Provide a flag person to guide traffic properly and ensure safety at construction sites.
- Construction vehicles should be restricted during peak hours, between 07:00-08:00 and 17:00-18:30.
- Appropriate advance road warning signage needs to be used.

The duration of the actions mentioned above is short term and will end when the operation phase commences. The responsibility for implementation and monitoring lies with the contractor. However, the road infrastructure will become permanent, and the responsibility for maintaining the streets will lie with the Stampriet Village Council after construction.

11 PLAN COMPONENT 5: ENVIRONMENTAL TRAINING AND AWARENESS

All construction workers at the development site are to undergo environmental training and awareness programs. The following aspects should be included:

- Explanation of the importance of complying with the EMP.
- Discussion of the potential environmental impacts of construction activities.
- Employees' roles and responsibilities, including emergency preparedness.
- Explanation of the mitigation measures that must be implemented when particular workgroups carry out their respective activities.
- Explanation of the specific mitigation measures within this EMP, especially unfamiliar provisions.

During the training sessions, an attendance register should be completed, including the names,

positions designations and signatures of everyone who attended the training and kept on file for auditing purposes. Thereby, all the training sessions prior to it being conducted must be approved by the ECO.

12 PLAN COMPONENT 6: ENVIRONMENTAL CONSERVATION

12.1 Materials Camp and Lay-Down Areas:

A suitable location for the **materials camp and lay-down** areas should be identified with the assistance of the ER, and the following should be considered in selecting these sites:

- The areas designated for the proposed services infrastructure should be used as far as possible, and
- Sensitive areas should be avoided (e.g. watercourses).

The duration of the actions mentioned above is short term. The responsibility for the implementation of the EMP lies with the contractor, ER and ECO.

13 PLAN COMPONENT 7: EMPLOYMENT/RECRUITMENT

The construction of the development will take place over several years and will employ about up to a thousand (1000) workers. At this stage, it is unclear which skill sets would be required, nor the extent to which employment opportunities could be created in the project area.

The benefits to the local community from jobs could be dependent on the extent of local recruitment and the measures put in place to ensure preferential local gender-based recruitment where possible.

13.1 Recruitment:

The formal recruitment process should be compiled and shall include the following minimum provisions:

- A recruitment process whereby local residents shall be given preference shall be designed by the ER and the contractor,
- Ensure that all sub-contractors are aware of recommended recruitment procedures and discourage any recruitment of labour outside the agreed-upon process,
- Contractors should give preference in terms of recruitment of sub-contractors and individual labourers to those from the project area and only then look to surrounding towns, and
- Clearly explain to all job-seekers the terms and conditions of their respective employment contract (e.g. period of employment, etc.) – make use of interpreters when required.

13.2 Legislation:

The contractor needs to adhere to the legal provisions in the Labour Act (Labour Act. 11 of 2007) for the recruitment of labour (target percentages for gender balance, optimal use of local labour and SME's, etc.) in the contract.

14 PLAN COMPONENT 8: STAKEHOLDER COMMUNICATION

Within the construction phase, the developer should draft a **Communication Plan**. Thereby, the ER must appoint an ECO to liaise between the contractor, stakeholders, developer, and consultants in collaboration with the developer. The appointed contractor shall appoint a person from the construction team to take responsibility for implementing all provisions of this EMP.

14.1 Communication Plan:

In addition, the plan shall specify:

- How stakeholders, who require ongoing communication for the duration of the construction period, will be identified and recorded and who will manage and update these records,
- How these stakeholders will be consulted on an ongoing basis, and
- How grievances shall be handled – i.e. how concerns can/ will be lodged/ recorded and how feedback will be delivered as well as further steps of arbitration in the event that feedback is deemed unsatisfactory.

14.2 General Communication:

- The contractor shall, at every site meeting, report on the status of the implementation of all provisions of the EMP,
- The ECO must list the stakeholders of the project and their contact details with whom ongoing communication would be required for the duration of the contract. This list, together with the **Communication Plan**, must be agreed upon and given to the ER before construction commences,
- The Communication Plan, once agreed upon by the developer, shall be binding,
- All communication with the stakeholders must take place through the ECO,
- A copy of the EMP must be available at the site office and should be accessible to all stakeholders,
- The contractor should liaise with the developer regarding all issues related to community consultation and negotiation before construction commences,
- A procedure should be put in place to ensure that concerns raised have been followed-up and addressed, and

- All people on the stakeholder's list should be informed about the availability of the complaints register in writing by the ER prior to the commencement of construction activities.

Table 4: Public Consultation Process

THE PROCESS:	DESCRIPTION OF THE PROCESS:
PLANNING PHASE:	
I&APs IDENTIFICATION:	Key Interested and Affected Parties (I&APs) were identified and included in a list of I&APs.
NEWSPAPER NOTICES:	Notices were placed for two consecutive weeks in two widely circulated newspapers, briefly describing the developments and their locality, inviting the public to register as I&APs.
INFORMATION PROVISION:	A Background Information Document (BID) was compiled that contained essential information about the project.
MEETINGS:	<ul style="list-style-type: none"> – Urban Dynamics did advertise and requested that the public register as I&APs for a public meeting. – The meeting date was 17 February 2022. – Information was provided to stakeholders.
PUBLIC COMMENTS PERIOD:	The public comments period was from 8 February to 2 March 2022.
THE CONSTRUCTION PHASE:	
COMMUNICATION PLAN:	<ul style="list-style-type: none"> – At every site meeting, the contractor shall report on the status of the implementation of all provisions of the EMP. – The ECO must list the stakeholders of the project and their contact details with whom ongoing communication would be required for the duration of the contract. Together with the Communication Plan, this list must be agreed upon and given to the ER before construction commences. – Once agreed upon by the developer, the Communication Plan shall be binding. – All communication with the stakeholders must take place through the ECO. – A copy of the EMP must be available at the site office and should be accessible to all stakeholders. – The contractor should liaise with the developer regarding all community consultation and negotiation issues before construction commences. – A procedure should be implemented to ensure that concerns raised have been followed-up and addressed. – All people on the stakeholder's list should be informed about the availability of the complaints register in writing by the ER before the commencement of construction activities.

15 PLAN COMPONENT 9: SOCIO-ECONOMIC AND MISCELLANEOUS

No heritage or archaeological sites were found in the area. However, the EMP's standard procedures for heritage or archaeological sites are still included in this plan. No formal survey for archaeological remains was conducted during the field studies of the site, therefore, the possibility of it containing some or the other form of remnants cannot be ruled out, especially when excavations are done.

Heritage or Archaeological Sites

In the case where a heritage or archaeological site is uncovered or discovered during the construction phase of the development, a 'chance find' procedure should be applied as follows:

- If operating machinery or equipment to stop work immediately;
- Demarcate the site with danger tape;
- Determine GPS position if possible;
- Report findings to foreman;
- Cease any works in the immediate vicinity;
- Visit the site and determine whether the work can proceed without damage to the findings;
- Determine and demarcate exclusion boundary;
- Inspect site and confirm the exact location.
- Advise the National Heritage Council (NHC) and request written permission to remove findings from the work area; and
- Recovery, packaging and labelling of findings for transfer to National Museum.

Should human remains be found, the following actions will be required:

- Apply the 'chance find' procedure as formerly described;
- Schedule a field inspection with an archaeologist to confirm that the remains are human;
- Advise and liaise with the NHC and Police; and
- Remains will be recovered and removed either to the National Museum or the National Forensic Laboratory.

If it is found that the construction site is on a heritage site or an archaeological site, the developer will need to apply for a permit from the National Heritage Council in order to carry out works in a protected place, as indicated in the National Heritage Act 27 of 2004.

APPENDIX A

CONSENT



Republic of Namibia

Ministry of Urban and Rural Development

Enquiries: **Mr. T. Newaya**
Tel: (+264+61) 297-5186
Fax: (+264+61) 297-5305

Government Office Park
Luther Street

Private Bag 13289
Windhoek, Namibia

Our Ref.: 1/1/
Your Ref.:

Mr. Johan Opperman
Managing Director
Urban Dynamics Town and Regional Planners
P.O.Box 20837
WINDHOEK

Dear Mr. Opperman,

SUBJECT: REQUEST FOR COMMENTS FOR PROPOSED TOWNSHIPS ON PORTION 58 OF THE FARM STAMPRIET NO. 132 (TO BE KNOWN AS SOETDORINGLAAGTE EXTENSION 1), PROPOSED TOWNSHIP ESTABLISHMENT AT OSHAKATI (TO BE KNOWN AS ONAWA PROPER) AND PROPOSED TOWNSHIP ESTABLISHMENT ON PORTION 1 OF THE REMAINDER OF SANGWALI TOWNLANDS NO. 1592, ZAMBEZI REGION

We refer to the above-captioned subject matter.

This communication serves to inform you that the Ministry of Urban and Rural Development as a listed organ of the State in terms of Section 24(1) of the Environmental Management Act, 2007 (Act No. 7 of 2017), does not have any objection against the establishment of the proposed townships.

You may therefore proceed with your application to the Environmental Commissioner.

Yours Sincerely,

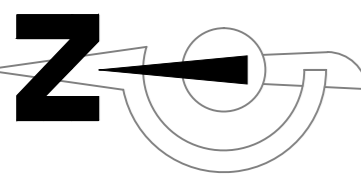

NGHIDINUA DANIEL
EXECUTIVE DIRECTOR



Cc: Mr. Timoteus Mufeti – Environmental Commissioner

APPENDIX B

LOCALITY PLAN



LOCALITY PLAN OF
PORTION 58 OF STAMPRIET
NO.132

LEGEND

- Project site
- Registered erven
- Unregistered erven

PTN 54

ELNATAN PRIVATE
SCHOOL

STAMPRIET

STAMPRIET EXT. 1

REMAINDER OF PORTION 37

SOETBOERINGLAGTE

PORTION 43

PORTION 41

PORTION 58

PORTION F OF STAMPRIET TOWNLANDS No.132

PREPARED BY:
45 NELSON MANDELA AVE.
KLEIN WINDHOEK, NAMIBIA



P O BOX 20837
WINDHOEK
Namibia
Telephone +264-61-240300
Telefax +264-61-240309
E-mail uda@udanam.com
Web www.udanam.com

The copyright of this drawing is reserved

DESIGN	URBAN DYNAMICS	DATE	January 2022
DRAWN	URBAN DYNAMICS	DATE	January 2022
REVISION		DATE	

JET: PROJECT NUMBER/ DRAWING NAME
Z:\Udp_all\Udp_current\projects\1242_1\6 Stampriet Township Establishment\Drawings
SCALE 1 : 6000 DRAWING NAME Locality plan_Stampriet

APPENDIX C

PUBLIC CONSULTATION PROCESS

APPENDIX C.1

NOTES AND ADVERTISEMENTS

CLASSIFIEDS

Tel: (061) 2080844 Fax: (061) 220584 Email: Classifieds@nepc.com.na

Services

General

CLASSIFIEDS

Rates and Deadlines

- To avoid disappointment of an advertisement not appearing on the date you wish, please book timeously
- Classifieds smalls and notices: 12:00, two working days prior to placing
- Cancellations and alterations: 16:00, two days before date of publication in writing only

Notices (VAT Inclusive)

- Legal Notice N\$460.00
- Lost Land Title N\$402.50
- Liquor License N\$402.50
- Name Change N\$402.50
- Birthdays from N\$200.00
- Death Notices from N\$200.00
- Tombstone Unveiling from N\$200.00
- Thank You Messages from N\$200.00

Terms and Conditions Apply.

Property

Offered

House for rent Khomasdal

Near School of Med:

- 5 bed rooms
- 2 bath rooms,
- 2 sitting rooms
- BIC, BIS&AC
- Entertainment Area
- Self contained backyard flat
- Wall, Water excl

+264 813414698
+264814863301
N\$14000

Employment

Wanted

I am looking for domestic work – ironing, washing and cleaning. I have 15 years, experience.

Call me
0813556030.
I can start any time.

I am a young lady at the age of 39. I am looking for domestic work. I can do everything at home.
Contact: Meriam Kazapua 0814004102

I am young lady at the age of 27 looking for a job in kindergarten. I have 3 years' working experience. I have certificate in Early Childhood and Pre-primary with Namcol.

My contact: Ms. Vakatura Kazapua 0816928045, email: vakaturak@gmail.com

Employment

Offered



Erongomed, an equal opportunity employer and leading Namibian Medical and Pharmaceutical company, seeks to expand its Wholesale Pharmaceutical division with a strong, self-motivated, charismatic applicant to fill the position of:

Pharmacist-Procurement (Supply Chain Management), based in Windhoek.

Requirements:

- BPharm degree essential
- Registration with the Pharmacy Council of Namibia (HPCNA)
- Minimum 5 years' solid Procurement and Warehousing Pharmacy experience
- Experience working with medical devices and equipment
- Excellent organizational skills
- Excellent managerial skills
- Ability to work under pressure
- Strong communication skills- written and verbal
- Experience in Regulatory affairs is an advantage

We offer a market-related remuneration package, which includes Pension Fund and Medical Aid.

Preference will be given to Namibian citizens and Permanent Residents. Candidates, who comply with the above-mentioned requirements, are invited to forward their CVs with copies of qualifications, relevant documentation and cover letter (in one PDF document only) to the following address:
hr@erongomed.com

Subject line must include Name and Position desired.

Tel: 061-296 5900
CLOSING DATE:
11 February 2022

Only shortlisted candidates will be contacted.



- call us!

NEW ERA
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Visit us - Cnr Dr W Kultz Strasse & Kerby Street Windhoek.

Send your advertising requests to sales@nepc.com.na

Notices

Legal Notices

MUNICIPALITY OF HENTIES BAY



NOTICE INTENTION TO ALIENATE A PORTION 102 OF HENTIESBAAI TOWNLANDS NO.133 SDUNE IN EXTEND 25 HECTARES TO MESSRS GREYWALL PROPERTIES

By virtue of Council Resolution C08/02/05/2019/ 14th /2019 and in terms of Section 63 (2)(b) of the Local Authorities Act, (Act 23 of 1992) as amended, read in conjunction with Section 30 (1)(t) of the Local Authorities Act 1992 (Act 23 of 1992) as amended, notice is hereby given that the Municipal Council of Hentiesbaai intends to alienate a portion 102 of Hentiesbaai Town and Townlands no.133, (North Dune) measuring in extent of 25 Hectares at a cost of N\$ 25.00 p/m amounting to a total purchase price of N\$ 6 359 425.00 (Six Million three Hundred and Fifty Nine Thousand Four Hundred and Twenty five Namibian dollars only), by way of private treaty to Messrs Greywall Properties for the mixed land use development purposes.

Further take note that the locality and the layout plan of the property lies open for inspection during office hours at the offices of the Municipal Council situated at the corner of Jakkalsputz Road and Nickey Iyambo Avenue.

Any person(s) having objection(s) to the intended alienation of the portion may lodge such objection(s) fully motivated to the undersigned, within fourteen (14) days after the second placement of the advert.

Chief Executive Officer
P O Box 61
Henties Bay

REPUBLIC OF NAMIBIA MINISTRY OF TRADE & INDUSTRY NOTICE OF APPLICATION TO A MAGISTRATE IN TERMS OF THE LIQUOR ACT, 1998

Notice is hereby given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Magistrate of the District of:

1. Name and postal address of applicant:
MR BENNIE DAVIDS, P O BOX 417 OTAVI TO BIANCA VAN DER BERG, P O BOX 212 OTAVI
2. Name of licensed business to which application relates
OK FOODS OTAVI
3. Address/Location of premises to which Application relates:
ERF NO: 408 JOSEPH BUCHHOLZ STREET
4. Nature and details of application:
APPLICATION FOR THE TRANSFER OF A BOTTLE STORE LICENCE FROM OK FOOD OTAVI TO OTAVI SENTRA
5. Where application will be lodged:
CLERK OF MAGISTRATE OTAVI
6. Date on which application will be Lodged:
4 FEBRUARY 2022

Any objection or written submission in terms of section 28 of the Act in relation to the application must be sent or delivered to the Magistrate of the District, to reach the Magistrate not later than 7 days after the date on which the application is lodged.

Notices

Legal Notices



TO WHOM IT MAY CONCERN

Please take note that **Urban Dynamics Africa (PTY) Ltd.** intends to apply to the Stampriet Village Council and the Urban and Regional Planning Board for consent to establish a new township. The township is to be established on Portion 58 of Stampriet No.132. The Township will consist of approximately 280 erven.

Please further take note that -

- (a) the plan lies for inspection at the Stampriet Village Council Property and Land Management office.
- (b) any person having objections to the establishment concerned or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the council and with the applicant within 14 days of the last publication of this notice.

CALL FOR PUBLIC PARTICIPATION FOR ENVIRONMENTAL CLEARANCE

Notice is herewith also given to interested and affected parties that application will be made to the Environmental Commissioner in terms of the Environmental Management Act 2007 (Act 7 of 2007) and the EIA Regulations (GN No. 30 of 6 February 2012) for the following:

- To establish a township on Portion 58 of the Farm Stampriet No. 132 in Stampriet, within the Hardap Region.

A DEVELOPMENT WORKSHOP OF NAMIBIA DEVELOPMENT

PUBLIC MEETING

A public meeting will be held for I&AP's on 17th February 2022 @ 17H30
Venue: Stampriet Community Hall
Proponent: Stampriet Village Council
Project Location: -24.3436° S, 184024° E

INTERESTED AND AFFECTED PARTIES I&AP's are also invited to register to receive a background information document and/or submit their written comments/questions/concerns before **8th March 2022** to

Heidri Nel at email: heidri@udanam.com Fax: 061 240 309, or Phone: 061 240 300.

Solar supply & installation in all 14 Regions by

GENERATION RESOURCES

Financing for solar home system, solar water pumps for farming & solar geysers, available through MME Solar Revolving Fund & FNB West Bank

Contact: 0812446633
Email: timwaen@gmail.com



NOTICE OF INTENTION TO ESTABLISH NEW TOWNSHIPS AND LAYOUT APPROVAL ON PORTIONS B AND C OF THE REMAINDER OF FARM ELISENHEIM NO. 68

Take note that **Urban Dynamics Africa (PTY) Ltd.** intends to apply to the Windhoek Municipal Council and the Urban and Regional Planning Board on behalf of African Precast Concrete Industries (Pty) Ltd (APCI) as the registered owner of the Farm Rem/Elisenheim 68 for the following:

1. Subdivision of the Remainder of Farm Elisenheim No. 68 into Portion A, B and C and Remainder;
2. Township establishment and layout approval on Portion C of the Farm Elisenheim No. 68 (comprising of 231 new erven) to be known as Tetelestai Proper; and
3. Township establishment and layout approval on Portion B of the Farm Elisenheim No. 68 (comprising of 243 new erven) to be known as Tetelestai Extension 1.

The remainder of the Farm Elisenheim No.68 is vacant land located to the east of the B1 Brakwater interchange and is some 206.6 hectares in extent.

Further, take note that: -

- a) the plan lies for inspection at the City of Windhoek's Customer Care Centre and Urban Dynamics, 43 Nelson Mandela Avenue, Klein Windhoek.
- b) any person having objections to the township establishment or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the Windhoek Municipal Council and with the applicant within 14 days of the last publication of this notice. **(The final date for objections is 1 March 2022)**

Applicant:
Urban Dynamics Africa (PTY) Ltd.
P O Box 20837, Windhoek
Tel: 061 240300
Fax: 061 240309
Email: heidri@udanam.com
The Chief Executive Officer Oshakati Town Council, 906 Sam Nujoma Road P O Box 5530, Windhoek

Notices

Legal Notices



NOTICE OF INTENTION TO ESTABLISH A NEW TOWNSHIP AND LAYOUT APPROVAL ON THE PROPOSED PORTION A OF THE REMAINDER OF FARM OSHAKATI TOWN AND TOWNLANDS NO. 880

Take note that **Urban Dynamics Africa (PTY) Ltd.** intends to apply to the Oshakati Town Council and the Urban and Regional Planning Board on behalf of the Oshakati Town Council as the registered owner of the Remainder of Farm Oshakati Town and Townlands No. 880 for the following:

- Township establishment and layout approval on the proposed Portion A of the Remainder of Farm Oshakati Town and Townlands No. 880, along the Okatana Road leading to Ongwediva to the east and Okatana to the west. The site is zoned "Undetermined" and measures approximately 33.7 ha in extent.

The proposed township (Onawa Proper) is located on the proposed Portion A of the Remainder of the Farm Oshakati Town and Townlands No. 880, along the Okatana Road leading to Ongwediva to the east and Okatana to the west. The site is zoned "Undetermined" and measures approximately 33.7 ha in extent.

Further, take note that: -

- a) the plan lies for inspection at the offices of the Oshakati Town Council (Town Planning Office) and Urban Dynamics office at No. 43 Nelson Mandela Avenue, Klein Windhoek, during normal office hours.
- b) any person having objections to the township establishment or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the Oshakati Town Council and with the applicant within 14 days of the last publication of this notice. **(The final date for objections is 1 March 2022)**

Applicant:
Urban Dynamics Africa (PTY) Ltd.
P O Box 20837, Windhoek
Tel: 061 240300
Fax: 061 240309
Email: Allison@udanam.com

CALL FOR PUBLIC PARTICIPATION

Notice is herewith given to interested and affected parties that application will be made to the Environmental Commissioner in terms of the Environmental Management Act 2007 (Act 7 of 2007) and the EIA Regulations (GN No. 30, February 2012) for

- Township establishment and layout approval on the proposed Portion A of the Remainder of Farm Oshakati Town and Townlands No. 880 to be known as Onawa, Proper.

INTERESTED AND AFFECTED PARTIES

A public meeting will be held for I&AP's on the 28th of February @ 10:00 am
Venue: Onawa
Proponent: Oshakati Town Council

INTERESTED AND AFFECTED PARTIES

I&AP's are also invited to register to receive a background information document and/or submit their written comments/questions/concerns before the 9 March 2022 to Heidri Nel at email: heidri@udanam.com Fax: 061 240 309, or Phone: 061 240 300.

Notices

Legal Notices

PUBLIC NOTICE

Please take note that Kamau Town Planning and Development Specialist has been appointed by the owner of Erf 2920 Sauer Street, Windhoek to apply to the City of Windhoek for the:

REZONING OF ERF 2920 SAUER STREET WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "OFFICE" WITH A BULK OF 1.0

CONSENT TO COMMENCE WITH THE MEDICAL CENTER WHILE THE REZONING IS IN PROGRESS

as according to the Windhoek Town Planning Scheme.

Erf 2920 is located within one of Windhoek's medical corridors, Windhoek North, it measures approximately 1201m². It is currently zoned "Residential" with a density of 1:900m² as per Windhoek Town Planning Scheme.

Proposed Zoning: Office with bulk of 1.0
Proposed Land Use Activity: Medical Center

Please further take note that -

(a) For more enquiries regarding the consent application, visit the Department of Town Planning at the City of Windhoek;

(b) any person having objections to the rezoning concerned or who wants to comment, may in writing lodge such objections and comments, together with the grounds, with the Chief Executive Officer of the City of Windhoek, and with the applicant within 14 days of the last publication of this notice, i.e. no later than **1st of March 2022.**

No. 04 Wagner street Windhoek west
Cell: +264 81 3290584
P.O. Box 22296 | Windhoek
Tel: +264 61251975 |
Fax: +264 61 304219 |
fenni@kamau-tpds.com
www.kamau-architects.com



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DEADLINE: 12H00 - 2 WORKING DAYS PRIOR TO PLACEMENT



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	Announcements
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6030	Condolences
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Travel & Tourism	
7800	Travel & Tourism
<p>Rates and Deadlines</p> <p>DEADLINES: 2022</p> <ul style="list-style-type: none"> To avoid disappointment of an advertisement not appearing on the date you wish, please book timeously. Classifieds and notices: 12h00, two working days prior to placement. Cancellations and alterations: 18h00, two days before date of publication in writing only. <p>RATES</p> <p>Visit www.namibian.com.na</p> <p>Please note: ID card / Passport required for advertisement placement</p>	

1410 Business & Finance

• Opportunities •

Do you urgently need cash? Park your car and get up to 45% of its value! Cash in your account in 30 min! No payslip, no bank statement, just the car! Auto cash 061400676 It's that simple!
CLAO210009437

2610 Education & Training

• Education & Training •

MAGMA TRAINING CENTRE
Computer Training
- Introduction
- Ms Word
- Ms Excel
- Ms Powerpoint
- Ms Publisher
- Internet & emails
Registration in progress, Okuryangava Lyetaa.
Call: 0812807899 Tel: 061223058
CLAO22000063

2710 Employment

• Wanted •

Trustworthy and honest man looking for a Contract or Taxi to drive in Windhoek. G.P available ready for Blue Paper. 0817315568
CLAO22000164

2720 Employment

• Offered •

2 sisters looking for a job around Windhoek at a daycare, restaurants and guesthouses and hotels even housekeeping. Please contact us 0814276983 / 0813922397
CLAO22000167

2720 Employment

• Offered •

SHALOM PARK PROPERTIES NO 74 CC

Position: Office Assistant
Requirements:
1. At least 5 years of working experience in Chinese construction companies
2. Familiar with office softwares including Word, Excel and PPT.
3. Fluent speaking, writing, listening and reading of Chinese.
4. Familiar with invoices and receipts sorting out and categorising as well as documents filing.
Send CV to jafetsofia1991@gmail.com
CLAO22000175

STUCK & DON'T KNOW WHAT TO DO?

- To start immediately
- 4day training class
- Fun, Warm working environment
- Excellent listening & communication skills
- Starting salary N\$ 9500pm

Call : 081 643 5871 For an Interview.
CLAO22000188

Shisha Shine Carwash
Job opportunity:
Carwash Manager.
Requirements: Experience in customer service in management position - min 5 years; Driver's license - min 3 years; Team leader (team of 20) - will be held fully accountable. Must be ready to work extended hours and weekends.
Forward your resume to: carwash@whkauto.com / or WhatsApp: 081 611 1139.
CLAO22000175

3630 Goods

• For Sale •

SHOPPINGHUB NAMIBIA Sale!!!
Samsung A51 from N\$295-00pm
HP 15.6 inch Laptop from N\$280-00 pm
Samsung J7 Samsung Smart Tv from N\$340-00 pm
And many other products.
It is easier to buy for people employed by the Government, Parastatals, Municipalities and many other major Companies.
No Deposit needed.
We deliver across Namibia.
Call 0814735724 or 061260182
Find us on facebook
CLAO22000085

4110 Housing & Property

• Wanted •

Twahafa Real Estate.
We are looking for Properties To Buy/Sell in KARUTURA. Price N\$400 000 to N\$ 1.3mil cost incl. 0816534437/ info@twahafagroup.com
CLAO210009397

Urgently looking for a house to buy in Windhoek, If selling or know someone selling kindly call/sms 0818349241.
CLAO22000177

4210 Housing & Property

• For Rent •

Otjomuise, Willoreid,
2 Bedroom apartment up for rent - N\$ 5500 pm & deposit. Water incl, pre-paid electricity. Contact person - Jacques Theron - 081 124 7774
CLAO22000014

4210 Housing & Property

• For Rent •

Ladies accommodation second house from MUST provides beds, stove, microwave oven, fridges, freezer, Wi-Fi, cleaning materials, water, electricity, G45. 0812354154
CLAO22000094

Okuryangava: Outside room to rent for N\$1800 and
Damara Location: Single house N\$2600, water and electricity included. Call: 0812605630
CLAO22000138

4210 Housing & Property

• For Rent •

House: Khomasdal Near School of med 5 beds, 2 bath, 2 sitting rooms BIC, BIS&AC Entertainment Area Self contained backyard flat Wall, Water Excl N\$14000 +264813414698/ +264814863301
CLAO22000172

4310 Housing & Property

• For Sale •

- Cimbebasia:** 3 bedroom house, 2 bathrooms, double garage, open plan living area N\$1.9 million.
- Windhoek West:** 3 bedroom apartment at Schoemans Heights \$1 050 000.
- Olympia:** 3 bedroom house, 2 bathrooms, outside flat, double garage, 1000sqm N\$3.2 million.
- Windhoek West:** properties for sale, potential investment properties with big yards ranging N\$2.2 million to N\$3.5 million.
- Rocky Crest:** 4 bedroom free standing house, 3 bathrooms, outside 1 bedroom flat N\$1.8 million.
- Kleine Kuppe:** 4 bedroom house with 2 bedroom flat, 3 bathrooms and double garage N\$3.6 million.
Contact JULES 0813179667
CLAO210009300

5610 Notices

• Legal •

IN THE HIGH COURT OF NAMIBIA CASE No. HC-MD-CIV-ACT-CON-2017/00080 In the matter between: - STANDARD BANK NAMIBIA LIMITED PLAINTIFF and PAX PANGULA KACHILULWA FIRST DEFENDANT CATHLEEN DORIS KACHILULWA SECOND DEFENDANT NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY Pursuant to Judgment of the above Honourable Court granted on 10TH OF AUGUST 2018, the following immovable property will be sold without reserve and voetstoets by the Deputy Sheriff of the District of WINDHOEK on the 21ST OF FEBRUARY 2022 at 12H00 at noon at SECTION NO 16, WEST SIDE VALLEY (EXTENSION NO 1), WINDHOEK, REPUBLIC OF NAMIBIA CERTAIN:SECTION NO 16, BACH STREET, WEST SIDE VALLEY (REMAINING EXTENT OF CONSOLIDATED ERF NO 1944) SITUATE:In the Municipality of WINDHOEK REGISTRATION DIVISION "K" KHOMAS REGION MEASURING: 62 (SIX TWO) square metres **CONSISTING OF:** Open Plan Kitchen / Lounge, 2 Bedrooms, Bathroom The "Conditions of Sale-in-Execution" will lie for inspection at the office of the Deputy Sheriff at WINDHOEK and at the Head Office of Plaintiff's Attorneys, Fisher, Quarmby & Pfeifer, at the under mentioned address. Dated at WINDHOEK this 16TH day of NOVEMBER 2021 FISHER, QUARMBY & PFEIFER LEGAL PRACTITIONER FOR PLAINTIFF Cnr Robert Mugabe Avenue & Thorer Street Entrance in Burg Street WINDHOEK FPC/ldt/236697
clao220000006

CASE NO: HC-MD-CIV-ACT-CON-2020/03765 IN THE HIGH COURT OF NAMIBIA MAIN DIVISION - WINDHOEK In the matter between: BANK WINDHOEK LIMITED Plaintiff and LABAN ALFEUS KASHAMAKO Defendant NOTICE

5610 Notices

• Legal •

URBAN DYNAMICS
town and regional planners

NOTICE OF INTENTION TO ESTABLISH A NEW TOWNSHIP AND LAYOUT APPROVAL OF THE PROPOSED PORTION A OF THE REMAINDER OF FARM OSHAKATI TOWN AND TOWNLANDS NO. 880

Take note that Urban Dynamics Africa (PTY) Ltd. intends to apply to the Oshakati Town Council and the Urban and Regional Planning Board on behalf of the Oshakati Town Council as the registered owner of the Remainder of Farm Oshakati Town and Townlands No. 880 for the following:
Township establishment and layout approval on the proposed Portion A of the Remainder of Farm Oshakati Town and Townlands No. 880 to be known as Onawa, Proper.
The proposed township (Onawa Proper) is located on the proposed Portion A of the Remainder of the Farm Oshakati Town and Townlands No. 880, along the Okatana Road leading to Ongwediva to the east and Okatana to the west. The site is zoned "Undetermined" and measures approximately 33.7 ha in extent.
Further, take note that -
a) the plan lies for inspection at the offices of the Oshakati Town Council (Town Planning Office) and Urban Dynamics office at No. 43 Nelson Mandela Avenue, Klein Windhoek, during normal office hours.
b) any person having objections to the township establishment or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the Oshakati Town Council and with the applicant within 14 days of the last publication of this notice. (The final date for objections is 1 March 2022)
Applicant: Urban Dynamics Africa (PTY) Ltd. P O Box 20837, Windhoek
Tel: 061 240300
Fax: 061 240309
Email: silicon@udanam.com

CALL FOR PUBLIC PARTICIPATION
Notice is herewith given to interested and affected parties that application will be made to the Environmental Commissioner in terms of the Environmental Management Act 2007 (Act 7 of 2007) and the EIA Regulations (GN No. 30, February 2012) for Township establishment and layout approval on the proposed Portion A of the Remainder of Farm Oshakati Town and Townlands No. 880 to be known as Onawa, Proper.
INTERESTED AND AFFECTED PARTIES
A public meeting will be held for I&AP's on the 28th of February @ 10:00 am
Venue: Onawa
Proponent: Oshakati Town Council
INTERESTED AND AFFECTED PARTIES
I&AP's are also invited to register to receive a background information document and/or submit their written comments/questions/ concerns before the 9 March 2022 to Heidi Nel at email: heidri@udanam.com
Tel: 061 240 309, or Phone: 061 240 300.
CLAO22000169

5610 Notices

• Legal •

OF SALE IN EXECUTION In execution of a Judgement of the above Honourable Court in the above action, a sale without reserve will be held by the Deputy Sheriff, Swakopmund, at Erf No. 51 Mondesa, Extension No. 08, Swakopmund on 24 February 2022, at 11h00, of the undermentioned property: CERTAIN: Erf No. 51, Mondesa, Extension No. 08 SITUATE: In the municipality of Swakopmund (Registration division "G") Erongo Region MEASURING: 262 (Two Six Two) Square metres HELD:under Deed of Transfer T6425/2006 IMPROVEMENTS: x6 Outside Rooms, x1 Outside Bathroom with toilet and shower, Main Building - x1 Kitchen with built-in cupboards, x1 Living Room, x2 Bedrooms, with shower and toilet, AUCTIONEER'S NOTE: **REFUNDABLE REGISTRATION FEE OF N\$5 000.00** TERMS 10% of the purchase price and the auctioneers' commission must be paid

5610 Notices

• Legal •

URBAN DYNAMICS
town and regional planners

NOTICE OF INTENTION TO ESTABLISH NEW TOWNSHIPS AND LAYOUT APPROVAL ON PORTIONS B AND C OF THE REMAINDER OF FARM ELISENHEIM NO. 68

Take note that Urban Dynamics Africa (PTY) Ltd. intends to apply to the Windhoek Municipal Council and the Urban and Regional Planning Board on behalf of African Precast Concrete Industries (Pty) Ltd (APCI) as the registered owner of the Farm Rem/Elisenheim 68 for the following:
1. Subdivision of the Remainder of Farm Elisenheim No. 68 into Portion A, B and C and Remainder;
2. Township establishment and layout approval on Portion C of the Farm Elisenheim No. 68 (comprising of 231 new erven) to be known as Telestei Proper; and
3. Township establishment and layout approval on Portion B of the Farm Elisenheim No. 68 (comprising of 243 new erven) to be known as Telestei Extension 1.
The remainder of the Farm Elisenheim No.68 is vacant land located to the east of the B1 Brakwater interchange and is some 206.6 hectares in extent.
Further, take note that -
a) the plan lies for inspection at the City of Windhoek's Customer Care Centre and Urban Dynamics, 43 Nelson Mandela Avenue, Klein Windhoek.
b) any person having objections to the township establishment or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the Windhoek Municipal Council and with the applicant within 14 days of the last publication of this notice. (The final date for objections is 1 March 2022)
Applicant: Urban Dynamics Africa (PTY) Ltd. P O Box 20837, Windhoek
Tel: 061 240300
Fax: 061 240309
Email: heidri@udanam.com
The Chief Executive Officer Oshakati Town Council, 906 Sam Nujoma Road P O Box 5530, Windhoek
CLAO22000188

5610 Notices

• Legal •

on the date of the sale. The further terms and conditions of the sale will be read prior to the auction and lie for inspection at the office of the Deputy Sheriff, Windhoek and at the offices of the execution creditor's attorneys.
DATED at WINDHOEK this 20th day of December 2021. DR WEDER KAUTA & HOVEKA INC Legal Practitioner for Plaintiff WHK House Jan Jonker Road WINDHOEK Ref: MAT56237
CLAO210008996

MUNICIPALITY OF HENTIESBAI NOTICE
INTENTION TO ALIENATE A PORTION 102 OF HENTIESBAI TOWNLANDS NO.133 SDUNE IN EXTEND 25 HECTARES TO MESSRS GREYWALL PROPERTIES
By virtue of Council Resolution C08/02/05/2019/ /4th /2019 and in terms of Section 63 (2)(b) of the Local Authorities Act, (Act 23 of 1992) as amended, read in conjunction with Section 30 (1)(t) of the Local Authorities Act 1992 (Act 23 of 1992) as

5610 Notices

• Legal •

URBAN DYNAMICS
town and regional planners

TO WHOM IT MAY CONCERN
Please take note that Urban Dynamics Africa (PTY) Ltd. intends to apply to the Stampriet Village Council and the Urban and Regional Planning Board for consent to establish a new township. The township is to be established on Portion 58 of Farm Stampriet No.132 (south of Soetdoringlaagte Proper). The Township will consist of approximately 280 erven.
Please further take note that -
(a) the plan lies for inspection at the Stampriet Village Council Property and Land Management office.
(b) any person having objections to the establishment concerned or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the council and with the applicant within 14 days of the last publication of this notice.
CALL FOR PUBLIC PARTICIPATION FOR ENVIRONMENTAL CLEARANCE
Notice is herewith also given to interested and affected parties that application will be made to the Environmental Commissioner in terms of the Environmental Management Act 2007 (Act 7 of 2007) and the EIA Regulations (GN No. 30 of 6 February 2012 for the following:
• To establish a township on Portion 58 of the Farm Stampriet No. 132 in Stampriet, within the Hardap Region.
A DEVELOPMENT WORKSHOP OF NAMIBIA DEVELOPMENT PUBLIC MEETING
A public meeting will be held for I&AP's on 17th February 2022 @ 17H30
Venue: Stampriet Community Hall
Proponent: Stampriet Village Council
Project Location: -24.3436° S, 184024° E
INTERESTED AND AFFECTED PARTIES
I&AP's are also invited to register to receive a background information document and/or submit their written comments/questions/ concerns before 8th March 2022 to Heidi Nel at email: heidri@udanam.com
com Fax: 061 240 309, or Phone: 061 240 300 or "Stampriet Village Council with Mr Moses Haindongo P O Box 5530 (4+264 63 260 038)
CLAO220000170

5610 Notices

• Legal •

amended, notice is hereby given that the Municipal Council of Hentiesbaai intends to alienate a portion 102 of Hentiesbaai Town and Townlands no.133, (North Dune) measuring in extent of 25 Hectares at a cost of N\$ 25.00 p/m² amounting to a total purchase price of N\$ 6 359 425.00 (Six Million three Hundred and Fifty Nine Thousand Four Hundred and Twenty five Namibian dollars only), by way of private treaty to Messrs Greywall Properties for the mixed land use development purposes. Further take note that the locality and the layout plan of the property lies open for inspection during office hours at the offices of the Municipal Council situated at the corner of Jakkasputz Road and Nickey Iyambo Avenue. Any person(s) having objection(s) to the intended alienation of the portion may lodge such objection(s) fully motivated to the undersigned, within fourteen (14) days after the second placement of the advert. Chief Executive Officer P O Box 61 Henties Bay
CLAO220000176

Classifieds



Tel: +264-61-279 632 / 279 646 • Fax: +264-61-22 9206 • email: classifieds@namibian.com.na

DEADLINE: 12H00 - 2 WORKING DAYS PRIOR TO PLACEMENT

INDEX	
Personal	
1210	Anniversaries
1220	Weddings
1230	Announcements
1240	Birthday Wishes
1250	Reunions
1260	Graduations
1270	Special Messages
1280	Thank You Messages
1290	Valentine's Messages
Business & Finance	
1410	Opportunities
1420	Business for Sale
1430	Taxi Licences
Services	
7420	House & Garden
1810	General
7440	Communications & Security
7450	Lost & Missing
7460	Transport Wanted & Offered
Education & Training	
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3700	Auctions
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3910	Health & Beauty
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Housing & Property	
4110	Wanted
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5610	Legal
5620	Public
5630	Tenders
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6000	In Memoriam
6010	Tombstone Unveiling
6020	Death & Funeral Notices
6030	Condolences
1270	Thank you messages
Travel & Tourism	
7800	Travel & Tourism

Rates and Deadlines

DEADLINES: 2022

- To avoid disappointment of an advertisement not appearing on the date you wish, please book timeously.
- Classifieds and notices: 12H00, two working days prior to placement.
- Cancellations and alterations: 18H00, two days before date of publication in writing only.

RATES:

Visit www.namibian.com.na

Please note: ID card / Passport required for advertisement placement.

1410 Business & Finance

• Opportunities •

Do you urgently need cash? Park your car and get up to 45% of its value! Cash in your account in 30 min! No payslip, no bank statement, just the car! Auto cash 061400676 It's that simple!

CLAO210009437

2610 Education & Training

• Education & Training •

REGISTRATIONS FOR 2022. New NSSCO Grade 1, Cambridge Grade 11 & 12, Cambridge AS/A levels. Morning, part-time and distance classes. Amethyst Smart Brains Academy, Registered Tuition & Examination Centre with MoE. 7325 Rhino street, opposite Rhino Park Veterinary Clinic. 061233721 / 0815831999 asbaapplications@gmail.com

CLAO220000307

Private Tuition.

I give private tuition to students at their homes. Grade 8-12. Subjects: Chemistry, Physical Science, Mathematics & Biology. Contact Auntie Priscilla 0812228725

CLAO220000335

2710 Employment

• Wanted •

Taxi driver looking for taxi to drive in Windhoek, have all documents required, I know Windhoek very well. Call: 0812156201

CLAO220000303

2720 Employment

• Offered •

ACADEMIA STUDENT ACCOMMODATION: Boys, fully furnished, walking distance from UNAM, DSTV, Wi-Fi, water and electricity included N\$2 800. Call: 081 128 8924

CLAO220000284

RENT SHOPS: Car spares, tailoring work, boutique, Salon, Licensed bar, butchery, Cash loan. Sports betting and winning, N\$2500-N\$6000. 0813146805 No SMSI Open for viewing

CLAO220000316

4110 Housing & Property

• Wanted •

Urgently looking for a house to buy in Windhoek, If selling or know someone selling kindly call/sms 0818349241.

CLAO220000177

Urgently looking for houses in Windhoek to buy for approved and cash clients between N\$ 200 000 - N\$3 Million. 0812830289. Aina Sheya Properties

CLAO220000217

A Retail Business Looking For Business Premises To Rent In Windhoek City Center, Independence Avenue Contact 0816329990 / 0816329999

CLAO220000321

4210 Housing & Property

• For Rent •

Windhoek-West: Very spacious 1x bedroom flat available 1/3/2022. Single N\$5500 Couple N\$6000. 0812208645

Hochlandpark: Smart 1x outside room N\$2600. Available 1/3/2022. 0813447960

CLAO220000201

4310 Housing & Property

• For Sale •

1. Cimbebasia: 3 bedroom house, 2 bathrooms, double garage, open plan living area N\$1.9 million.

2. Windhoek West: 3 bedroom apartment at Schoemans Heights N\$1 050 000.

3. Olympia: 3 bedroom house, 2 bathrooms, outside flat, double garage, 1000sqm N\$3.2 million.

4. Windhoek West: properties for sale, potential investment properties with big yards ranging N\$2.2 million to N\$3.5 million.

5. Rocky Crest: 4 bedroom free standing house, 3 bathrooms, outside 1 bedroom flat N\$1.8 million.

6. Kleine Kuppe: 4 bedroom house with 2 bedroom flat, 3 bathrooms and double garage N\$3.6 million.

Contact JULES 0813179667

CLAO210009300

Twahafa Real Estate.

We are looking for Properties To Buy/Sell in KARUTURA. Price N\$400 000 to N\$ 1.3mil cost incl. 0816534437/ info@twahafagroup.com

CLAO210009397

Residential plots for sale in OKAHANDJA - Prime area "BIG SALE" Only 3 plots available, size: 540 squares + Price: N\$239,000 Cash clients only.

Contact Albertus @ 0817222335

CLAO220000305

INVITATION TO SERVE ON THE FINANCE, AUDIT & RISK COMMITTEE

The Game Products Trust Fund (GPTF) Board is inviting applications from qualified Namibian nationals with recent and relevant financial audit experience, with relevant educational qualifications in finance, audit and risk management to serve on the "Finance, Audit and Risk Committee" of the GPTF. This is a Board Sub-Committee that will be offering advice and recommendations on financial and asset management, risk and compliance management and internal and external audit to the GPTF Board

FULL TERMS OF REFERENCE CAN BE REQUESTED BY EMAIL fkamenye@eif.org.na

Interested individuals can submit their application letter, CV and any supporting documents in a sealed envelope addressed to the:

GPTF Fund Manager
Game Products Trust Fund
PO Box 28157, Auas Valley
8933 Heinitsburg Heights,
c/o Heinitsburg & Dr. Theo Ben Gurirab street
Klein Windhoek

CLAO220000341

3210 Hospitality

• Hospitality •

HOCHLAND GUESTHOUSE: Very clean & spacious rooms; Air-conditioned; Swimming pool; DSTV; Wi-Fi; en-suite bathrooms; Secure parking. Quiet environment. 0811288100 / 0818381253

CLAO220000279

4910 Leisure & Entertainment

• Leisure & Entertainment •

ENJOY A LIMITLESS SUMMER WITH SPECTRA

SIGN UP TODAY NOW N\$359

To sign up visit www.mtc.com.na or contact us on our Toll Free number 90 111

CLAO220000196

5360 Motoring

• Vehicles for Sale •

Honda sedan for sale, new rims and tyres. Price N\$65,000 negotiable. Call: 0812850001

CLAO220000296

5610 Notices

• Legal •

Rule 7(1) COMBINED SUMMONS IN THE HIGH COURT OF NAMIBIA (Northern Local Division) Case Number : HC-NLD-CIV-ACT-MAT-2021/00200 In the matter between: SHEHBAZ MOHAMMAD PLAINTIFF and ANNA TUYOLENI INANE DEFENDANT To the deputy-sheriff: INFORM ANNA TUYOLENI INANE , Female, with Physical Address ERF 209, OTJOMUISE 2, VEINNA STREET, WINDHOEK, KHOMAS, Namibia, 2000, hereafter called the defendant(s), that SHEHBAZ MOHAMMAD, Male, with Physical Address ERF 1067, OSHIKUKU, OMUSATI, Namibia, 2000, hereby institutes action against him or her in which the relief and on the grounds set out in the particulars annexed hereto. INFORM the defendant further that if he or she disputes the claim and wishes to defend the action he or she must -1 Within 10 days

CLAO220000310

2720 Employment

• Offered •

ARE YOU UNEMPLOYED? Want to turn over a new page to the corporate world? National Company Has openings for: Dynamic Men & Women.

- No experience needed.
- Corporate training provided.
- Promotion within six months.
- Own car an advantage.
- Entry level N\$ 8,500.

Contact 081 643 5871

CLAO220000345

4310 Housing & Property

• For Sale •

1. Cimbebasia: 3 bedroom house, 2 bathrooms, double garage, open plan living area N\$1.9 million.

2. Windhoek West: 3 bedroom apartment at Schoemans Heights N\$1 050 000.

3. Olympia: 3 bedroom house, 2 bathrooms, outside flat, double garage, 1000sqm N\$3.2 million.

4. Windhoek West: properties for sale, potential investment properties with big yards ranging N\$2.2 million to N\$3.5 million.

5. Rocky Crest: 4 bedroom free standing house, 3 bathrooms, outside 1 bedroom flat N\$1.8 million.

6. Kleine Kuppe: 4 bedroom house with 2 bedroom flat, 3 bathrooms and double garage N\$3.6 million.

Contact JULES 0813179667

CLAO210009300

4310 Housing & Property

• For Sale •

Twahafa Real Estate.

We are looking for Properties To Buy/Sell in KARUTURA. Price N\$400 000 to N\$ 1.3mil cost incl. 0816534437/ info@twahafagroup.com

CLAO210009397

4910 Leisure & Entertainment

• Leisure & Entertainment •

ENJOY A LIMITLESS SUMMER WITH SPECTRA

SIGN UP TODAY NOW N\$359

To sign up visit www.mtc.com.na or contact us on our Toll Free number 90 111

CLAO220000196

5360 Motoring

• Vehicles for Sale •

Honda sedan for sale, new rims and tyres. Price N\$65,000 negotiable. Call: 0812850001

CLAO220000296

5610 Notices

• Legal •

Rule 7(1) COMBINED SUMMONS IN THE HIGH COURT OF NAMIBIA (Northern Local Division) Case Number : HC-NLD-CIV-ACT-MAT-2021/00200 In the matter between: SHEHBAZ MOHAMMAD PLAINTIFF and ANNA TUYOLENI INANE DEFENDANT To the deputy-sheriff: INFORM ANNA TUYOLENI INANE , Female, with Physical Address ERF 209, OTJOMUISE 2, VEINNA STREET, WINDHOEK, KHOMAS, Namibia, 2000, hereafter called the defendant(s), that SHEHBAZ MOHAMMAD, Male, with Physical Address ERF 1067, OSHIKUKU, OMUSATI, Namibia, 2000, hereby institutes action against him or her in which the relief and on the grounds set out in the particulars annexed hereto. INFORM the defendant further that if he or she disputes the claim and wishes to defend the action he or she must -1 Within 10 days

CLAO220000310

5610 Notices

• Legal •

Rule 7(1) COMBINED SUMMONS IN THE HIGH COURT OF NAMIBIA (Northern Local Division) Case Number : HC-NLD-CIV-ACT-MAT-2021/00200 In the matter between: SHEHBAZ MOHAMMAD PLAINTIFF and ANNA TUYOLENI INANE DEFENDANT To the deputy-sheriff: INFORM ANNA TUYOLENI INANE , Female, with Physical Address ERF 209, OTJOMUISE 2, VEINNA STREET, WINDHOEK, KHOMAS, Namibia, 2000, hereafter called the defendant(s), that SHEHBAZ MOHAMMAD, Male, with Physical Address ERF 1067, OSHIKUKU, OMUSATI, Namibia, 2000, hereby institutes action against him or her in which the relief and on the grounds set out in the particulars annexed hereto. INFORM the defendant further that if he or she disputes the claim and wishes to defend the action he or she must -1 Within 10 days

CLAO220000310

5610 Notices

• Legal •

URBAN DYNAMICS

Urban and Regional Planning

TO WHOM IT MAY CONCERN

Please take note that Urban Dynamics Africa (PTY) Ltd. intends to apply to the Stampriet Village Council and the Urban and Regional Planning Board for consent to establish a new township. The township is to be established on Portion 58 of Farm Stampriet No.132 (south of Soetdoringlaagte Proper). The Township will consist of approximately 280 erven.

Please further take note that -

(a) the plan lies for inspection at the Stampriet Village Council Property and Land Management office.

(b) any person having objections to the establishment concerned or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the council and with the applicant within 14 days of the last publication of this notice.

CALL FOR PUBLIC PARTICIPATION FOR ENVIRONMENTAL CLEARANCE

Notice is herewith also given to interested and affected parties that application will be made to the Environmental Commissioner in terms of the Environmental Management Act 2007 (Act 7 of 2007) and the EIA Regulations (GN No. 30 of 6 February 2012 for the following:

- To establish a township on Portion 58 of the Farm Stampriet No. 132 in Stampriet, within the Hardap Region.

A DEVELOPMENT WORKSHOP OF NAMIBIA DEVELOPMENT PUBLIC MEETING

A public meeting will be held for I&AP's on 17th February 2022 @ 17H30

Venue: Stampriet Community Hall
Proponent: Stampriet Village Council
Project Location: -24.3436° S, 184024° E

INTERESTED AND AFFECTED PARTIES

I&AP's are also invited to register to receive a background information document and/or submit their written comments/questions/ concerns before 9th March 2022 to Heidi Nel at email: heidri@udanam.com Fax: 061 240 309, or Phone: 061 240 300 or "Stampriet Village Council with Mr Moses Haindongo (+264 63 260 038)

CLAO220000170

5610 Notices

• Legal •

5610 Notices

• Legal •

URBAN DYNAMICS

Urban and Regional Planning

NOTICE OF INTENTION TO ESTABLISH NEW TOWNSHIPS AND LAYOUT APPROVAL ON PORTIONS B AND C OF THE REMAINDER OF FARM ELISENHEIM NO. 68

Take note that Urban Dynamics Africa (PTY) Ltd. intends to apply to the Windhoek Municipal Council and the Urban and Regional Planning Board on behalf of African Precast Concrete Industries (Pty) Ltd (APCI) as the registered owner of the Farm Fern/Elisenheim 68 for the following:

- Subdivision of the Remainder of Farm Elisenheim No. 68 into Portion A, B and C and Remainder;
- Township establishment and layout approval on Portion C of the Farm Elisenheim No. 68 (comprising of 231 new erven) to be known as Tetelestai Proper; and
- Township establishment and layout approval on Portion B of the Farm Elisenheim No. 68 (comprising of 243 new erven) to be known as Tetelestai Extension 1.

The remainder of the Farm Elisenheim No.68 is vacant land located to the east of the B1 Brakwater interchange and is some 206.6 hectares in extent.

Further, take note that -

a) the plan lies for inspection at the offices of the Oshakati Town Council (Town Planning Office) and Urban Dynamics office at No. 43 Nelson Mandela Avenue, Klein Windhoek, during normal office hours.

b) any person having objections to the township establishment or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the Oshakati Town Council and with the applicant within 14 days of the last publication of this notice. (The final date for objections is 1 March 2022)

Applicant:

Urban Dynamics Africa (PTY) Ltd.
P O Box 20837,
Windhoek
Tel: 061 240300
Fax: 061 240309
Email: alison@udanam.com

CALL FOR PUBLIC PARTICIPATION

Notice is herewith given to interested and affected parties that application will be made to the Environmental Commissioner in terms of the Environmental Management Act 2007 (Act 7 of 2007) and the EIA Regulations (GN No. 30, February 2012) for Township establishment and layout approval on the proposed Portion A of the Remainder of Farm Oshakati Town and Townlands No. 880 to be known as Onawa, Proper.

INTERESTED AND AFFECTED PARTIES

A public meeting will be held for I&AP's on the 28th of February @ 10:00 am

Venue: Onawa
Proponent: Oshakati Town Council

INTERESTED AND AFFECTED PARTIES

I&AP's are also invited to register to receive a background information document and/or submit their written comments/questions/ concerns before the 9 March 2022 to Heidi Nel at email: heidri@udanam.com Fax: 061 240 309, or Phone: 061 240 300. CLAO220000169

5610 Notices

• Legal •

5610 Notices

• Legal •

URBAN DYNAMICS

Urban and Regional Planning

NOTICE OF INTENTION TO ESTABLISH A NEW TOWNSHIP AND LAYOUT APPROVAL ON THE PROPOSED PORTION A OF THE REMAINDER OF FARM OSHAKATI TOWN AND TOWNLANDS NO. 880

Take note that Urban Dynamics Africa (PTY) Ltd. intends to apply to the Oshakati Town Council and the Urban and Regional Planning Board on behalf of the Oshakati Town Council as the registered owner of the Remainder of Farm Oshakati Town and Townlands No. 880 for the following:

- Township establishment and layout approval on the proposed Portion A of the Remainder of Farm Oshakati Town and Townlands No. 880, along the Okatana Road leading to Ongwediva to the east and Okatana to the west. The site is zoned "Undetermined" and measures approximately 33.7 ha in extent.

Further, take note that -

a) the plan lies for inspection at the offices of the Oshakati Town Council (Town Planning Office) and Urban Dynamics office at No. 43 Nelson Mandela Avenue, Klein Windhoek, during normal office hours.

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Applicant:

Urban Dynamics Africa (PTY) Ltd.
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Tel: 061 240300
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CALL FOR PUBLIC PARTICIPATION

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A public meeting will be held for I&AP's on the 28th of February @ 10:00 am

Venue: Onawa
Proponent: Oshakati Town Council

INTERESTED AND AFFECTED PARTIES

I&AP's are also invited to register to receive a background information document and/or submit their written comments/questions/ concerns before the 9 March 2022 to Heidi Nel at email: heidri@udanam.com Fax: 061 240 309, or Phone: 061 240 300. CLAO220000169

5610 Notices

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VACANCY
Company: China Geo-Engineering Corporation Namibia (Pty) Ltd
Address: P O Box 35383, No. 73 Richter Street, Pionierspark, Windhoek
Contact: Alfred Zhang, 0818537815, Namibia@chinageo.com.cn

JOB VACANCY
Position: Environmental, Social, Health and Safety Manager (ESHS Manager for construction and engineering company)
Education: At least bachelor degree in Environmental and Safety Engineering
Experience: 1. At least eight years job experience in construction and engineering company; 2. At least five years project experience of road construction, housing, water supply projects; 3. At least one project's site experience which was financed by World Bank / African Development Bank / KfW Development Bank

Closing date: 4 March 2022

Dynamic Power Solutions
Namibia cc

Is looking for a Qualified Automation and Systems Integration Specialist

Requirements
• 8+ Years of experience
• TIA, PCS7, STEP 7 certifications
• Micromaster, Simocode and Sinamics experience
• Project Management Experience/Certification
• Registered with a Professional Body (SAIP).
• Relevant qualification required.

If interested please forward CV to:
Fax: +264 61 254 012
Tel: +264 61 555 700
Email: dps@dpsnam.com
Address: 62 Calcium Street, Prosperita, Windhoek

Closing Date: 17/02/2022

Legal Notice

LIQUIDATION AND DISTRIBUTION ACCOUNT IN DECEASED ESTATE LYING FOR INSPECTION

In terms of section 35(5) of Act 66 of 1965 notice is hereby given that copies of the liquidation and distribution accounts (first and final, unless otherwise stated) in the estates specified below will be open for the inspection of all persons interested therein for a period of 21 days (or longer if specially stated) from the date specified or from the date of publication hereof, whichever may be the later, and at the offices of the Maters and Magistrates as stated.

Registered number of estate: E 780/2017
Surname: Daniel
Christian Names: Kulaomone
Identity number: 66052600365
Last Address: Windhoek

Description of account other than First and Final: Final
Period of inspection other than 21 days: 21 days
Magistrate's Office: Windhoek
Master's Office: Windhoek

Name and (only name) address of executor or authorized agent: **Namib Capital Investment**
Cc: Eluwa Building Unit 9, Independence Avenue, Windhoek
Tel No.: 0813513657
Notice for publication in the Government Gazette on: 15 February 2022

NOTICE OF INTENTION:

REZONING OF ERVEN 2419 & 3732, EXTENSION 8, VINETA, SWAKOPMUND, FROM "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:900M² TO "GENERAL RESIDENTIAL 1" WITH A DENSITY OF 1:100M² AND CONSENT TO OPERATE ON ERVEN 2419 & 3732, EXTENSION 8, VINETA, SWAKOPMUND A "RESIDENTIAL GUESTHOUSE" WHILE THE REZONING IS IN PROGRESS

Please take note that Van Der Westhuizen Town Planning and Properties CC, on behalf of our client, intends to apply to the Swakopmund Municipal Council for the rezoning of Erven 2419 & 3732 located in Trumalin Street, Extension 8, Vineta, Swakopmund from "Single Residential" with a density of 1:900m² to "General Residential 1" with a density of 1:100m² and consent to operate a "Residential Guesthouse" from erven 2419 & 3732, Extension 8, Vineta, Swakopmund.

Erf 2419 currently measures 1000m² in extent while Erf 3732 measures 940m² in extent. Both these erven are located in Trumalin Street in Swakopmund and lays adjunct to one another. Both erven currently accommodate a residential dwelling on them with its associated outbuildings. Once the rezoning is approved, our client would like make use of both erven to operate a residential guesthouses from the properties. In order for our client to proceed with the proposed intentions it is required to rezone both erven to "General Residential 1" with a density of 1:100m².

Please further take note that -

(a) the plan of the erf can be inspected at the public notice board of the Swakopmund Municipality located on the Corner of Rakutoka & Daniel Kamho Street.

(b) any person having objections to the proposed rezoning or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Urban and Regional Planning Board and the applicant within 14 days of the last publication of this notice.

Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objection or comment must therefore be submitted by no later than 17:00 on 8 March 2022.

Applicant:

Van Der Westhuizen Town Planning & Properties cc
Contact Persons:
A van der Westhuizen / W van der Westhuizen
Cell: 0811224661 / 0812444441
Email:
andrew.namfu@gmail.com / winvdw@gmail.com
P.O. Box: 467, Swakopmund

MUNICIPALITY OF HENTIES BAY

NOTICE

INTENTION TO ALIENATE A PORTION 102 OF HENTIESBAAI TOWNLANDS NO.133 SDUNE IN EXTEND 25 HECTARES TO MESSRS GREYWALL PROPERTIES

By virtue of Council Resolution C08/02/05/2019/ 14th /2019 and in terms of Section 63 (2)(b) of the Local Authorities Act, (Act 23 of 1992) as amended, read in conjunction with Section 30 (1)(l) of the Local Authorities Act 1992 (Act 23 of 1992) as amended, notice is hereby given that the Municipal Council of Hentiesbaai intends to alienate a portion 102 of Hentiesbaai Town and Townlands no.133, (North Dune) measuring in extent of 25 Hectares at a cost of N\$ 25.00 p/m amounting to a total purchase price of N\$ 6 359 425.00 (Six Million three Hundred and Fifty Nine Thousand Four Hundred and Twenty five Namibian dollars only), by way of private treaty to Messrs Greywall Properties for the mixed land use development purposes.

Further take note that the locality and the layout plan of the property lies open for inspection during office hours at the offices of the Municipal Council situated at the corner of Jakkalsputz Road and Nickey Iyambo Avenue.

Any person(s) having objection(s) to the intended alienation of the portion may lodge such objection(s) fully motivated to the undersigned, within fourteen (14) days after the second placement of the advert.

Chief Executive Officer
P O Box 61, Henties Bay

NOTICE OF SALE IN EXECUTION

IN THE MAGISTRATES' COURT OF OSHAKATI HELD AT OSHAKATI CASE NO: 55/2021
In the matter between:
ONESMUS IPINGE EXECUTION CREDITOR
And
ANDREAS FILLIPUS ALUGODHI EXECUTION DEBTOR

In pursuance of a judgment granted against the Execution Debtor (Defendant) in the above Court on 30 JUNE 2021 and Warrant of Execution granted on 3 AUGUST 2021 the following goods are to be sold in execution on 24 FEBRUARY 2022 at 12:00 at ADVANCED REFRIGERATION, MAIN ROAD OSHAKATI.

GOODS:
1X TOYOTA COROLLA N 62244 W

CONDITIONS OF SALE:
VOETSTOOTS AND CASH TO THE HIGHEST BIDDER.

Dated at ONGWEDIVA on this 1st day of FEBRUARY 2022.

SHIKONGO LAW CHAMBERS LEGAL PRACTITIONERS FOR EXECUTION CREDITOR OFFICE A7

OSHANA MALL, ONGWEDIVA TO: THE CLERK OF COURT OSHAKATI

PUBLIC NOTICE

Please take note that Kamau Town Planning and Development Specialist has been appointed by the owner of Erf 2920 Sauer Street, Windhoek to apply to the City of Windhoek for the:

REZONING OF ERF 2920 SAUER STREET WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "OFFICE" WITH A BULK OF 1.0

CONSENT TO COMMENCE WITH THE MEDICAL CENTER WHILE THE REZONING IS IN PROGRESS

as according to the Windhoek Town Planning Scheme.

Erf 2920 is located within one of Windhoek's medical corridors, Windhoek North, it measures approximately 1201m². It is currently zoned "Residential" with a density of 1:900m² as per Windhoek Town Planning Scheme.
Proposed Zoning: Office with bulk of 1.0
Proposed Land Use Activity: Medical Center

Please further take note that -

(a) For more enquiries regarding the consent application, visit the Department of Town Planning at the City of Windhoek;

(b) any person having objections to the rezoning concerned or who wants to comment, may in writing lodge such objections and comments, together with the grounds, with the Chief Executive Officer of the City of Windhoek, and with the applicant within 14 days of the last publication of this notice, i.e. no later than 1st of March 2022.

No. 04 Wagner street Windhoek west
Cell: +264 81 3290584
P.O. Box 22296 | Windhoek
Tel: +264 61251975 |
Fax: +264 61 304219 |
fenni@kamau-tpds.com
www.kamau-architects.com



REPUBLIC OF NAMIBIA MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: OSHIKOTO

1. Name and postal address of applicant, **JOHANNES KAMBONDE AKWAAKE PO BOX 751, ONDANGWA**

2. Name of business or proposed Business to which applicant relates **PENDUKA U TALE NO.2**

3. Address/Location of premises to which Application relates: **ONAMAVO - OONTANDA, OMUNTELE CONSTITUENCY**

4. Nature and details of application: **SHEBEEN LIQUOR LICENCE**

5. Clerk of the court with whom Application will be lodged: **ONDANGWA MAGISTRATE OFFICE**

6. Date on which application will be Lodged: **28 FEBRUARY 2022**

7. Date of meeting of Committee at which application will be heard: **13 APRIL 2022**

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.



TO WHOM IT MAY CONCERN

Please take note that Urban Dynamics Africa (PTY) Ltd. intends to apply to the Stampriet Village Council and the Urban and Regional Planning Board for consent to establish a new township. The township is to be established on Portion 58 of Stampriet No.132. The Township will consist of approximately 280 erven.

Please further take note that - (a) the plan lies for inspection at the Stampriet Village Council Property and Land Management office.

(b) any person having objections to the establishment concerned or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the council and with the applicant within 14 days of the last publication of this notice.

CALL FOR PUBLIC PARTICIPATION FOR ENVIRONMENTAL CLEARANCE

Notice is herewith also given to interested and affected parties that application will be made to the Environmental Commissioner in terms of the Environmental Management Act 2007 (Act 7 of 2007) and the EIA Regulations (GN No. 30 of 6 February 2012 for the following: * To establish a township on Portion 58 of the Farm Stampriet No. 132 in Stampriet, within the Hardap Region.

A DEVELOPMENT WORKSHOP OF NAMIBIA DEVELOPMENT

PUBLIC MEETING

A public meeting will be held for I&AP's on 17th February 2022 @ 17H30
Venue: Stampriet Community Hall
Proponent: Stampriet Village Council
Project Location: -24.3436° S, 184024° E

INTERESTED AND AFFECTED PARTIES

I&AP's are also invited to register to receive a background information document and/or submit their written comments/questions/concerns before 8th March 2022 to

Heidri Nel at email: **heidri@udanam.com** Fax: 061 240 309, or Phone: 061 240 300.

Employment

Vacancy
Job Title: Manager

Requirement
• Master Degree in Business Management
• 10 years + relevant working experience
• Fluent in Mandarin & English
• Good communication and leadership skills

Candidate shall email his/her CV to the following email address: **admin@sungroup-na.com**
On or before **18th February**



NOTICE OF INTENTION TO ESTABLISH A NEW TOWNSHIP AND LAYOUT APPROVAL ON THE PROPOSED PORTION A OF THE REMAINDER OF FARM OSHAKATI TOWN AND TOWNLANDS NO. 880

Take note that Urban Dynamics Africa (PTY) Ltd. intends to apply to the Oshakati Town Council and the Urban and Regional Planning Board on behalf of the Oshakati Town Council as the registered owner of the Remainder of Farm Oshakati Town and Townlands No. 880 for the following:

* Township establishment and layout approval on the proposed Portion A of the Remainder of Farm Oshakati Town and Townlands No. 880 to be known as Onawa, Proper.

The proposed township (Onawa Proper) is located on the proposed Portion A of the Remainder of the Farm Oshakati Town and Townlands No. 880, along the Okatana Road leading to Ongwediva to the east and Okatana to the west. The site is zoned "Undetermined" and measures approximately 33.7 ha in extent.

Further, take note that: -

a) the plan lies for inspection at the offices of the Oshakati Town Council (Town Planning Office) and Urban Dynamics office at No. 43 Nelson Mandela Avenue, Klein Windhoek, during normal office hours.
b) any person having objections to the township establishment or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the Oshakati Town Council and with the applicant within 14 days of the last publication of this notice. **(The final date for objections is 1 March 2022)**

Applicant:
Urban Dynamics Africa (PTY) Ltd.
P O Box 20837, Windhoek
Tel: 061 240300
Fax: 061 240309
Email: Allison@udanam.com

CALL FOR PUBLIC PARTICIPATION

Notice is herewith given to interested and affected parties that application will be made to the Environmental Commissioner in terms of the Environmental Management Act 2007 (Act 7 of 2007) and the EIA Regulations (GN No. 30, February 2012) for

* Township establishment and layout approval on the proposed Portion A of the Remainder of Farm Oshakati Town and Townlands No. 880 to be known as Onawa, Proper.

INTERESTED AND AFFECTED PARTIES

A public meeting will be held for I&AP's on the 28th of February @ 10:00 am
Venue: Onawa
Proponent: Oshakati Town Council

INTERESTED AND AFFECTED PARTIES

I&AP's are also invited to register to receive a background information document and/or submit their written comments/questions/concerns before the 9 March 2022 to Heidri Nel at email: **heidri@udanam.com** Fax: 061 240 309, or Phone: 061 240 300.



NOTICE OF INTENTION TO ESTABLISH NEW TOWNSHIPS AND LAYOUT APPROVAL ON PORTIONS B AND C OF THE REMAINDER OF FARM ELISENHEIM NO. 68

Take note that Urban Dynamics Africa (PTY) Ltd. intends to apply to the Windhoek Municipal Council and the Urban and Regional Planning Board on behalf of African Precast Concrete Industries (Pty) Ltd (APCI) as the registered owner of the Farm Rem/Elisenheim 68 for the following:

1. Subdivision of the Remainder of Farm Elisenheim No. 68 into Portion A, B and C and Remainder;

2. Township establishment and layout approval on Portion C of the Farm Elisenheim No. 68 (comprising of 231 new erven) to be known as Tetelestai Proper; and

3. Township establishment and layout approval on Portion B of the Farm Elisenheim No. 68 (comprising of 243 new erven) to be known as Tetelestai Extension 1.

The remainder of the Farm Elisenheim No.68 is vacant land located to the east of the B1 Brakwater interchange and is some 206.6 hectares in extent.

Further, take note that: -

a) the plan lies for inspection at the City of Windhoek's Customer Care Centre and Urban Dynamics, 43 Nelson Mandela Avenue, Klein Windhoek.

b) any person having objections to the township establishment or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the Windhoek Municipal Council and with the applicant within 14 days of the last publication of this notice. **(The final date for objections is 1 March 2022)**

Applicant:
Urban Dynamics Africa (PTY) Ltd.
P O Box 20837, Windhoek
Tel: 061 240300
Fax: 061 240309
Email: **heidri@udanam.com**

FOR Classifieds
061-2080800

CALL FOR PUBLIC PARTICIPATION FOR A COMMUNITY MEETING

Notice is herewith given to interested and affected parties that application will be made to the Environmental Commissioner in terms of the Environmental Management Act 2007 (Act 7 of 2007) and the EIA Regulations (GN No. 30 of 6 February 2012 for the following:

FOR THE ESTABLISHMENT OF A NEW TOWNSHIP AT SOETDORINGLAAGTE

Stampriet Community Meeting:

On: 17th February 2022

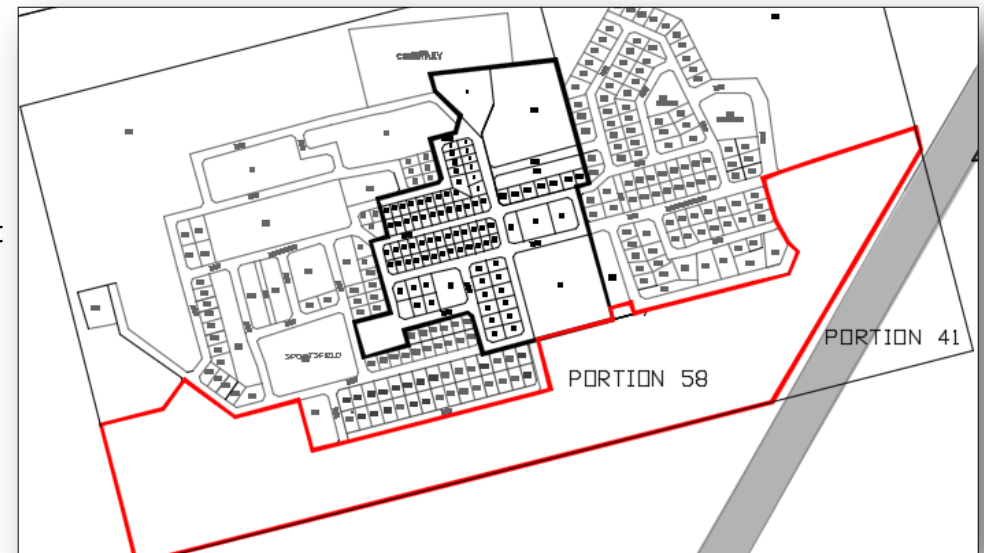
Venue: Stampriet Community Hall

Time: 17:30

Proponent: Stampriet Village Council in partnership with the Development Workshop of Namibia

Project Location: Portion 58 of the Remainder of Farm Stampriet No.132

Project: Establishment of Soetdoringlaagte Extension 1.



Registration as Interested and Affected Parties:

I&AP's are invited to register to receive the background information document and/or submit their written comments/questions/concerns **before 2 March 2022** to Heidri Nel at email heidri@udanam.com Fax: 061 240 309, or Phone: 061 240 300 or Stampriet Village Council with Mr. Moses Haindongo (063 260038).

APPENDIX C.2

BACKGROUND INFORMATION DOCUMENT

PROPOSED TOWNSHIP ESTABLISHMENT ON PORTION 58, OF THE FARM STAMPRIED NO. 132 (TO BE KNOWN AS SOETDORINGLAAGTE, EXTENSION 1)

ENVIRONMENTAL ASSESSMENT (EA)

BACKGROUND INFORMATION DOCUMENT (BID)

1. INTRODUCTION

Development Workshop of Namibia (DWN) is currently assisting the Stampriet Village Council with the provision of low-cost erven via a high-density residential township that caters for ultra low-income residents of Soetdoringlaagte.

As a result, Urban Dynamics Africa was appointed to plan and obtain Environmental Clearance for the proposed Township Establishment of Soetdoringlaagte Extension 1.

This Background Information Document (BID) was prepared to provide interested and affected stakeholders with the proposed project's background information and basic detail. It is further aimed at enabling the participation of all stakeholders who may feel that they have an interest or a stake in the impacts of the proposed intervention and explaining how such involvement can be achieved.

Table of Content

1. Introduction
2. Background
3. How the EIA process works
4. Description of the proposed project
5. Anticipated benefits and impacts
6. How to become involved

2. BACKGROUND

The proposed project involves the township establishment on the subdivided Portion No 58 of Farm Stampried No. 132 (to be known as Soetdoeringlaagte, Extension 1). The proposed new township will consist of 282 erven made up of the following land uses 251 residential-, 3 general residential-, 10 business-, 2 local authority-, 3 institutional plots and public open space, streets and servitudes.

3. THE EA PROCESS

In terms of the provisions of the Environmental Management Act, the environmental practitioner is required to manage the assessment of the potential social and environmental impacts, conclude the application process and ensure that the general public and interested and affected parties are afforded the opportunity to comment on the proposed intervention. In order to fulfil these requirements, this EA preparation process includes the preparation of a database of possible interested and affected parties, keeping a record of any issue and response register, and circulating all draft and final documents to registered stakeholders.

Through this document, we aim to start engagement with stakeholders about the project and determine if they are interested in such engagement and, if so, to share their comments, issues and concerns with the EA team.

This BID is also an invitation to all potential interested and affected parties to register as stakeholders. By doing so, you will receive the documentation related to the preparation of the EA and the draft and final Environmental Assessment and Environmental Management Plan.

You will also be able to share comments, issues, and concerns about the assessment and the management plan and comment on the EA reports and findings.

4. PROJECT DESCRIPTION

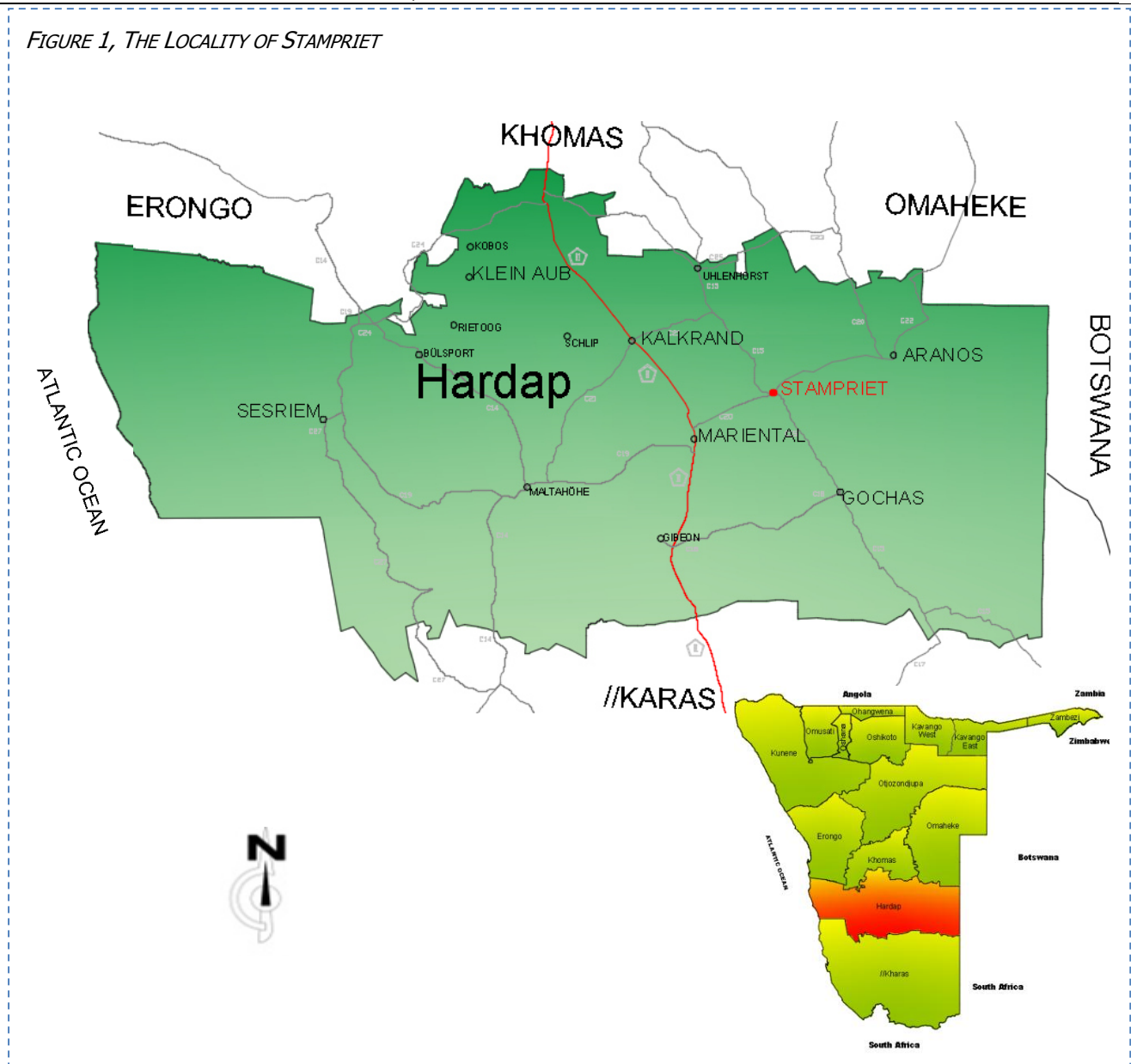
PROJECT RATIONALE

The proposed development is located on Portion 58 of the Remainder of Farm Stampried No. 132. The project falls within the Hardap Region under Registration Division R.

Stampriet is a farming community about 64km northeast from Mariental, which brings employees' settlement within the town and buying power.

The demand for employment exceeds that of the provision thereof, depending on the type of employment sought. This increases the town's unemployment rate and its ultra low-income residents.

FIGURE 1, THE LOCALITY OF STAMPRIET



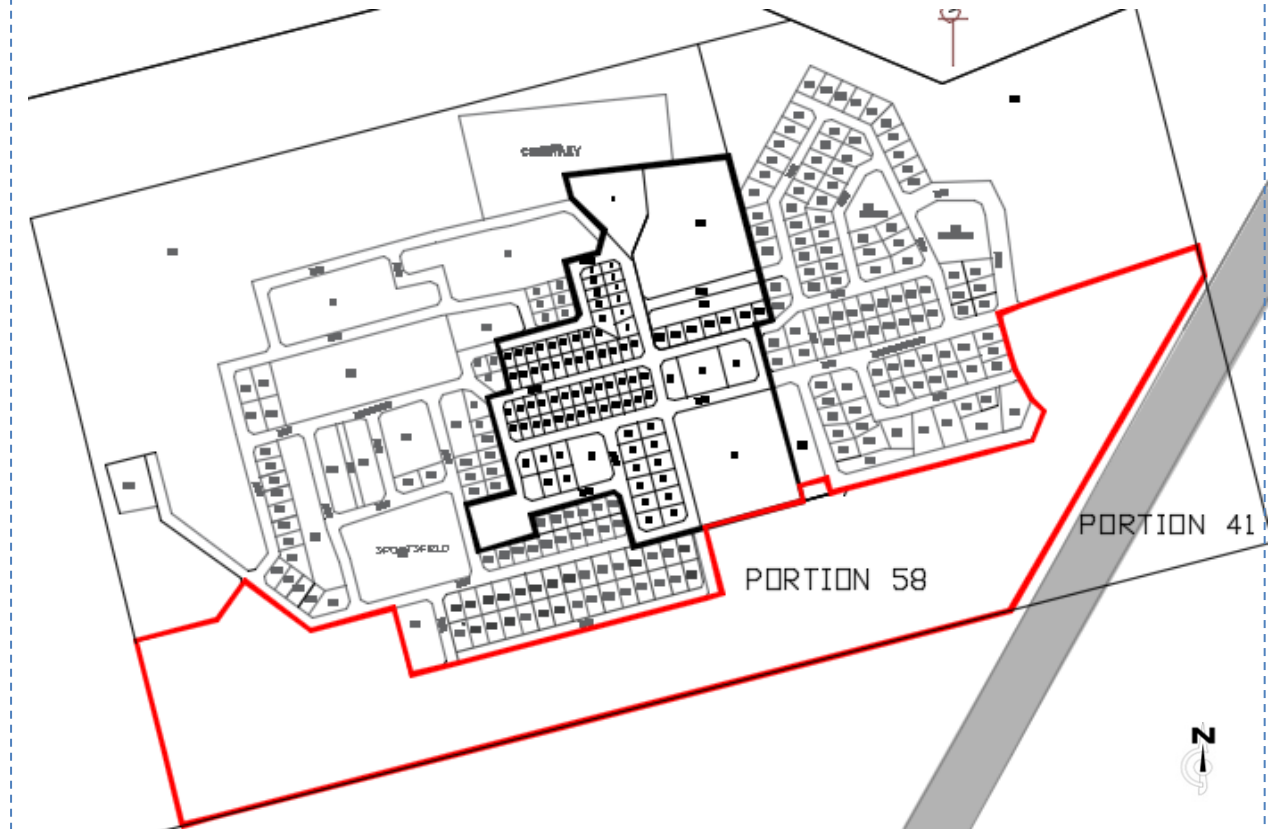
LAY OF THE LAND

The Portion is north-east of the C 20 Mariental to Aranos Road at -24.351700 S, 18.392814 E. The project site measures approximately 17.1 ha in extent. **Figure 2** illustrates the shape of the Portion.

CURRENT LAND USE

According to the Stampriet Village Council, the site is zoned "undetermined". The land-use activities on the site include twelve (12) "Build Together Program" houses, a NamWater- and NamPower servitude.

FIGURE 2, THE SHAPE OF PORTION 58



What are the Planning Objectives?

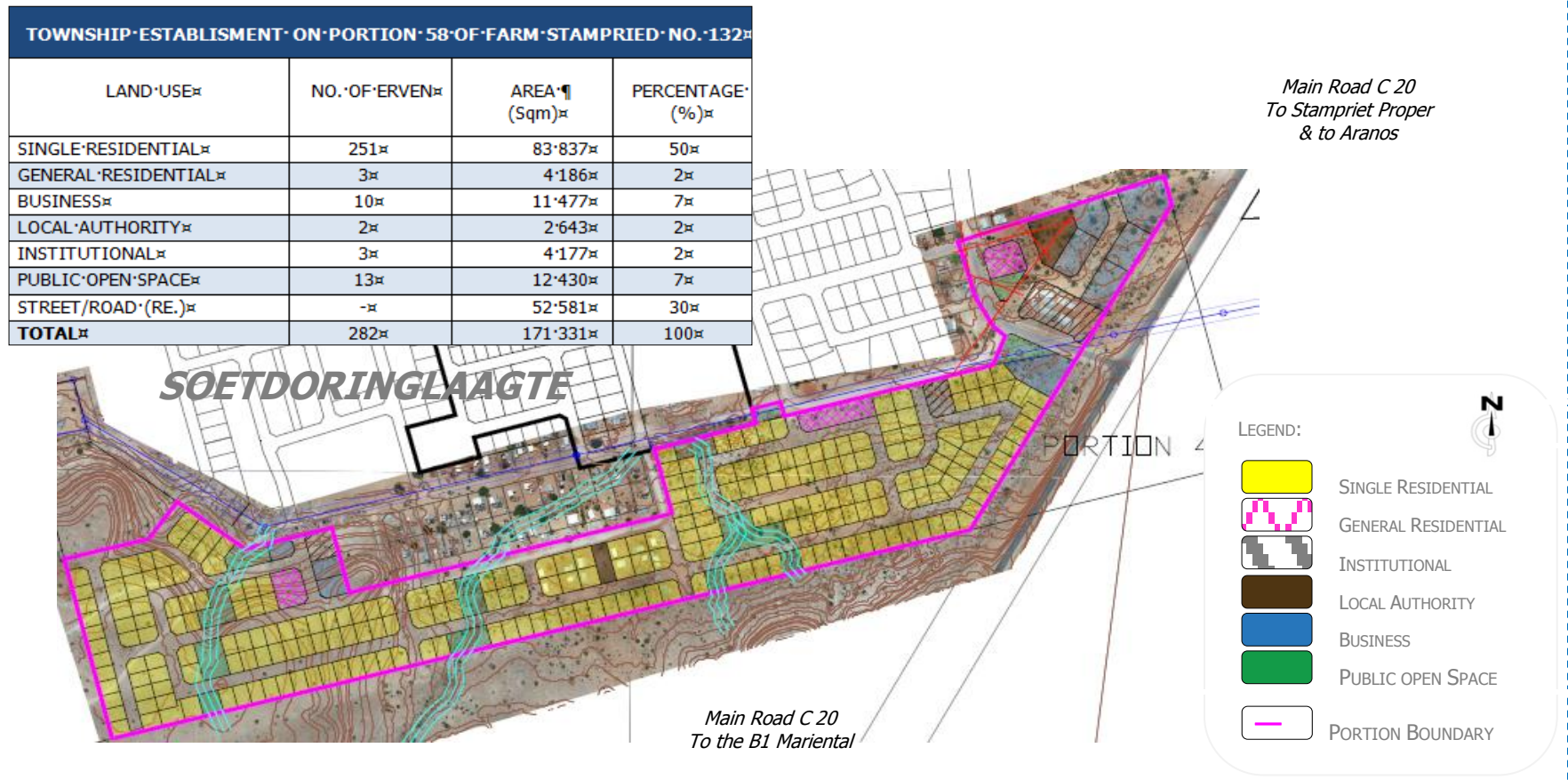
- ❖ To establish a new township at Soetdoeringlaagte, Stampriet;
- ❖ To provide low-cost housing at Stampriet within the Hardap Region;
- ❖ To ensure dignity through planning; and
- ❖ To preserve and conserve the natural environment as much as we can.

THE PROPOSED LAYOUT

NEW LAND USE

As mentioned before, the draft layout makes provision for 282 new erven. The layout will alter the current zoning from Undetermined to Residential-, General Residential-, Business-, Local Authority-, Institutional land use and Public Open Spaces. The erven shapes are illustrated in the figure below. The table provides a summary of the detailed land-use allocation for the Portion.

FIGURE 3, PROPOSED DRAFT LAYOUT AND LAND USE TABLE



EXISTING INFRASTRUCTURE

No sewerage system, electricity or water supply is currently available for the development. Hence, a new infrastructure service will be required.

5. ANTICIPATED BENEFITS AND IMPACTS

Some of the most important benefits of the project are the following:

- ④ **A layout that is functional and in line with the developments on the ground;**
- ④ **Providing formal erven to the households and businesses currently settled on public open spaces and streets;**
- ④ **Stimulation of economic development and creation of new development opportunities; and**
- ④ **Employment creation during both the construction and operation phases of the project.**

Environmental and social impacts can also occur and should be considered and evaluated.

These include:

- ④ **Impact on traffic flow during construction;**
- ④ **Impact of potential construction dust;**
- ④ **Impact of construction noise;**
- ④ **Impact on the health and safety of workers and nearby residents;**
- ④ **Potential removal of trees; and**
- ④ **Potential solid waste pollution in the area during construction and operations phases.**

6. HOW TO BECOME INVOLVED

Public Participation is an important part of the EIA process because it allows the public to obtain information about the proposed project.

1. To become involved in this EIA, any interested or potentially affected party is herewith invited to register as a stakeholder of this project. This should be done by sending an e-mail with your detail to heidri@udanam.com.
2. Once registered, you will receive invitations to all public events related to the EIA. You will also receive digital copies of all draft reports and final reports produced as a result of this EIA.
3. You will be invited to comment on any event or any report related to the EIA.
4. You will be informed of the decision by MEFT as soon as it's received.

CONTACT US

Urban Dynamics Africa (PTY) Ltd. welcomes any comments and correspondence about this project.

Contact us as follows:

Johann Opperman

Tel: (+26461) 240300

e-mail: johann@udanam.com

Tjijama Tjitemisa

Tel: (+26461) 240300

e-mail: tjijama@udanam.com



APPENDIX C.3

COPY OF THE STAKEHOLDERS LIST



ATTENDANCE LIST: 17 FEBRUARY 2022

COMMUNITY PRESENTATION FOR TOWNSHIP ESTABLISHMENT ON PORTION 58 OF FARM STAMPRIED NO.132

NO.	NAME	SURNAME	CONTACT DETAILS	EMAIL ADDRESS
1	Carla Ko	Kock	063-260038	CKOCT1226@gmail.com
2	Elsie	Swartbooi	"	elieswartbooi@gmail.com
3	Stefany	Filius	0816870002	
4	Christiaan	Dekock	0815669641	
5	Moses	Amandenhlo	0816816936	
6	Jurzy	van der Ross	0814242477	
7	Fepeshi	Jalen	0816176874	
8	Maria	Veldscoen	0814148088	
9	Elizabeth	Muhlepa	0817441430	
10	Wilhelmina	Tuleni	0816818733	
11	Sophia	AFRICANER	0816400976	
12	Karel Hoveta	Hoveta	0814100540	
13	For. C.K. Koober		0816061759	
14	Hon Chairperson Elothel	Kamuthindi	0813140559	
15	Hon Vice Chairperson	Kharab	0815620656	
16	Magdalena	Kooper	0813058560	
17	Magdalena	HOSEMITA		
18	M. H. Ross	A. H. H. H.	0813456889	
19	T. BOSSON		0813456889	
20	ANNA	CLAUSEN	0813456889	

Signature
M. V. der ROSS

NO.	NAME	SURNAME	CONTACT DETAILS	EMAIL ADDRESS
21	Limen Suartha			
22	Diedrich	11 foelbel		
23	Wieteke	Sauw	0871887127	huelboss@vivaldi
24	Lena	moelple	-	wmoelple
25	Anna Kleintje	Kleintje		
26	Sara	Plaatjes	0812155126	
27	Fergie	Basson	0812592801	fergiebasson@gmail.com
28	Andriew George	Uelstjue	0817598201	
29	Lat Abwath	Abwath	0816468089	
30	Rosamaria	Shiana	0816848522	
31				
32	Abbeermab		0814779977	
33				
34	Joha	Sosob	X	phur
35	Harj		-	
36	Rumomo		-	
37	Celestus		-	
38	Titomas	Titomas	0813133334	
39	Maria	Kampung	0816506360	S. Kampung
40	Harina	Jansen		
41	Jonathan	Basson	0819018432	
42	ANASTASIA	Christian	0812664651	
43	Lidia	Christiaan	0812684851	
44	AK. & CC MARAS	MARAS	0855561171	kassiemar039.vivaldi.com
45	Magdalena Jessob	Jessob	0815577323	
46	Anha	Reigelt	0812497541	A.Reigert
47	Maartalena	vd Westhuizen	/	
48	Roberta K	Mappidani	0815246664	
49	Theodesia	SKHOTO	0817489990	S. Skudolo
50	Janita	VAN WYK	0816567670	
51	Marcellus	ISAAC	0816567542	
52	PETRUS	KUDE	0818161717	PHUZE

NO.	NAME	SURNAME	CONTACT DETAILS	EMAIL ADDRESS
53	Molly	Meyer		
54	mdyfla	Ross		
55	REGINA DROWN			
56	Elizabeth Malwe			
57	SIMONE TSATS	TSATS	0816364123	simondtsats@79gmail.com
58	HRINICK GRAY	GRAY	0816364123	
59	MARCO C	GARISEB	0813669718	
60	Rebekka	Teheben	0816416001	
61	Fred Debock	Debock		
62	Maria	Basson		stampriet
63	Emmerencia	Machobeb		stampriet
64	Stella	Swartz	0815577198	stampriet
65	Mantsha	Pinkse	081712835	stampriet
66	Laurika P	Swartbooi	0813362261	stampriet
67	Motwale	Nombe	0818877603	stampriet
68	Liane	Gush	081866781	Stampriet.
69	Silvia	Nuse	0817587032	Stampriet.
70	Alwina	Nuse	081	Stampriet.
71	Cecilia	Vaes	0816722646	
72	Immerencia	Huosemers	0816717999	
73	J. Klein	Klein	0812117490	
74	Policia Wilbooi		0812085333	
75	Jacobs	MD WESTAIREN	0814885927	Stampriet
76	Ramario	Gariseb	0812448195	Stampriet
77	Hinzina	Tjhensta	0810250057	Stampriet
78	Dirkie	Vein Rooyen	0813058767	"
79	Jerily		0817057015	"
80	Sabina		0817852703	stampriet
81	Anna M Bree	Birke	0813463706	stampriet
82	Bernett	Adams	0817552598	Stampriet
83	Agnes Tobias		0813416845	stampriet
84	Kennie	Behock	0817087835	

NO.	NAME	SURNAME	CONTACT DETAILS	EMAIL ADDRESS
85	Elnik	Nouwab	08172027830	
86	Franklin	Swartz	08177139979	www.swartzstamps.com
87	Rivaldo	Swartz	0817258328	paesreadyswartz@gmail.com
88	Daniel	Koop	0817778630	
89	Marghilde	MUNINGA	0815838669	
90	JOHANNES	NGHITANGA	0816397538	
91	Andrieus	Mejelic		
92	Eldaposs	VIAPASS		
93	Seneatha	Tobias	0817401730	Sita
94	P.B	Dinger	0817049250	
95	P.A	Andres	0813367420	MPANDEBS
96	Willeming	Reukes	0817604562	W.P. Reukes
97	Veronika DeJee-Pr.		0816134665	Afeteewe
98	Susanna	Gowases	0818316261	Gowases
99	Marcianthea	Pati	0814510381	Broer
100	Carla Majiedt	Mayakle	0813576205	Majiedt
101	Martha VanRooi		081764192	M.V. Rooi
102	Reeronelle	Baukes	081316089	P. Baukes
103	F. Kleermys	Ngajombe	0817475626	P. Timoteus
104	Paulus			
105	Klara Cassius	Cassius		
106	Loffrenz	Mouton	0815316247	
107	Hendrik	Smoel	0814106532	
108	Kelly	Smallegang		
109	Ragel	Marges		
110	Rafael	deRoos	0816104370	Stammit
111	Marciaal	Saent	0812812035	Stammit
112	Elvis	Shadi		Stammit
113	Jamillek	Shono	0811543522	Stammit
114	Renold	van Zijl	081220713	Renold
115	Sto Garise		081520	Garise
116				

ANNEXURE C.4

PRESENTATION SLIDES



TOWNSHIP ESTABLISHMENT ON PORTION 58 OF FARM STAMPRIED NO. 132

(TO BE KNOWN AS SOETDORINGLAAGTE EXTENSION 1)

17 February 2022

PRESENTATION OUTLINE

- INTRODUCTION
- BENEFITS OF TOWNSHIP ESTABLISHMENT
- LOCALITY PLAN
- BASEMAP
- TOWN PLANNING REGULATIONS
- FINAL LAYOUT
- CSIR DESIGN GUIDELINES
- NEXT STEP

INTRODUCTION

- **DWN** approached Stampriet Village Council to assist with the urbanisation issues through the provision of low cost land for housing.
- DWN's main objective is to contribute to the practice of **sustainable urban development, urban poverty reduction, planning, tenure and housing.**
- The Stampriet Village Council allocated **Portion 58** of Farm Stampried 132 (South of Soetdoringlaagte Proper) to DWN.
- **Urban Dynamics** was appointed by the Development Workshop of Namibia (DWN) for the township establishment on Portion 58 of Farm Stampried 132 (South of Soetdoringlaagte Proper).
- The proposed extension comprises of a combined total of **282 erven.**



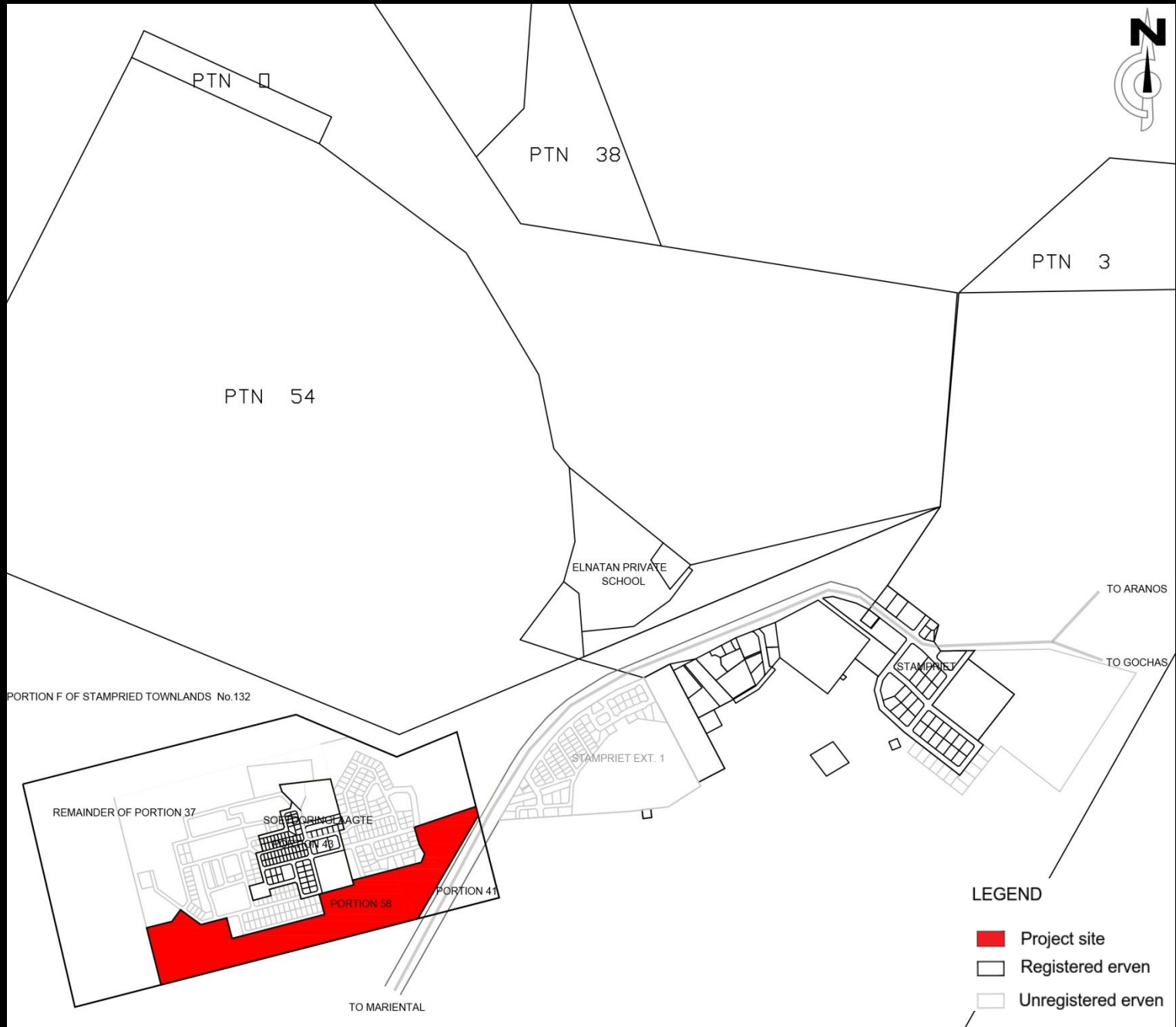
LOCALITY



LEGEND

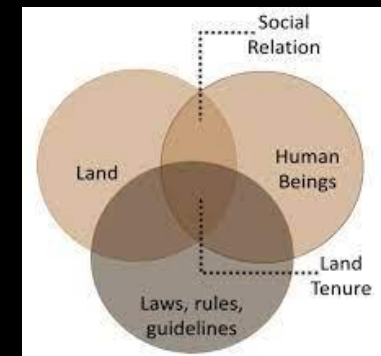
- Project site
- Registered erven
- Unregistered erven

LOCALITY








BENEFITS OF TOWNSHIP ESTABLISHMENT

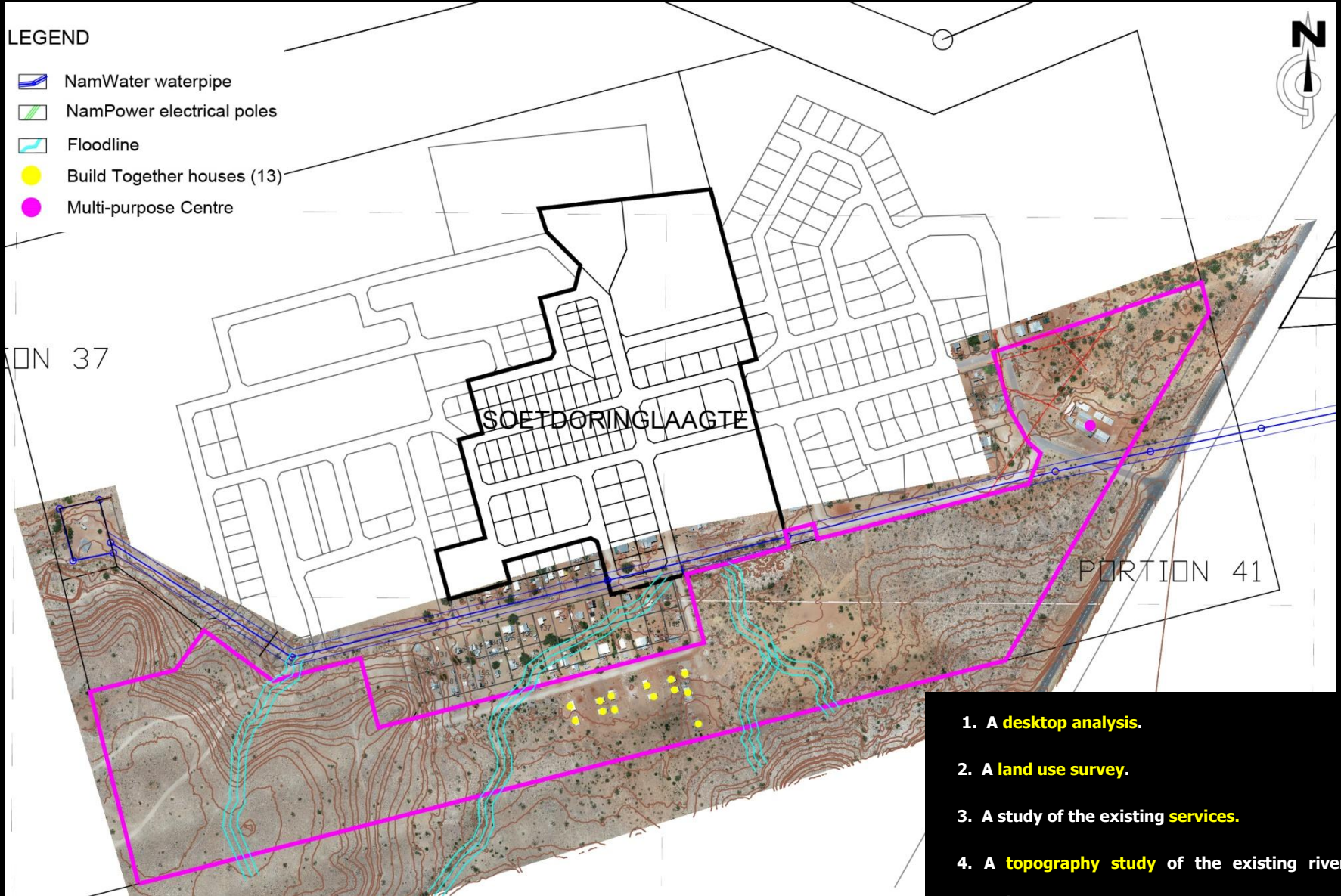
- **Security of tenure** through the legal/formal ownership of land by the Soetdoringlaagte's resident.
- Formal **provision of access to municipal services** (water, electricity, sewerage and graded roads).
- Improved **social lives** of the Soetdoringlaagte's community.
- **Economic empowerment** of the resident.
- The enablement of high level of **investment** in Soetdoringlaagte.
- Improved **rates and taxes** for the municipality .etc
- Restoration of the residents of Soetdoringlaagte's **dignity**.



BASEMAP

LEGEND






-  NamWater waterpipe
-  NamPower electrical poles
-  Floodline
-  Build Together houses (13)
-  Multi-purpose Centre

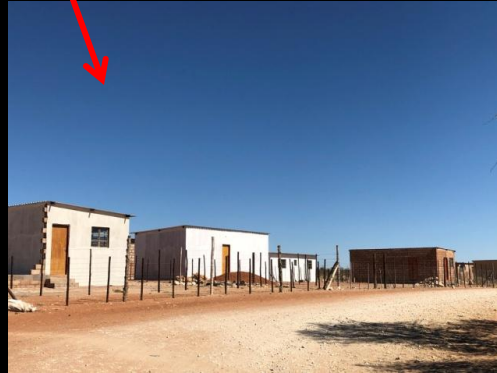
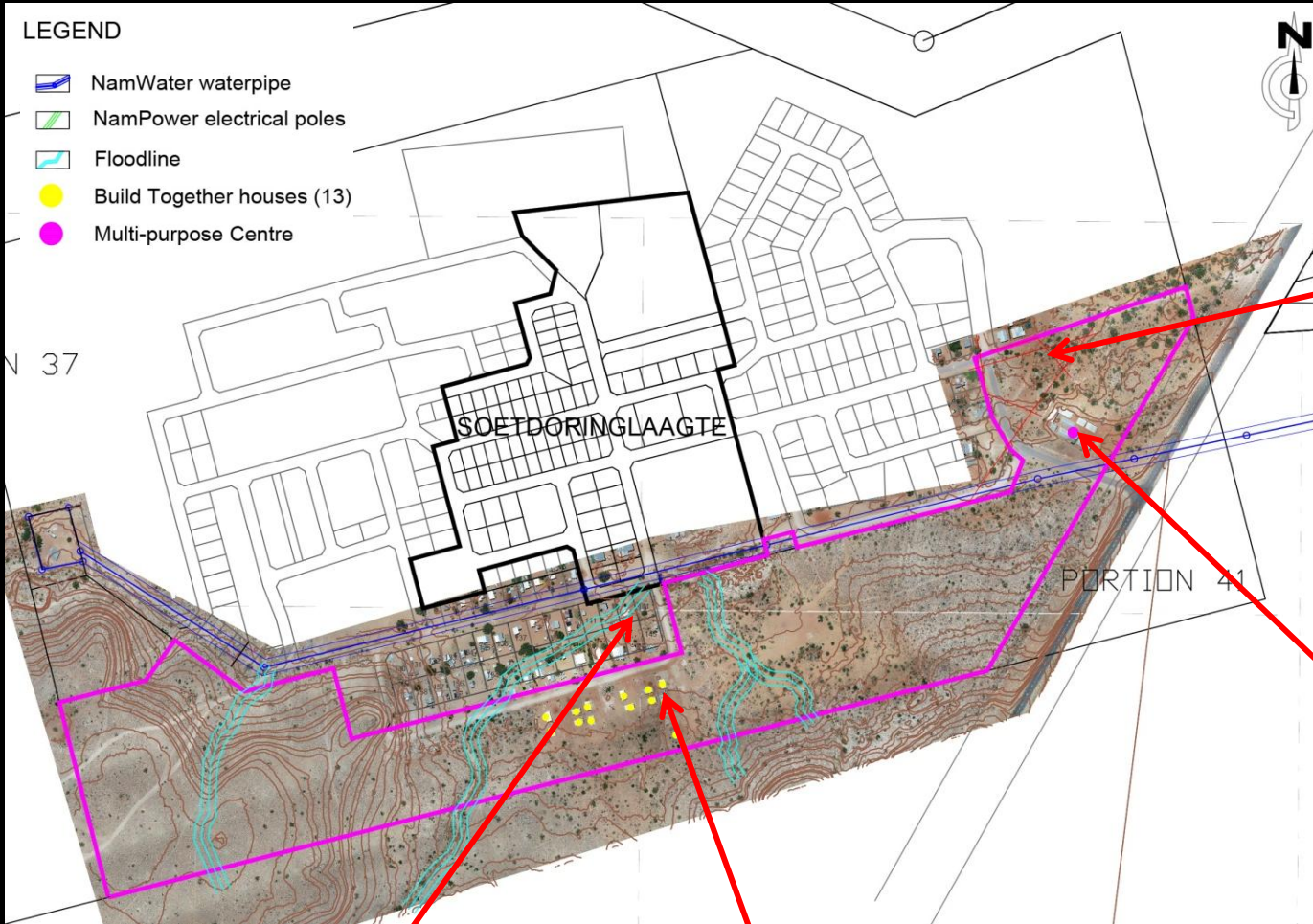


1. A **desktop analysis**.
2. A **land use survey**.
3. A study of the existing **services**.
4. A **topography study** of the existing river streams

BASEMAP

LEGEND

-  NamWater waterpipe
-  NamPower electrical poles
-  Floodline
-  Build Together houses (13)
-  Multi-purpose Centre

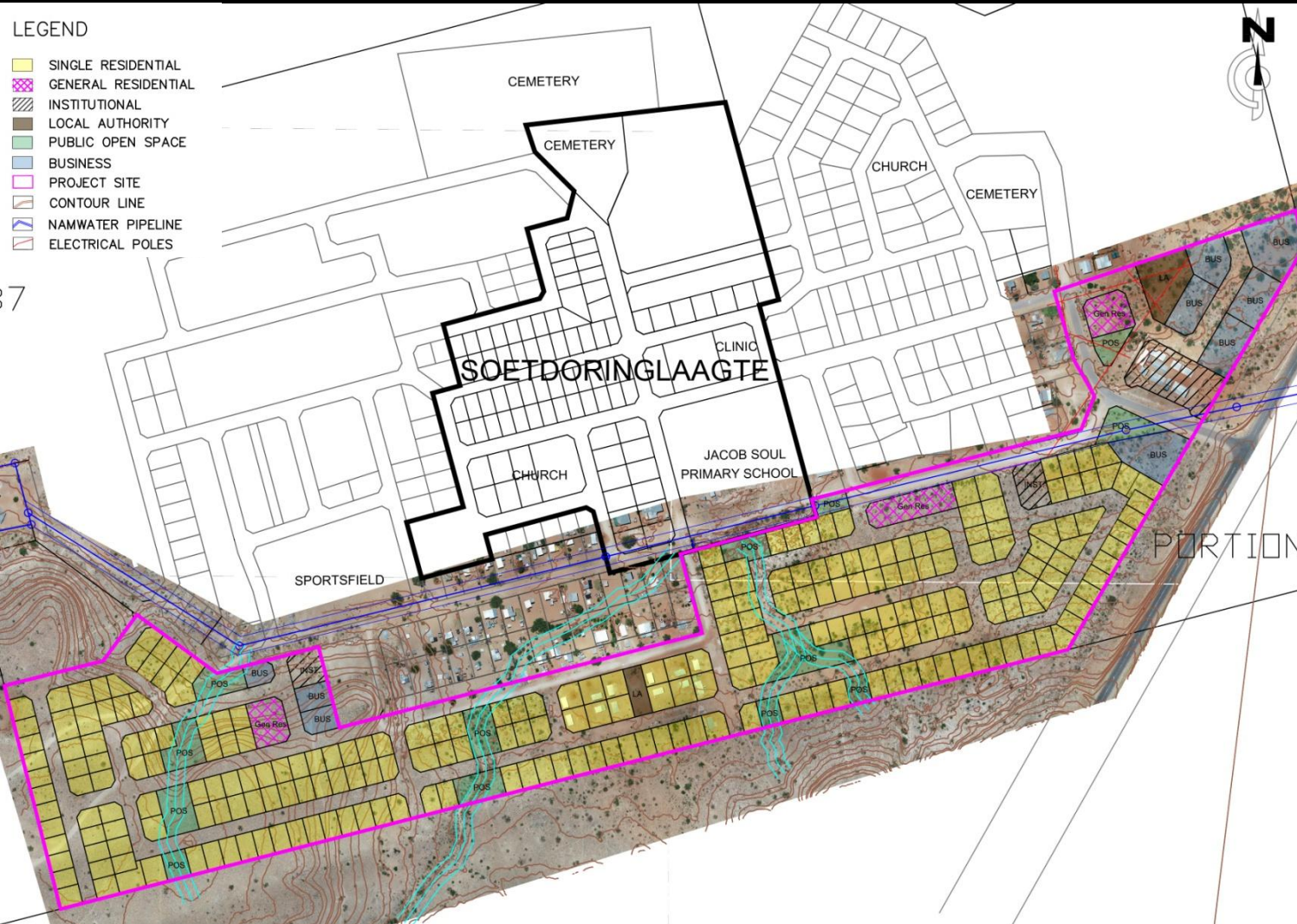


TOWN PLANNING REGULATIONS

- A minimum of **13 meters access** road;
- All erven should have **formal access** to the street;
- A minimum of **300 square meters** and more for single residential erven;
- A minimum of **10%** of land should be dedicated to public open space in every layout; and
- Provision of **social services.**



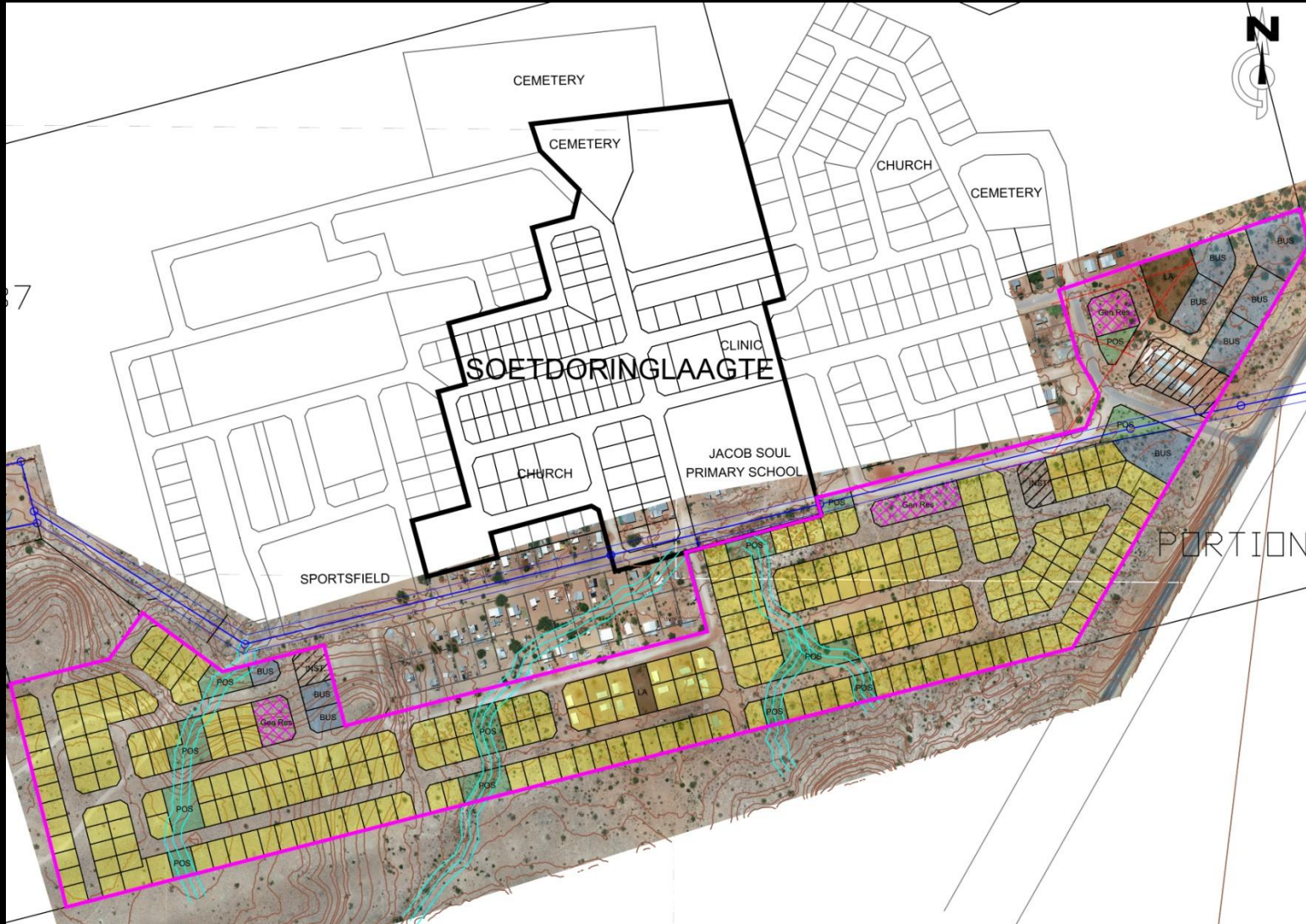
FINAL LAYOUT



- LEGEND
- SINGLE RESIDENTIAL
 - GENERAL RESIDENTIAL
 - INSTITUTIONAL
 - LOCAL AUTHORITY
 - PUBLIC OPEN SPACE
 - BUSINESS
 - PROJECT SITE
 - CONTOUR LINE
 - NAMWATER PIPELINE
 - ELECTRICAL POLES

PORTION 58			
LAND USE	NO. OF ERVEN	AREA (m ²)	(%)
Single Residential	251	83837.1377	50
General Residential	3	4185.9046	2
Business	10	11476.7494	7
Local authority	2	2643.1686	2
Institutional	3	4176.9701	2
POS	13	12429.8131	7
Street	-	52581.2565	30
Total	282	171331	100

- Total household number: **265** (251 +14)
- Average household size: **3.5**
- Total population (2011 Census): **928**



CSIR GUIDELINES

Human Settlement Planning and Design (Red Book) Community Requirements

Urban design guidelines	Use capacities / thresholds	Size and Dimensions	
Primary school	Estimated min. population: 3000 to 4000	Estimated min. size of 2,4 ha	→ Insufficient pop.
Secondary school	Estimated min. population: 6000 to 10000	Estimated min. size of 4,6 ha	→ Insufficient pop.
Clinic	Estimated min. population: 5000	Estimated min. size of 0,1 ha	→ Stampriet Health Clinic
Hospital	Regional scale		→ PROVIDED
Community centres	Estimated min. population: 10000	Estimated min. size of 5000m ²	→ Stampriet Community Hall
Post offices	Estimated min. population: 11000	Estimated min. size of 500m ²	→ Stampriet Post office
Police station	Estimated min. population: 25000	Estimated min. Size: 0,1ha to 1ha	→ Stampriet Police Station
Fire station	Estimated min. population: 60000	Estimated min size of 1,2ha	→ Stampriet Village Council FB

MRLGHRD Town Planning Standards and Urban Design Guidelines

Public Open Space

(10-15% of area for high density areas with one open space per neighbourhood)

Type	Area per 200 households (1000ppl)	Size (m ² / ha)	Spatial Distribution	
Play Parks	0.3ha	200-1000m ²	1 per 1km	→ PROVIDED
Local Parks	0.4ha	4000m ² -1ha	1 per 1-2km	→ PROVIDED
Neighbourhood Parks	0.5ha	Min. of 1ha	1 per neighbourhood	→ PROVIDED
Sports field	0.6ha	4ha to 8ha	1 per neighbourhood	→ Soetdoringlaagte sports field

NEXT STEP

- Application to **Stampriet Village Council**
- Application to **Ministry of Environment, Forestry and Tourism**
- Application to the Minister of Urban and Rural Development via the new **Urban and Regional Planning Board.**

THANK YOU



**QUESTIONS AND
COMMENTS?**

ANNEXURE C.5:

**AGENDA & MINUTES OF COMMUNITY
MEETING**

AGENDA & MINUTES OF THE COMMUNITY MEETING HELD AT SOETDORINGLAAGTE, STAMPRIET ON THE 17TH OF FEBRUARY 2022 FOR THE PROPOSED TOWNSHIP ESTABLISHMENT ON PORTION 58 OF THE FARM STAMPRIED NO. 132

17 FEBRUARY 2022

START AND ENDING OF THE MEETINGS

A public meeting was held at the Soetdoringlaagte Community Hall on the 17th of February, 2022. The meeting commenced at 17:30 and concluded at 20h00. The meeting was held in English and translated into Afrikaans and Nama.

REPRESENTING:

Urban Dynamics Team:

- Tjjjama Tjitemisa - Town Planner in Training;
- Wilhelm Shepya - Town Planner in Training;
- Allison Anderson - Town Planner in Training

Stampriet Village Council

Moses Haindongo

The Community of Soetdoringlaagte

A copy of the community attendance register is attached as **Appendix C3**.

When they entered the hall, all the participants received a Background Information Document, one base map, and a layout plan of the proposed extensions.

The purpose of the meeting was to provide background on the planning process, the proposed layout and potential environmental impacts resulting from the development (Presentation slides are attached as **Appendix C4**).

Agenda

1. Greetings	10	minutes
Stampriet Village Council		
2. Presentation	30	minutes
Urban Dynamics		
3. Questions and Comments	60	minutes
Stakeholders		
4. Adjournment		

The Community Feedback:

Following the presentation, the community was invited to give feedback to the team by indicating on a large scale map of the area.

The community highlighted the following:

- They indicated areas that were not incorporated as public open spaces;
- They also emphasised flooding that may be caused by a culvert south of the project site;
- A few community members indicated the need for a library;
- A member also suggested that their layout provide for more business erven; and
- They are happy with the overall layout as it was.

When asked if they could indicate where a town dump site was, they indicated that it is located nearly a kilometre northwest of the site. They are not impacted by the dumpsite lastly mentioned.



ANNEXURE D

MEETING WITH THE ENVIRONMENTAL COMMISSIONER

Minutes of NITRP meeting held with Environmental Commissioner: 23 July 2012

Attendances: Mr Theo Nghitila - Environmental Commissioner - MET
Dr Freddy Sikabongo - MET
Mr Pieter Genis - MRLGHRD
Mrs Petrine Moongela - City of Windhoek
Mr Ernst Simon - Urban Dynamics Africa
Mr Edwin Thornley - President of NITRP

The meeting commenced at 14:15 at the board room of the Ministry of Environment and Tourism

The meeting was opened by the Environmental Commissioner, Mr. Theo Nghitila by welcoming all attendants. He started by acknowledging that there are currently many problems experienced with the List of Activities and Regulations within the Environmental Management Act. He indicated that his door is open for discussions and constructive criticism if acceptable solutions could be found. He stated that the Environmental Management Act was not meant to stop or to delay development, but to guide development to be done in a sustainable manner within the natural environment. Implementation of the Act would be a learning process and MET does not want to have a negative perception from stakeholders.

The floor was handed over to Mr Ernst Simon.

Mr Simon thanked the Commissioner for his opening statement and indicated his appreciation towards the positive approach MET has taken with regard to the concerns of stakeholders. He indicated that the meeting was arranged under the auspices of the Namibian Institute of Town and Regional Planners and introduced each person attending the meeting. Mr. Simon was asked by the NITRP to facilitate the meeting. Mr Edwin Thornley is current President of the NITRP, Mr Pieter Genis represented the Ministry of Regional and Local Government Housing and Rural Development, and Mrs. Petrine Moongela represented the City of Windhoek and is also a member of the NITRP Board.

He indicated that the Town and Regional Planning Profession has experience in the Law making exercise and that the Profession understands the predicament currently being faced by MET as far as regulations are concerned. One can never expect to get Regulations one hundred percent right the first time and it is always a process of seeing how it works in practice, identifying shortcomings and then amending it to make it work effectively with all the stakeholders involved.

He categorically stated that the Town Planning Profession fully supports the Environmental Management Act as well as the concept of Sustainable Development and everything that the Environmental Management Act stands for. However, as pointed out by the Commissioner, the Profession has certain immediate problems with the List of Activities in the Regulations. Since the Commissioner has been on NAMPAB before he knows exactly how the process works with planning proposals and how cumbersome the process is. With the addition of the provisions of the Environmental Act, this process could now become even longer and time consuming with the resultant effect of delaying development.

He also indicated that he would like to discuss the impacts of the Listed of Activities and some aspects of the Regulations as far as Town and Regional Planning processes are concerned. He added that he wanted to share the problems experienced to give the Commissioner an idea of the problems the profession are dealing with and to see if some solutions could be found. A presentation to this effect was prepared, but it was understood that it would not be necessary to deal with all the detail at this stage.

Mr Simon indicated that he would like to discuss the process for obtaining a Clearance Certificate to confirm that the process is understood correctly. He also indicated that the Commissioner already had a clear understanding of the problems the Profession is facing with the Listed Activities and that he would not go into

detail regarding each listed activity. Perhaps the most important thing is to explore solutions and map the way forward in terms of the provisions of the Act and especially the regulations.

He presented a diagram showing the process for obtaining a Clearance Certificate which was extracted from the Guidelines prepared in 2008 after the promulgation of the Act. It is understood that a person who would want to have an Environmental Clearance Certificate would apply to the Environmental Commissioner for an such clearance certificate. The Commissioner would then screen the application and decide whether a scoping or full assessment would be required or not.

However, a problem which needed to be discussed was that the process within the Regulations has changed compared to what was indicated in the Guidelines. The Regulations indicated that a scoping report is now required as part of the application and must be submitted before the Commissioner takes a decision.

For example where an application was to be submitted for a rezoning from Residential to Office, a full scoping report would have to be compiled and submitted to MET for screening after which a decision would be made on whether a clearance can be issued or if a full environmental assessment would be required. This was a concern for him as he indicated that a normal rezoning from "Single Residential" to "Office" or "Business" would potentially have no environmental impact at all. It was not clear why a full scoping process would have to be followed for such an application. He indicated that through a planning or screening report it would be possible to assess and determine whether it would be necessary to conduct a scoping or EIA assessment.

He asked the Commissioner to confirm whether the abovementioned process as indicated in the Regulations was understood correctly by him.

The Commissioner responded by confirming that Mr Simon understood the process correctly and that the process as outlined in the Regulations will be the process applying in practical terms. An applicant or proponent intending to obtain a Clearance Certificate must first do a full scoping before the Commissioner will make a decision on whether a full EIA is required or not. He further indicated that this process would be the norm for large scaled activities which would normally have a significant impact on the environment. The activities as referred to by Mr Simon were regarded as "*small works*" by the Commissioner.

He indicated that there are many activities which are similar to small scale rezonings inclusive of small agricultural activities or projects which are already occurring within existing urban areas or mahango fields. The processes for these activities are straight forward. The process of developing the Regulations was done in such a manner as to allow for a competent authority to be established. In a process which concerns agriculture, it would be contradictory to clear an activity by MET if the Ministry of Agriculture does not support that activity. For small scale activities such a rezoning within an existing build environment which has no environmental impact, it would be an administrative nightmare to deal with all the rezoning applications.

He further indicated that MET would not merely leave the decision of such applications in the hands of Municipalities. He indicated that he advised the City of Windhoek to apply for exemption to some of the listed activities. MET would then consider giving exemption to those activities which will have no environmental impact. However, a rezoning to Industrial would be regarded as a different story and would not be exempted easily. All Local Authorities will have to apply to the Commissioner's office to receive an exemption of not more than three years for certain listed activities. However, certain conditions will be attached to these exemptions to which Local Authorities will have to comply.

He indicated that MET will implement the Act and will not move backwards in the process by trying to avoid making mistakes. They are currently in the process of designing a strategy to disseminate and to implement the Act and to exclude minor activities which do not require a full EIA. This will be achieved through consultative workshops and meetings within MET which will be followed by a Road Show where the implications of the Act will be explained to Line Ministries, Municipalities, Local and Regional Authorities. This strategy should address many concerns which were already presented at the meeting.

Activities such as waste management and disposal sites will require a mandatory EIA process and will not be exempted from the list of activities. Rezoning from residential to industrial will have certain conditions since

the scale of the activity will play a role. If a land owner living in Katutura with a large erf wants to develop industrial activities on that property and the City of Windhoek approves the rezoning then it will reflect negatively on the Commissioner. So a Municipality or Local and Regional Authority will have to apply to the Commissioner for exemption for these types of activities. However, rezoning from residential to office or business will be dealt directly by the Local Authority if exemption is obtained from MET.

Mr Simon suggested that rezoning to "commercial" could be completely removed from the list of activities.

The Commissioner responded that it might be possible to remove it, but the Ministry opted to have it included, but exemption could just be given. The Municipality would then handle it within their own area of jurisdiction. There should be different categories.

Mr Simon indicated his appreciation to the Commissioner and added that the fact that there are no categorisations in terms of Clause 56 (1) (d1) of the Act is one of the key problems. Although these activities are listed, for example a hotel, some erven within the CBD is already zoned for many years to accommodate a hotel like the Hilton Hotel. He added that he could not see why an Environmental Impact Assessment or even a Clearance Certificate would be required if a person wants to construct a hotel on a property which already makes provision for it. However, he indicated that should a lodge be constructed within the Groot Berg then it would be a completely different situation.

The Commissioner agreed that it would be a different situation. He further indicated that one cannot expect every detail to be included into the Environmental Management Act. If the situation is already within a build environment obviously it would be different. He indicated that most of us have done and understand that an EIA is a process administered by people which is dependent on the consultation with every party involved. So the Act would not include every detail. When it comes to the construction of a hotel, the screening process will indicate the location. An application would be registered at MET with an application form which should indicate the exact position or location of the hotel. If it is situated within the middle of a town then there would be no need for an EIA. However, if a land owner intends to demolish his house to build a hotel then the Municipality needs to be happy with that first.

Mr Simon added that the pressure on MET would also be high. If one considers the number of rezoning occurring each day in Windhoek alone, MET would probably receive three applications a day. It would flood the system to such an extent that the office of the Commissioner would hardly be able to keep their heads above water.

The commissioner indicated that is exactly why the exemption will be granted, which is not an unusual thing. In this case there will be exemption of three years for those activities. It will be up to a Municipality, Local or Regional Authority to have a valid exemption from these activities. He acknowledged that they have a lot of explanation to do and at the moment they are preparing their information material with regard to explaining how this Legislation and Regulations will be applied.

Mr Simon commented on the issue of making Regulations by indicating that there is also a provision in the Act that any person may make representation to the Minister as to what should be added or removed from the list together with the rationale behind such proposals. From the Town Planning Profession a real option would be to look at some of these regulations, motivate it thoroughly, and make a presentation to the Commissioner to the amendment of the Regulations.

He indicated that he would not discuss specific activities in the list, because one would have to sit and talk about it specifically for a long time. He then referred to two important issues. The first is the listing of "any construction or activities within a catchment area". He explained that it actually means that 'nothing' can happen without a clearance certificate, because every activity that occurs within Namibia, occurs within some or other catchment area. So by just looking at that sentence it encompasses every possible activity that happens within Namibia.

The Commissioner enquired whether there is any definition given of the catchment area?

Mr Simon responded by saying unfortunately not and that the lack of adequate definitions is one of the problems which needs to be dealt with separately.

The second issue is Township Establishment, which is not mentioned as a listed activity. He indicated that township establishment is perhaps one of the most important activities which need to be listed. He suggested that the Commissioner, in consultation with the planning profession, should possibly review the list of activities and regulations from a planning perspective to try and integrate the environmental requirements in a logical way into the whole planning process so that the two processes are actually coordinated properly as provided for in the Act. According to clause 11 of the regulations, the Minister of Environment and Tourism should, in writing, communicate with the competent authority (who in this case is the Ministry of Regional Local Government, Housing and Rural Development) to decide on how to deal with the different Acts so that they work efficiently with each other.

The Commissioner indicated his appreciation that these matters were mentioned. He further indicated that the current Legislation will bring many developments or activities to a hold. However, implementation of the Act will be a learning process and if an argument or proposal for an amendment is brought forward then MET will consider that the Act makes provision for it. If activities are listed which are not possible, such as catchment areas, then they will be extracted or amended to perfect the Legislation. The Act is there to regulate activities and for MET to facilitate the process of obtaining a Clearance Certificate. The doors of MET are still open for discussions since MET must implement the Legislation.

He referred to an example of pesticides or pest control which is one of the listed activities which does not indicate to what scale it should be implemented. He mentioned that if a person wishes to buy a pesticide for home or garden use then it would not be necessary to first obtain a clearance certificate. He also indicated that he would not expect people to apply for a clearance certificate for such a small scale activity.

Mr Simon referred to the issue of definitions and that many of the listed activities are not defined which makes it extremely difficult to interpret. He used an example that "Resettlement Scheme" is not defined. He further indicated that he spoke to Dr. Pieter Tarr and some people within the Environmental Profession. He stated that different people had different opinions about the meaning of a resettlement scheme.

He also referred to "Bulk Services" and asked what was intended when talking about bulk services? He indicated that "Commercial Zonings" is a zoning which does not exist within the Planning Legislations and that these references should be properly defined otherwise it would be impossible to interpret the Environmental Management Act, List of Activities or Regulations.

The Commissioner responded that the Environmental Management Act makes provision to work in conformity with other Laws. He indicated that when a "Resettlement Scheme" is defined in another Act, then the Environmental Management Act will assume the same definition. It was for this reason that one would not expect a definition for "Resettlement Scheme" within the Environmental Management Act.

He indicated that MET would be implementing the Act as it is and that they know that there are many amendments which would urgently need to be made. He added by saying that they "*are talking the same language*".

He once again indicated his appreciation for pointing out some of the obvious issues which needs urgent attention. He also indicated that his Ministry will not amend the Act, List of Activities or Regulations without first implementing them. When the Act was drafted, it exchanged many hands, and it is not simply a Law which was drafted by one person only. Some things are the way they should be and they should not be amended a month after it was Gazetted. The Act will be perfected to become one of the best Laws within the Environmental Sector and it will be reflective of what our situation is and what Namibians want.

He stated further that some issues were also removed from the Act such as the provision to regulate an Environmental Assessment Practitioner. It is a necessary issue which would be included later, but which would not be possible to implement at this moment. There are many examples which could be discussed such as "pesticides", but a lot of time would be wasted. When it comes to a scale such a Tandjies Koppe, then

obviously it would become applicable. MET will not allow them to get away with such a large scale activity, but for smaller scale activities we would not have a problem.

He added that the Regulations do not indicate to what scale "Charcoal Production" requires a Clearance Certificate. Many commercial farmers are fighting bush encroachment and many of them are benefitting from charcoal production. If those farmers require a clearance certificate, then MET will not deny them one if they have not done public consultation. MET will provide the clearance certificate provided that the Ministry of Agriculture issued a letter to MET allowing the activity. This is what is happening on the ground by implementing the Act and MET is dictated by reality and learning from the process.

Dr Sikabonga indicated that some of the smaller scoping and EIA processes were included in the List of Activities for the sake of public consultation. Before an activity takes place, the proponent should consult MET or certain affected parties on the proposed activity. An example was used for overhead electricity lines. Even though the distance may be short, the fact that it passes over an existing cemetery or grave yard becomes a problem for the community or residents. Another example is that in towns you would find some structures within catchment areas or river beds. When it rains the water will backup into the areas and cause more flooded areas. These are some of the areas where MET and the private sector should be conscious about.

Mr Simon indicated that he fully agreed with this statement and indicated that another problem exists for example "Flood Lines". He mentioned that the regulations only state "flood lines" without a proper definition. He also enquired what was meant with flood lines and whether it refers to a 5 year flood line, 10 years, 50 years or a 100 year flood line?

He indicated that it becomes impossible for Town and Regional Planners to work within the framework of a flood line if it is not defined properly as a guideline.

Mr Genis stated that the Profession is under tremendous pressure, in terms of the process of getting new Townships and rezonings approved within a reasonable time. The Minister of Regional and Local Government, Housing and Rural Development wants an application to be approved within 6 months. He further indicated that the Namibian Planning Advisory Board and Townships Board currently do not recommend applications for approval by the Minister of RLGHRD since they are bound by the new Regulations and List of Activities which first require a clearance certificate for certain activities.

He requested the advice from the Commissioner on behalf of the MRLGHRD in relation to the process which should be followed. How should Townships Board and NAMPAB deal with applications within the short term, before they come to the point where the regulations will be streamlined? He indicated that the current process takes about 2-3 years before it reaches a final decision and by referring an application back to the consultants to obtain a clearance would be another addition to the time frames.

Mr Simon added that a preparatory meeting was held during the morning with some Town and Regional Planning Consultants and, from a consultant's point of view, many projects such as Township Establishments has taken up to two years from the starting date. This involved community consultation, taking of aerial photography, base mapping, actual planning design, obtaining approval from the Local or Regional Authority and even NAMPAB. At the moment there are many applications within the final stage which was in process before the Regulations came into force. Those projects have all been approved by Local Authorities and Regional Councils. Many of these would have to go back to their Local Authorities requesting an EIA before they would be approved by NAMPAB or Townships Board. These Local Authorities would not have budgeted for an EIA process and it would take another 6 months in addition to what they already have. The Local Authorities are asking the Planning Profession what they should do.

The Commissioner responded by saying that he did not understand why Local Authorities should be worried about these projects, even going to the extent of referring to the costs, especially small municipalities. He indicated that if the process is already initiated and completed to the stage of seeking approval from NAMPAB or Townships Board, then there should not be a problem with it. He indicated that there is a provision in the Act which will exempt these projects as long as proper justification is provided for.

He suggested that the planning process could be done parallel to include a SEA on the plans which would be a cheaper exercise. A request should be submitted to the Minister or to the Commissioner for exemption to those projects which are already at an advanced stage. This should be done by writing a letter within the provisions of the Act and justifying the situation that these projects should be exempted.

Mr Simon responded by indicating that the Institute could write such a letter asking for exemption for everything that has already been approved by Local and Regional Councils before the Regulations came into effect.

The Commissioner agreed to this statement and indicated that it is the concern of the stakeholders which is a reality. The purpose of the Act is to protect the environment and if there is no significant impact on the environment then one cannot enforce something which is undue. The objectives of the Act are clear.

Mr Simon indicated that this statement was clear and thanked the Commissioner for his flexibility.

Dr Sikabonga added that MET currently experienced situations where most of the proponents would approach their office and demand a solution within an unreasonable timeframe.

Mr Simon agreed that it would be unfair to expect that from MET and suggested that the Commissioner should have a meeting with the Chairpersons of Townships Board and NAMPAB to explain the procedures and verify that certain activities and projects will be exempted. He added that both Townships Board and NAMPAB see themselves as the competent authority and they do not know what they are allowed to do or what they may allow or not. As a result both Boards just block applications by requesting clearance certificates to be obtained. He indicated that the Act refers to coordination between various Legislations and if some sort of agreement could be reached to allow applications to be approved which were ongoing before the Regulations came into effect. This would then allow for a fresh start and all new projects which started after the Regulations came into effect would be subject to the Scoping and EIA process.

The Commissioner indicated that they would only have to engage all relevant bodies of State. He also indicated that even though their mandate increased, the number of staff within his office remained the same even after the Act was Gazetted. He added that his office only interviewed the positions for the Deputy Commissioner and a senior Deputy Director which should be filled soon along with two other senior positions within the department. He requested that even though the stakeholders are not to blame they should at least be patient with the Ministry since they will coordinate the process as efficiently as possible. They will sit around one table to amend the Act to sort out any problems. He also stated that he welcomed constructive criticism which would help facilitate the process to enable the Act to ensure sustainable development within all the listed activities. The Ministry of Environment and Tourism would not block all development as many people tend to believe, but larger companies such as chemical factories will be regulated.

He stated that he is pleased to see how many companies and stakeholders are forthcoming towards the process. Especially within the Mining Sector which is more proactive and setting a good trend towards implementation of the Act and Regulations. The Act has also given people and residents within a city or town more rights to be heard on development intentions. MET has been flooded by many phone calls of people complaining which has become too much for his office to handle. Even this principle of "not in my back yard" has become a reality after being Gazetted. He indicated that their doors are open and they will act accordingly on the proposals to allow approval of applications at NAMPAB immediately so that they are not seen within the industry as delaying development or the process.

Mr Genis suggested that the Ministry of Regional and Local Government, Housing and Rural Development should write a letter to the Ministry of Environment and Tourism highlighting some of the issues discussed so that the two Ministries could come together with suggestions on how to deal with it.

The Commissioner agreed with Mr Genis to write the letter so that his office can see how they could expedite to the point as not to block or delay anything which have already been approved. If Oshikuku is already in the process of being proclaimed after all the approvals, then it should not suddenly be delayed because of this new Act. There should be a way around it as provided for within the Act.

He indicated that he received a similar request from the City of Windhoek in the form of a letter. The City of Windhoek had discussions with MET regarding certain exemptions and it was agreed to write a letter to MET to request such exemptions.

Mrs Moongela indicated that one of the main confusions came in when Townships Board and NAMPAB only heard about the Act and saw which activities could be allowed and which activities should require a clearance certificate. Without consulting any of the stakeholders, they just referred the applications back to first obtain a clearance certificate. She indicated that it might be due to a lack of communication and understanding amongst stakeholders which should be solved by writing a letter and highlighting the issues which would not require a clearance certificate, such as rezoning within the buildup environment.

The Commissioner responded by saying that rezoning will be exempted and this exemption would not be given to individuals but rather to Local Authorities who should be accountable for it. Implementation of the Act has identified many situations which were previously not known by many people. Where a small community of women received enough funding to start a small scale garden proposal, they suddenly required a clearance certificate because they intended to irrigate their fields. He indicated that his office could see that the garden was already located within their existing fields and they would not be using and chemicals so they received the go ahead. He indicated that it was only someone who interpreted the Act wrong. He also indicated that his office were identifying larger activities which had worse environmental impacts such as boats dumping waste within the rivers which was not acceptable and was dealt with strictly.

Mr Simon stated that he fully agreed with the Commissioner and suggested that the Regulations should also be thought through more thoroughly. He explained by saying that the Regulations required an Environmental Practitioner to be appointed within the process. Should a person living in Katutura intend to rezone his erf from residential to business, then he already had to pay the Planning fees involved in the process and now he would be expected to appoint an Environmental Practitioner to do the Scoping report as well. At the end the whole process would become unaffordable to the poorest people as was the case with the group of women who intended to start their little agriculture project. Small and insignificant projects should be judged on the basis of a simple application to the Environmental Commissioner who could then decide if a scoping study or EIA is required.

The Commissioner responded that the Municipality would have an exemption in that case and it would not be a problem. The person would be able to apply for his rezoning.

Mr Thornley requested clarification on which Local Authorities would be able to apply for exemption. Would it be only selected Municipalities and Local Authorities or would all Local Authorities within Namibia be able to apply for exemptions?

The Commissioner responded by saying that every Local Authority who applied to the Commissioner would be able to obtain exemption and that it would be their own responsibility to obtain such exemption. They should write a letter to MET to apply for it since it will not be issued automatically. Should they not apply for exemption, then they would be in serious trouble. He stated that it would be important for his office to reach out to each Local Authority and inform them of the situation. He added that the Act would require each Local Authority or Institution to employ an Environmental Officer whom would work closely with MET. This should ensure that the Act and Regulations would be implemented correctly and that everyone would know exactly what the Law requires.

He referred to an example which should be targeted by these officers such as the quarries or borrow pits from road construction which are visible along the road when driving to the North. He indicated that some of those borrow pits were poorly excavated and some became an eyesore while others became a danger for people and livestock. There are also cases where those borrow pits became dumping sites, which MET does not want. It would take a long time before MET would have a sufficient pollution and waste management system in place and as a result the Clause for registering dumping and waste management sites were included in the Act. This should at least assist MET to control the situation on the ground and manage our waste accordingly.

Mr Simon agreed to the statement and suggested that community consultation should also be implemented when it come to those borrow pits. He explained that previous Environmental Impact Assessments conducted for road construction projects revealed that many communities requested these borrow pits to remain behind since they become important sources for water and fish. He also added that there should be a compromise between the environmental and social aspects.

He summarized the discussions by commending the flexibility and preparedness of the Commissioner and MET to address the immediate problems experienced by the planners. He concluded that a meeting should be held with the Chairpersons of Townships Board and NAMPAB to clarify the requirements of the MET.. He also mentioned that small scale activities would be exempted by writing a letter to MET indicating which applications would be adequate to deal without a screening process to determine whether a Scoping or EIA would be required or not.

He suggested that the Institute should prepare a submission to the Commissioner on the main problems as well as suggest solutions to these problems. This would highlight the concerns and potential solutions as provided for in the Act. He indicated that the office of the Commissioner could deal with the letter as they see fit, but the potential solutions as suggested could be used by the Ministry in the process of fine tuning the regulations.

The Commissioner indicated that he would be happy to receive such a submission.

Mr Thornley added that all projects which have been already approved by Local Authorities prior to the enforcement of the List of Activities and Regulations should also be exempted in general.

Mr Simon agreed and indicated that it should be included under the exemption procedure. He enquired from the Commissioner whether the Institute, the MRLGHRD, Townships Board or NAMPAB should apply to MET for the exemptions of already approved projects?

The Commissioner responded by indicating that it should be from the Ministry of Regional and Local Government, Housing and Rural Development.

Mr Simon agreed to this statement.

The Commissioner indicated that should the MRLGHRD not agree to the proposals, then they would write a letter indicating that it would not be possible. He used an example that if the Ministry of Fisheries wrote a letter to MET which were in contradiction to what was allowed, then it would be difficult for MET to allow such an action. The same would apply to the MRLGHRD, if they were satisfied with the proposal then MET would accept it also. The Act bounds everyone to the process and should something go wrong then MET could still implement the Act to rectify it. He indicated that this should be dealt with as soon as possible in order to speed up the process and to avoid any further delays.

Mr Simon indicated that he agreed with the Commissioner and stated that the letters should reach the Commissioner as soon as possible.

The Commissioner enquired whether there were any other issues which needed to be discussed after which he thanked everyone attending the meeting for their time and effort. He indicated that the meeting was open and constructive and that the Act would not only be used to stop or delay development, but that it will be used to protect the environment which is the ultimate objective. He indicated that he would appreciate any suggestions in writing which would be submitted to his office. He stated that his office would consider the proposals, exclusions and amendments as provided for within the Act.

He indicated that everything as discussed was provided for in the Act and this should be used by the stakeholders. However, he stated that although his office is open for discussions, MET would first implement the Act to point out where things are not working well and then they would address those issues.

Mr Simon concluded by thanking the Commissioner and Dr Sikabonga for their time and cooperation and indicated that it was much appreciated.

The Commissioner concluded that he was looking forward to continued cooperation within the future which would improve the Act. He added that he would remain open for discussions and would remain transparent throughout the process. He requested, however, that people should understand that they are still in the process of setting up the department and their capacity was limited to only a few people.

The meeting ended at 15h00.

