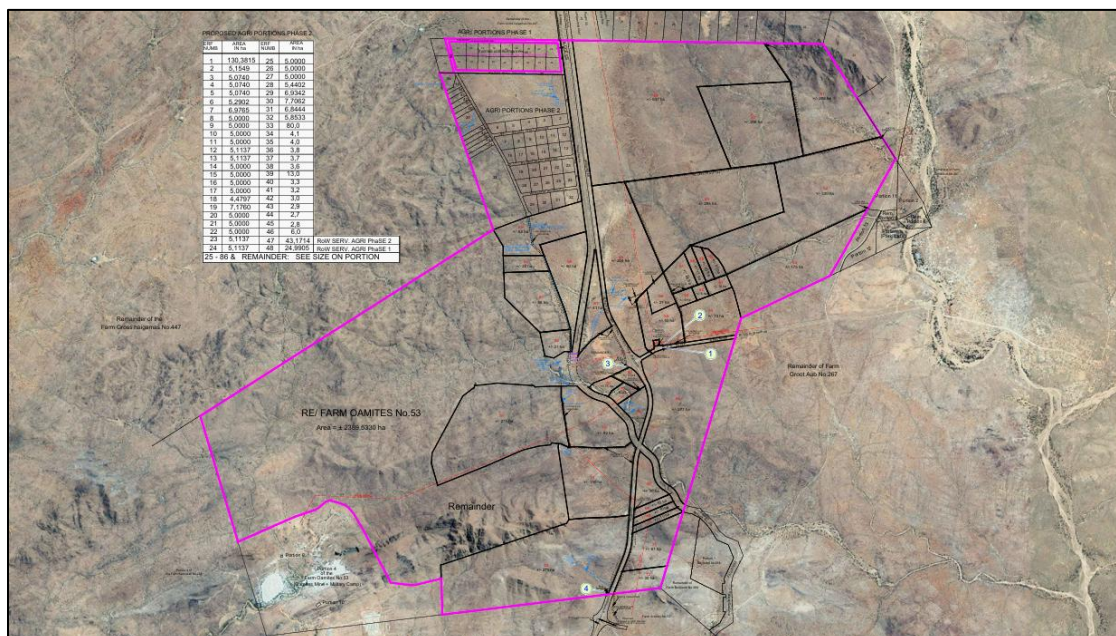


ENVIRONMENTAL IMPACT ASSESSMENT

FOR THE CREATION OF PUBLIC ROADS AND THE SUBDIVISION OF THE REMAINDER OF FARM OAMITES No. 53 WINDHOEK (KHOMAS REGION) INTO 86 PORTIONS AND REMAINDER




July 2025

Application Number: 241015004816

Oamites Tourism CC



Project Name:	<i>ENVIRONMENTAL IMPACT ASSESSMENT FOR THE CREATION OF PUBLIC ROADS AND THE SUBDIVISION OF THE REMAINDER OF FARM OAMITES No. 53 WINDHOEK (KHOMAS REGION) INTO 86 PORTIONS AND REMAINDER</i>
The Proponent:	Oamites Tourism CC P.O. Box 9574 Windhoek
Prepared by:	 Green Earth ENVIRONMENTAL CONSULTANTS <hr/> 1 st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia PO Box 6871, Ausspannplatz, Windhoek
Release Date:	July 2025
Consultant:	C. Du Toit C. Van Der Walt Cell: 081 127 3145 Email: charlie@greenearthnamibia.com

EXECUTIVE SUMMARY

Green Earth Environmental Consultants have been appointed by Oamites Tourism CC to attend to and complete an Environmental Impact Assessment (EIA) and Environmental Management Plan (EMP) for the creation of public roads and the subdivision of the Remainder of Farm Oamites No. 53, Windhoek into 86 portions and Remainder as per the requirements of the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 in GG 4878 of 6 February 2012). It is the intension to create land portions to be used for intensive agriculture and residential purposes.

The activities listed below, which forms part of the proposed operations, may not be undertaken without an Environmental Clearance:

FORESTRY ACTIVITIES

4. The clearance of forest areas, deforestation, afforestation, timber harvesting or any other related activity that requires authorisation in term of the Forest Act, 2001 (Act No. 12 of 2001) or any other law.

LAND USE AND DEVELOPMENT ACTIVITIES

5.2 Establishment of land resettlement schemes

AGRICULTURE AND AQUACULTURE ACTIVITIES

7.1 Construction of facilities for aquaculture production, including mariculture and algae farms where the structures are not situated within an aquaculture development zone declared in terms of the Aquaculture Act, 2002.

7.2 The declaration of an area as an aquaculture development zone in terms of the Aquaculture Act, 2002.

7.3 The genetic modification of any organism with the purpose of fundamentally changing the inherent characteristics of that organism.

7.4 The import, processing and transit of genetically modified organisms.

7.5 Pest control.

7.6 The release of genetically modified organisms into the environment where an environmental assessment is required by law.

7.7 The release of any organism outside its natural area of distribution that is to be used for biological pest control.

7.8 The introduction of alien species into local ecosystems.

WATER RESOURCE DEVELOPMENTS

8.1 The abstraction of ground or surface water for industrial or commercial purposes.

8.2 The abstraction of groundwater at a volume exceeding the threshold authorised in terms of a law relating to water resources.

8.6 Construction of industrial and domestic wastewater treatment plants and related pipeline systems.

INFRASTRUCTURE

10.1 The construction of-

(b) public roads;

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

(a) It is a public road

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

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

The type of activities that is carried out on the site does not negatively affect the amenity of the locality and the activities does not adversely affect the environmental quality of the area. None of the potential impacts identified are regarded as having a significant impact to the extent that the proposed project should not be allowed further. However, the operational activities further on need to be controlled and monitored by the assigned managers and the proponent. Mitigation measures were provided that can control the extent, intensity, and frequency of these named impacts in order not to have substantial negative effects or results. It is believed that the overall cumulative impact on the biophysical environment will be low and there will be a positive impact on the socio-economic environment.

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

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

1. Accept and approve the Environmental Impact Assessment.
2. Accept and approve the Environmental Management Plan.
3. Issue an Environmental Clearance for the creation of public roads and the subdivision of the Remainder of Farm Oamites No. 53 Windhoek into 86 portions and Remainder and for the following listed activities:

FORESTRY ACTIVITIES

4. The clearance of forest areas, deforestation, afforestation, timber harvesting or any other related activity that requires authorisation in term of the Forest Act, 2001 (Act No. 12 of 2001) or any other law.

LAND USE AND DEVELOPMENT ACTIVITIES

5.2 Establishment of land resettlement schemes

AGRICULTURE AND AQUACULTURE ACTIVITIES

7.1 Construction of facilities for aquaculture production, including mariculture and algae farms where the structures are not situated within an aquaculture development zone declared in terms of the Aquaculture Act, 2002.

7.2 The declaration of an area as an aquaculture development zone in terms of the Aquaculture Act, 2002.

7.3 The genetic modification of any organism with the purpose of fundamentally changing the inherent characteristics of that organism.

7.4 The import, processing and transit of genetically modified organisms.

7.5 Pest control.

7.6 The release of genetically modified organisms into the environment where an environmental assessment is required by law.

7.7 The release of any organism outside its natural area of distribution that is to be used for biological pest control.

7.8 The introduction of alien species into local ecosystems.

WATER RESOURCE DEVELOPMENTS

8.1 The abstraction of ground or surface water for industrial or commercial purposes.

8.2 The abstraction of groundwater at a volume exceeding the threshold authorised in terms of a law relating to water resources.

8.6 Construction of industrial and domestic wastewater treatment plants and related pipeline systems.

INFRASTRUCTURE

10.1 The construction of-

(b) public roads;

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

(a) It is a public road

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

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

TABLE OF CONTENTS

LIST OF FIGURES.....	8
LIST OF TABLES	8
LIST OF ABBREVIATIONS	9
1. INTRODUCTION	10
2. PROJECT DESCRIPTION/SITE INFORMATION.....	11
2.1. BACKGROUND INFORMATION ON PROJECT.....	11
2.2. LAND INFORMATION	14
2.3. THE PROPOSED PROJECT	14
3. TERMS OF REFERENCE	15
4. NEED, DESIRABILITY AND MOTIVATION	16
5. BULK SERVICES AND INFRASTRUCTURE PROVISION.....	19
5.1. ACCESS AND INTERNAL ROADS	19
5.2. WATER SUPPLY	26
5.3. ELECTRICITY RETICULATION.....	30
5.4. SEWAGE TREATMENT AND DISPOSAL	30
5.5. SOLID WASTE DISPOSAL/REFUSE REMOVAL.....	31
5.6. STORMWATER MANAGEMENT.....	33
5.7. FIRE PROTECTION	34
6. APPROVALS OBTAINED.....	35
7. APPROACH TO THE STUDY	43
8. ASSUMPTIONS, LIMITATIONS AND ALTERNATIVES	45
9. ADMINISTRATIVE, LEGAL AND POLICY REQUIREMENTS	45
10. AFFECTED NATURAL AND SOCIAL ENVIRONMENT	58
10.1. BIODIVERSITY AND VEGETATION.....	58
10.2. GEOLOGY AND SOILS	59
10.3. CLIMATE	59
10.4. HYDROLOGICAL COMPONENT.....	60
10.5. SENSE OF PLACE	61
10.6. SOCIAL-ECONOMIC COMPONENT	62
10.7. CULTURAL HERITAGE.....	62
10.8. HEALTH.....	62
11. IMPACT ASSESSMENT AND EVALUATION.....	63
11.1. IMPACTS DURING THE CONSTRUCTION ACTIVITY	64
11.1.1. WATER USAGE.....	64
11.1.2. ECOLOGICAL IMPACTS.....	64

11.1.3.	DUST POLLUTION AND AIR QUALITY	64
11.1.4.	NOISE IMPACT	65
11.1.5.	HEALTH, SAFETY AND SECURITY	65
11.1.6.	CONTAMINATION OF GROUNDWATER	66
11.1.7.	SEDIMENTATION AND EROSION	66
11.1.8.	GENERATION OF WASTE	67
11.1.9.	CONTAMINATION OF SURFACE WATER.....	67
11.1.10.	TRAFFIC AND ROAD SAFETY	67
11.1.11.	FIRES AND EXPLOSIONS	68
11.1.12.	SENSE OF PLACE	68
11.2.	IMPACTS DURING THE OPERATIONAL PHASE.....	69
11.2.1.	ECOLOGICAL IMPACTS	69
11.2.2.	DUST POLLUTION AND AIR QUALITY	69
11.2.3.	CONTAMINATION OF GROUNDWATER.....	69
11.2.4.	GENERATION OF WASTE	70
11.2.5.	FAILURE IN RETICULATION PIPELINES	70
11.2.6.	FIRES AND EXPLOSIONS	70
11.2.7.	HEALTH, SAFETY AND SECURITY	71
11.3.	CUMULATIVE IMPACTS	71
12.	CONCLUSION	71
13.	RECOMMENDATION.....	73
APPENDIX A: NEWSPAPER NOTICES.....		76
APPENDIX B: NOTICE ON PROJECT SITE		80
APPENDIX C: NOTICE ON THE NOTICE BOARD OF COW.....		81
APPENDIX D: NEIGHBOURS THAT RECEIVED LETTERS.....		82
APPENDIX E: EMAIL SENT TO I&AP WITH BID.....		83
APPENDIX F: EXAMPLE OF LETTER SENT TO NEIGHBOURS.....		84
APPENDIX G: EXAMPLE OF LETTER DELIVERED TO NEIGHBOURS		85
APPENDIX H: COMMENTS RECEIVED FROM PUBLIC		86
APPENDIX I: CONCERNS SUMMARIZED.....		91
APPENDIX J: CURRICULUM VITAE OF CHARLIE DU TOIT		96
APPENDIX K: CURRICULUM VITAE OF CARIEN VAN DER WALT		98
APPENDIX L: ENVIRONMENTAL MANAGEMENT PLAN		99

LIST OF FIGURES

<i>Figure 1: The locality of the Remainder of Farm Oamites No. 53.....</i>	<i>12</i>
<i>Figure 2: Proposed subdivision Plan for Farm Oamites.....</i>	<i>13</i>
<i>Figure 3: Proposed subdivision Plan for Farm Oamites.....</i>	<i>13</i>
<i>Figure 4: Existing access via the rail reserve.....</i>	<i>20</i>
<i>Figure 5: Internal access roads.....</i>	<i>21</i>
<i>Figure 6: Access through Right of Way.....</i>	<i>22</i>
<i>Figure 7: Access to the new portions.....</i>	<i>23</i>
<i>Figure 8: Railway line running through the Farm.....</i>	<i>24</i>
<i>Figure 9: Rail crossing.....</i>	<i>25</i>
<i>Figure 10: Crossing required.....</i>	<i>25</i>
<i>Figure 11: Borehole locations (obtained from SLR).....</i>	<i>26</i>
<i>Figure 12: Temporary water storage or transfer station.....</i>	<i>33</i>
<i>Figure 13: Flowchart of the Impact Process.....</i>	<i>57</i>
<i>Figure 14: Biomes in Namibia (Atlas of Namibia, 2002).....</i>	<i>58</i>
<i>Figure 15: Geology of Namibia (Atlas of Namibia Project, 2002).....</i>	<i>59</i>
<i>Figure 16: Average annual temperatures in Namibia (Atlas of Namibia Project, 2002).....</i>	<i>60</i>
<i>Figure 17: Hydrogeological Map of Namibia.....</i>	<i>60</i>

LIST OF TABLES

<i>Table 1: Test Pumping Summary.....</i>	<i>27</i>
<i>Table 2: Recommended yield.....</i>	<i>27</i>
<i>Table 3: Laws, Acts, Regulations and Policies.....</i>	<i>50</i>
<i>Table 4: Impact Evaluation Criterion (DEAT 2006).....</i>	<i>63</i>

LIST OF ABBREVIATIONS

EC	Environmental Clearance
ECO	Environment Control Officer
EIA	Environmental Impact Assessment
EMP	Environmental Management Plan
I&APs	Interested and Affected Parties
MAWLR	Ministry of Agriculture, Water and Land Reform
MEFT	Ministry of Environment, Forestry and Tourism

1. INTRODUCTION

Green Earth Environmental Consultants have been appointed by Oamites Tourism CC to attend to and complete an Environmental Impact Assessment (EIA) and Environmental Management Plan (EMP) for the creation of public roads and the subdivision of the Remainder of Farm Oamites No. 53, Windhoek into 86 portions and the Remainder as per the requirements of the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 in GG 4878 of 6 February 2012).

The activities listed below, which forms part of the proposed operations, may not be undertaken without an Environmental Clearance:

FORESTRY ACTIVITIES

4. The clearance of forest areas, deforestation, afforestation, timber harvesting or any other related activity that requires authorisation in term of the Forest Act, 2001 (Act No. 12 of 2001) or any other law.

LAND USE AND DEVELOPMENT ACTIVITIES

5.2 Establishment of land resettlement schemes

AGRICULTURE AND AQUACULTURE ACTIVITIES

7.1 Construction of facilities for aquaculture production, including mariculture and algae farms where the structures are not situated within an aquaculture development zone declared in terms of the Aquaculture Act, 2002.

7.2 The declaration of an area as an aquaculture development zone in terms of the Aquaculture Act, 2002.

7.3 The genetic modification of any organism with the purpose of fundamentally changing the inherent characteristics of that organism.

7.4 The import, processing and transit of genetically modified organisms.

7.5 Pest control.

7.6 The release of genetically modified organisms into the environment where an environmental assessment is required by law.

7.7 The release of any organism outside its natural area of distribution that is to be used for biological pest control.

7.8 The introduction of alien species into local ecosystems.

WATER RESOURCE DEVELOPMENTS

8.1 The abstraction of ground or surface water for industrial or commercial purposes.

8.2 The abstraction of groundwater at a volume exceeding the threshold authorised in terms of a law relating to water resources.

8.6 Construction of industrial and domestic wastewater treatment plants and related pipeline systems.

INFRASTRUCTURE

10.1 The construction of-
(b) public roads;

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

(a) It is a public road

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

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

The following Environmental Impact Assessment contains information on the project and the surrounding areas and activities.

2. PROJECT DESCRIPTION/SITE INFORMATION

2.1. BACKGROUND INFORMATION ON PROJECT

The Remainder of the Farm Oamites No. 53 is located ± 50 km south of Windhoek, south of the Omeya Development. The Farm is located in the Windhoek Municipal Area. The Farm is 6774.0104ha in extent and currently used for agricultural purposes. The proponent intends to subdivide the Farm into 86 smaller portions and the Remainder to be used for intensive peri-urban agriculture and associated activities. 20 small agricultural portions have already been created from the subdivision of the Farm with an earlier subdivision. The sizes of the new portions will vary from approximately 2.7 ha to 660 ha, and the Remainder of ± 2123 ha. The locality of the site is shown in the *Figure* below:

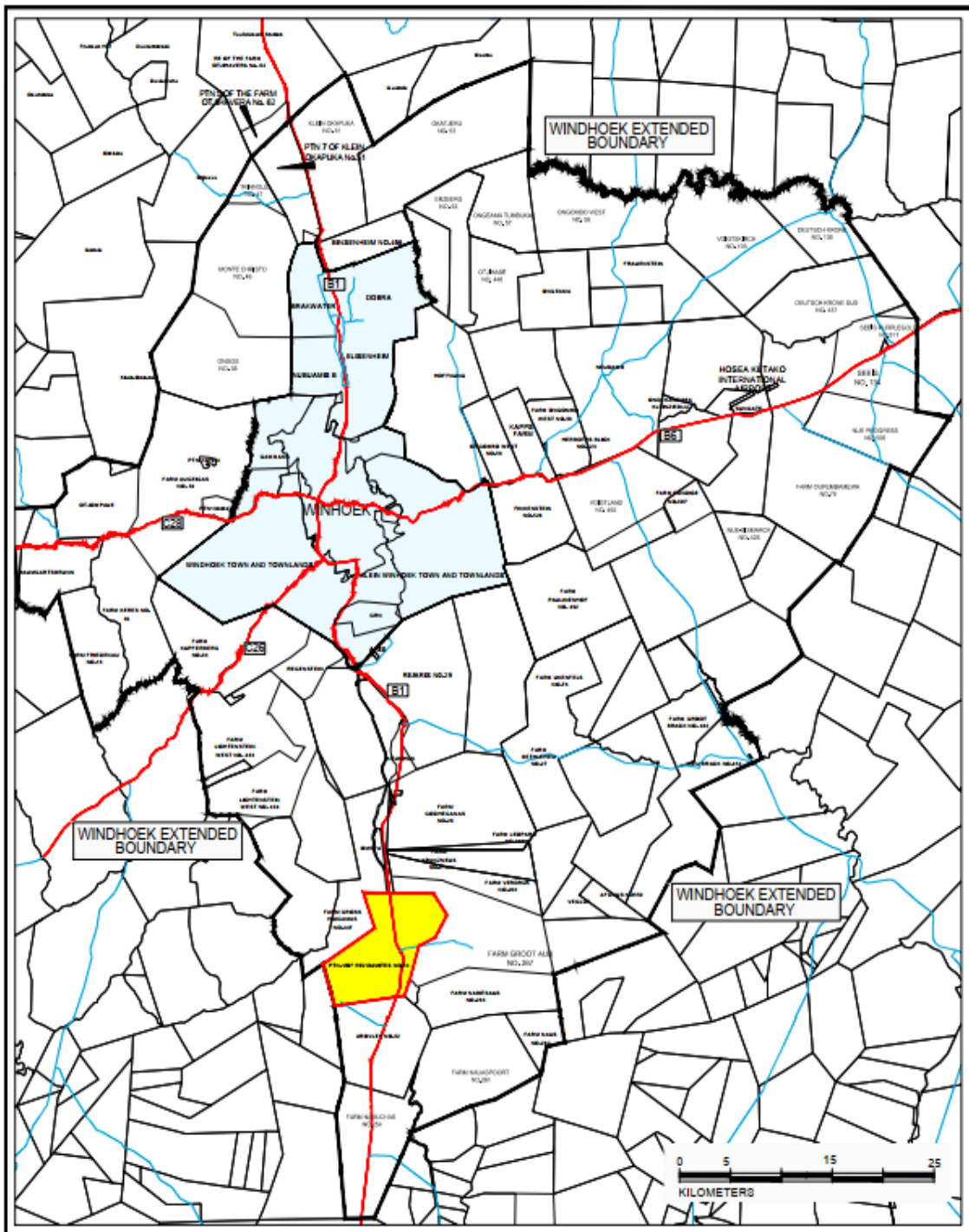


Figure 1: The locality of the Remainder of Farm Oamites No. 53

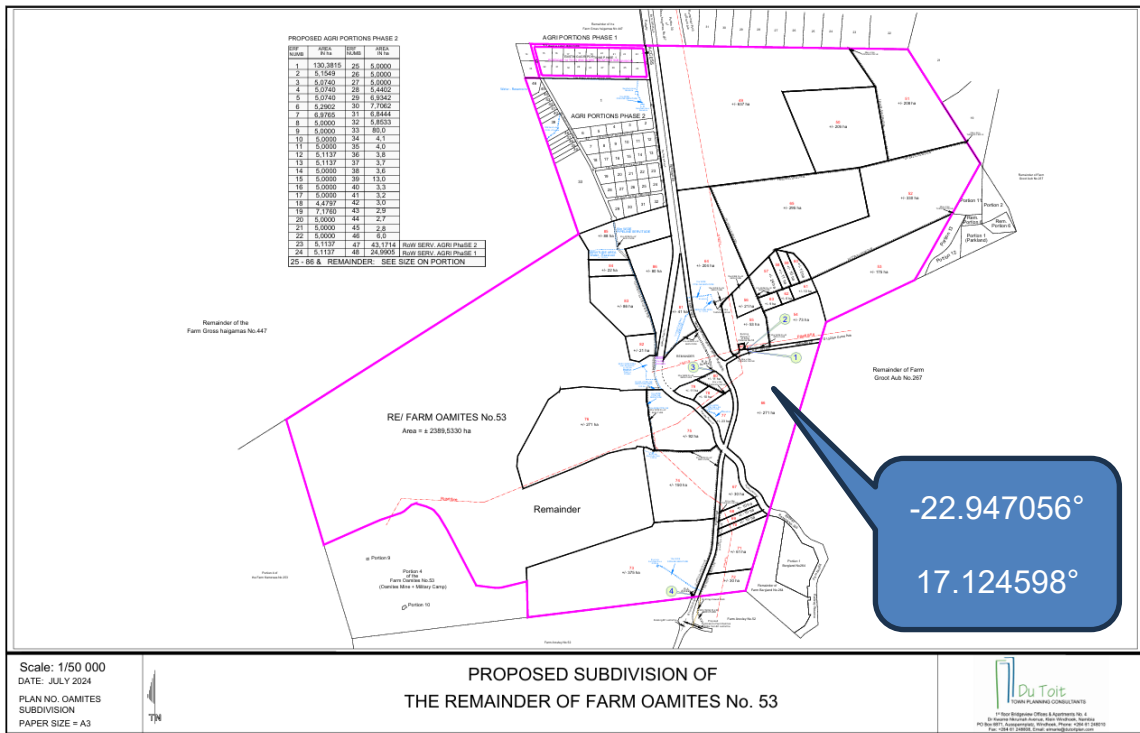


Figure 2: Proposed subdivision Plan for Farm Oamites

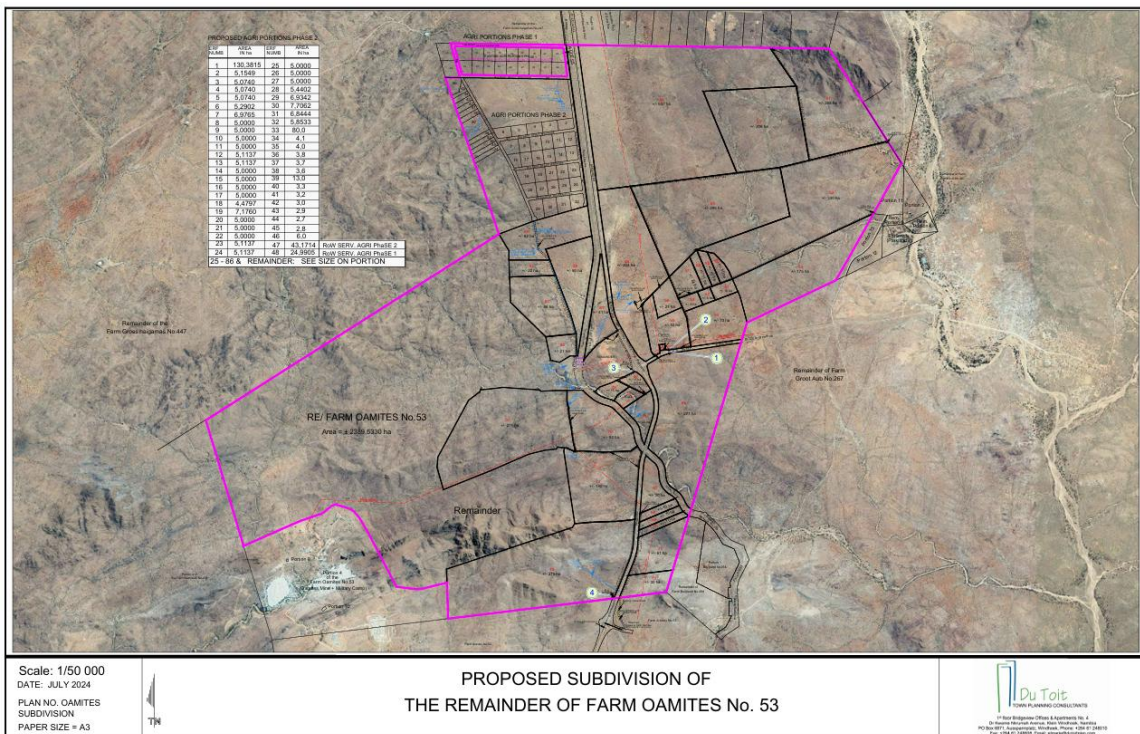


Figure 3: Proposed subdivision Plan for Farm Oamites

2.2. LAND INFORMATION

The area to the south of Windhoek, including Re/Farm Oamites No. 53, was incorporated into the Municipal area of Windhoek per proclamation 184 in Government Gazette 4801 of 30 September 2011.

Location: The Remainder of the Farm Oamites No. 53 is located to the south of Windhoek on both sides along the B1 towards Rehoboth, just to the west of Groot Aub. The road and the Windhoek-Rehoboth railway line, which runs parallel to each other, run through the farm, cutting it in two parts, one to the east of the road and railway line, and the other to the west.

Surrounding uses: Several similar subdivisions and township establishments have already taken place on neighbouring farms all along the B1, namely Regenstein, Auas View and Omeya, for the creation of residential estates, a golf estate and nature estates. 20 small agricultural portions, which are used for intensive agricultural activities, are located directly north of the proposed development.

Groot Aub Settlement is located to the southeast of the Farm and the surrounding areas are used for extensive farming.

Land use: The Remainder of the Farm is used for extensive livestock farming. The 20 smallholdings (Portions 14 to 33) which were created from the earlier subdivision and which is located north of the Remainder are being used for small scale intensive farming such as the growing of strawberries, vegetables, maize, a piggery and a small number of livestock. Most of these portions have already been sold.

Zoning of the land: As the Windhoek and Aris Town Planning Schemes have not been extended to include the Remainder of Farm Oamites No. 53, the use of the land is not subject to any of these town planning scheme stipulations. The current land use and future land uses are regulated in terms of the Title Deed Conditions registered against the farm. No restrictive conditions are registered against the farm which prevents the intended subdivision and land uses.

Natural environment: The topography of the Farm is characterized by a mixture of low hills and steeper koppies at the far western side where the slope is approximately 10%, as well as very flat land with a slope of approximately 2%.

The Oamites River runs through the southern side of the farm. The vegetation consists of medium and light grass cover, and average occurrence of bushes, shrubs and trees.

2.3. THE PROPOSED PROJECT

Following the finalization of the previous subdivision (Portions 14 to 33) and the demand for smaller agricultural plots to be farmed intensively, the owner now intends to further subdivide the Farm into 86 smaller portions and Remainder to be used for intensive peri-urban agriculture and agriculture industries, similar to phase 1 of the subdivision.

The Proponent appointed Du Toit Town Planning Consultants to attend to the subdivision and land use application. This application has already been submitted to City of Windhoek whereafter, upon recommendation of City of Windhoek, will be submitted to the Urban and Regional Planning Board for final approval. Both the COW and URPB approvals are subject to obtaining an Environmental Clearance for the proposed project.

It is proposed that the new smallholdings/portions to be created be used for micro-farming such as fruit and vegetable production, hydroponic gardening, egg production and others that require smaller space for production, as well as supportive agriculture industries to allow for the processing and packing of farm produce, farm stalls to sell their produce directly to customers and accommodation establishments (lodges camping etc.).

The sizes of the new portions to be created vary from approximately 2.7 ha to 660ha, and the Remainder of ± 2123 ha.

The new boundaries mostly follow existing camp fences or topographical features such as stormwater courses or ridges.

Homeowners association: It is intended that the management of the proposed development be governed through a Home Owners Association still to be formed.

The purpose of the Homeowners Association will be to guide and manage the provision of bulk services and the maintenance of the services and roads, as well as other function as may be determined by the members of the Homeowners Association.

3. TERMS OF REFERENCE

To be able to develop the site, an Environmental Impact Assessment and Environmental Clearance is required. For this environmental impact exercise, Green Earth Environmental Consultants followed the terms of reference as stipulated under the Environmental Management Act.

The aim of the environmental impact assessment was:

- To ascertain existing environmental conditions on the site to determine its environmental sensitivity.
- To inform I&APs and relevant authorities of the details of the proposed development and to provide them with an opportunity to raise issues and concerns.
- To assess the significance of issues and concerns raised.
- To compile a report detailing all identified issues and possible impacts, stipulating the way forward and identify specialist investigations required.
- To outline management guidelines in an Environmental Management Plan (EMP) to minimize and/or mitigate potentially negative impacts.
- To comply with Namibia's Environmental Management Act (2007) and its regulations (2012).

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

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

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

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

4. NEED, DESIRABILITY AND MOTIVATION

Motivation (Need and Desirability): During 2011 Council per CR 55/04/2011 and proclamation 184 in Government Gazette 4801 of 30 September 2011, various farms surrounding Windhoek were incorporated into the Municipal area of Windhoek.

A study was done to arrive at the proposed new boundaries and a number of farms were identified for possible inclusion in the Municipal area. Based on a Study done, the boundaries were extended inter alia southwards as far as Rehoboth Townlands and also include the Remainder of Farm Oamites No. 53

By incorporating these farms into the Municipal Area, the City guide future growth also in a southern direction and created the opportunity for land owners to subdivide and further develop their properties.

Need for peri-urban agriculture: With the expansion of the City's boundaries, it was stated that the City must find ways to accommodate and guide future urban growth and one such way is to expand its mandate over land that does have potential to become urban in years to come and secondly it must acquire land to meet the demand of land in virtually all land use categories.

In this case the owner wants to provide smaller land portions for small scale peri-urban agriculture, which is also an important land use which should not be neglected.

Many new subdivisions or new township extensions make provision for housing or industrial activities such as in the northern smallholdings' areas like Brakwater and Döbra, pushing farming further and further away from the City.

Most of the new township establishments in and around Windhoek creates smaller residential erven, while in the Brakwater and Döbra areas, where land portions were 25 or 50ha in extent, are now converted into industrial plots or subdivided into portions of 5ha (or smaller), due to its close proximity to the City. The Greater Brakwater area is thus pushed towards industrialization due to limited industrial land in the City.

Due to the conversion of the northern smallholdings' plots to industrial erven, little is left for intensive small-scale farming, as the land is now taken up by urban developments and farms surrounding the City are increasingly transformed into new townships.

Smallholdings where people can live and conduct intensive small-scale farming are thus disappearing to make use for other urban activities.

Peri-urban farming is an important urban use to be undertaken on the fringes of the urban areas which cannot be ignored. It has several benefits:

- It is important for food production as demand for agricultural products continue to rise. Peri-Urban farming contributes to food security.
- Peri-urban farming on smallholdings is more productive per ha than farming on large conventional farms as they are farmed more intensively.
- Intensive farming increases in job opportunities, which in turn will expand the economic base of the City.
- It would broaden the rates and taxes base of the City.

Conclusion: It can be concluded that there is a need for peri-urban farming in the areas surrounding Windhoek as farms and smallholdings in the area are slowly but surely being converted into urban areas due to urbanization and industrialization, pushing farming further and further away from the City.

Desirability: The area is considered highly suitable for the proposed subdivision:

- The Farm Oamites is ideally located for small scale peri-urban farming due to its proximity to the markets and City residents, to whom they provide their produce.
- Proximity to the market is an important factor for such smallholdings, especially for perishable produce such as vegetables, eggs or dairy products.
- Due to the shorter traveling distance, produce will be more affordable.

- Intensive farming such as fish farming, growing of vegetables, pig and chickens farming, productions of egg etc. requires only small portions of land, and the newly proposed subdivided portions is ideal for these types of activities which will provide access to fresh produce.
- Small farm portions will be more productive and will help to increase the fresh food supply.
- As the Farm is located next to the Trunk Road, it is very accessible.
- It is possible to provide all the required infrastructure.
- There is no economic risk for the City as the portions will be serviced by the developer.
- The natural terrain of the new portions is flat. Topographically the land is most suitable for intensive farming.

Conclusion: It is believed that this will become a successful farming development which is not in conflict with any other developments in and around the City. It will encourage intensive small-scale farming close to the City which will contribute to food security.

It is believed that there is a need and desirability for the proposed project and that the selected site is sufficient for the proposed activities.

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

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

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

The Probability of the impacts to occur: The probability of the above-named impacts to occur and have a negative or harmful impact on the environment and the community is small since the Environmental Management Plan will also guide these activities. Water

will still be used, and wastewater produced, however guidelines will be set that will ensure the impact is minimum.

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

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

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

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

5. BULK SERVICES AND INFRASTRUCTURE PROVISION

City of Windhoek is not providing any municipal / bulk services in this area of Windhoek. The bulk infrastructure services to support the development will be designed and constructed as to fully meet the needs of the development in a sustainable way and be subject to the City of Windhoek standards and approval. Thus any structures to be constructed including for the provision of bulk services (sewer, water, electrical and roads) and on the newly created plots (houses, sheds warehouses and others) will be subject to the submission of building plans and COW Approval of these plans.

Lund Consulting Engineers CC was appointed to investigate the provision of services for the proposed project and to prepare a report on how these services will be provided on site.

In the absence of COW providing any bulk services, the provision of services will be overseen and managed by the Homeowners association to be established.

5.1. ACCESS AND INTERNAL ROADS

Access Roads: The B1 and D1320 (road to Groot Aub) are the only main roads from where access can be taken.

Principle approval was granted by the Roads Authority for the 4 access points required from the B1 and D1320, subject to conditions as per their letter dated 10 August 2023. A copy of the Roads Authority Letter approving the accesses is under “Approvals” on Page 30.

New Portions 1 to 46 will obtain access along the existing approved access from the B1 via Farm Road 1516 and along the railway reserve for which approval was granted by TransNamib.

See access on map below showing the existing access via the rail reserve to the first phase of the development as well as to Portions 1 to 46:

First phase of development already approved:

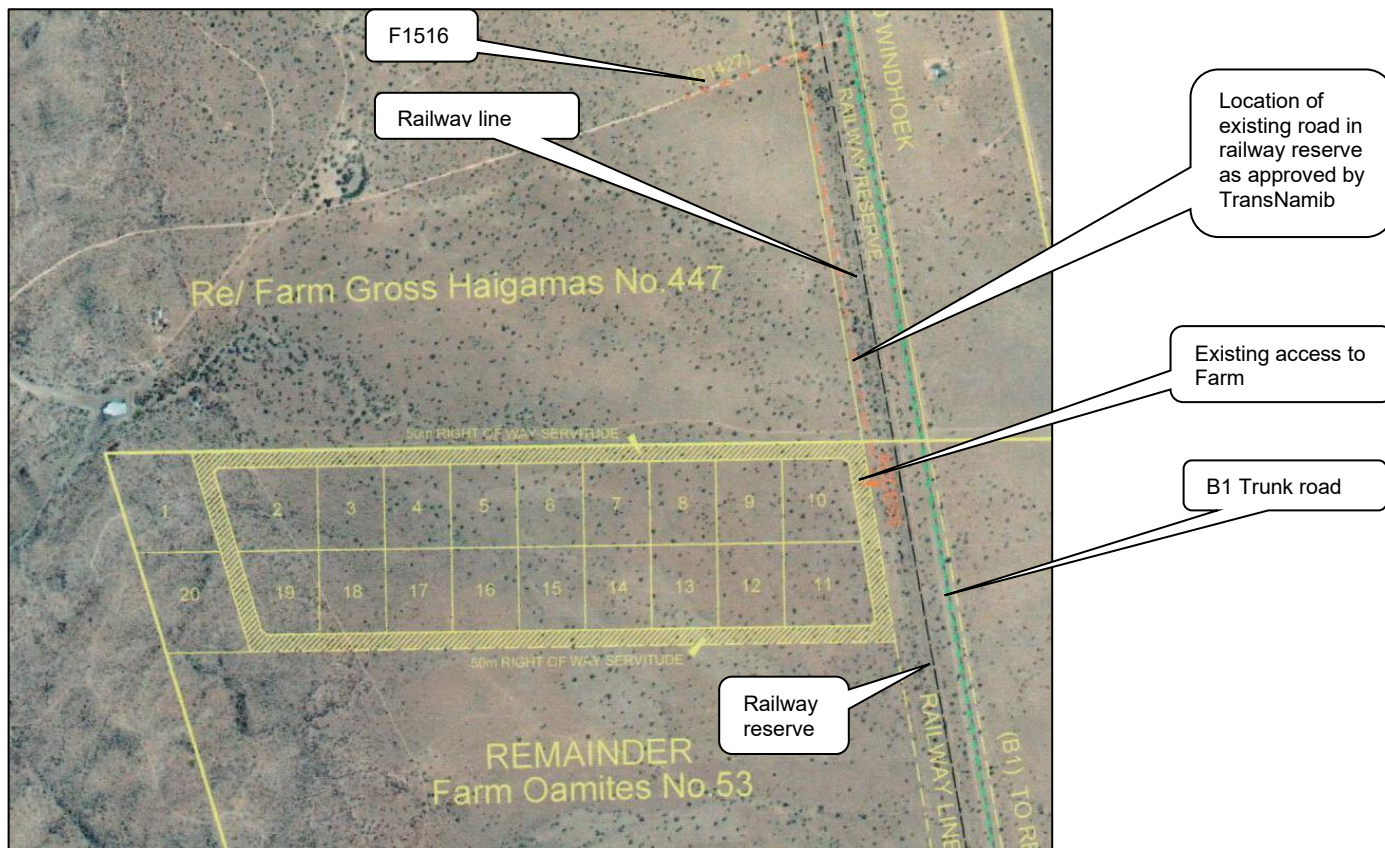


Figure 4: Existing access via the rail reserve

Internal access to each individual portion (Portions 1 to 46) will be via a 50 meter wide Right of Way Servitude over Portions 47 and 48, to be registered in favour of each portion.

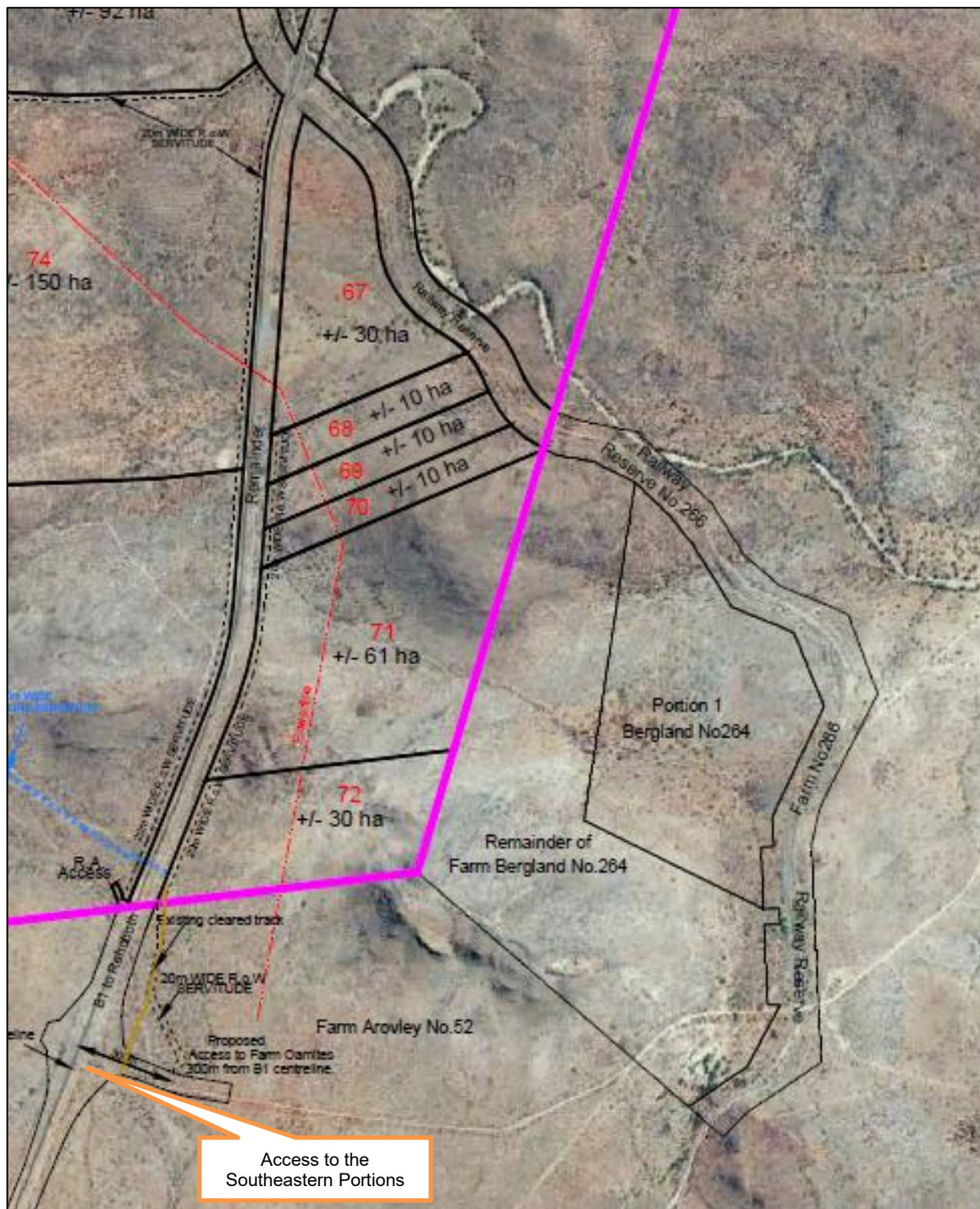


Figure 6: Access through Right of Way

Access to the new portions located to the east of the B1 is required from the D1320 (road to Groot Aub), one access from the northern side and one from the southern side of the D1320 (accesses 1 and 2 shown on the figure below).

Access to the new portions to the west of the B1 is required from 2 positions, indicated as Access 3 and Access 4 on the *Figure* below:

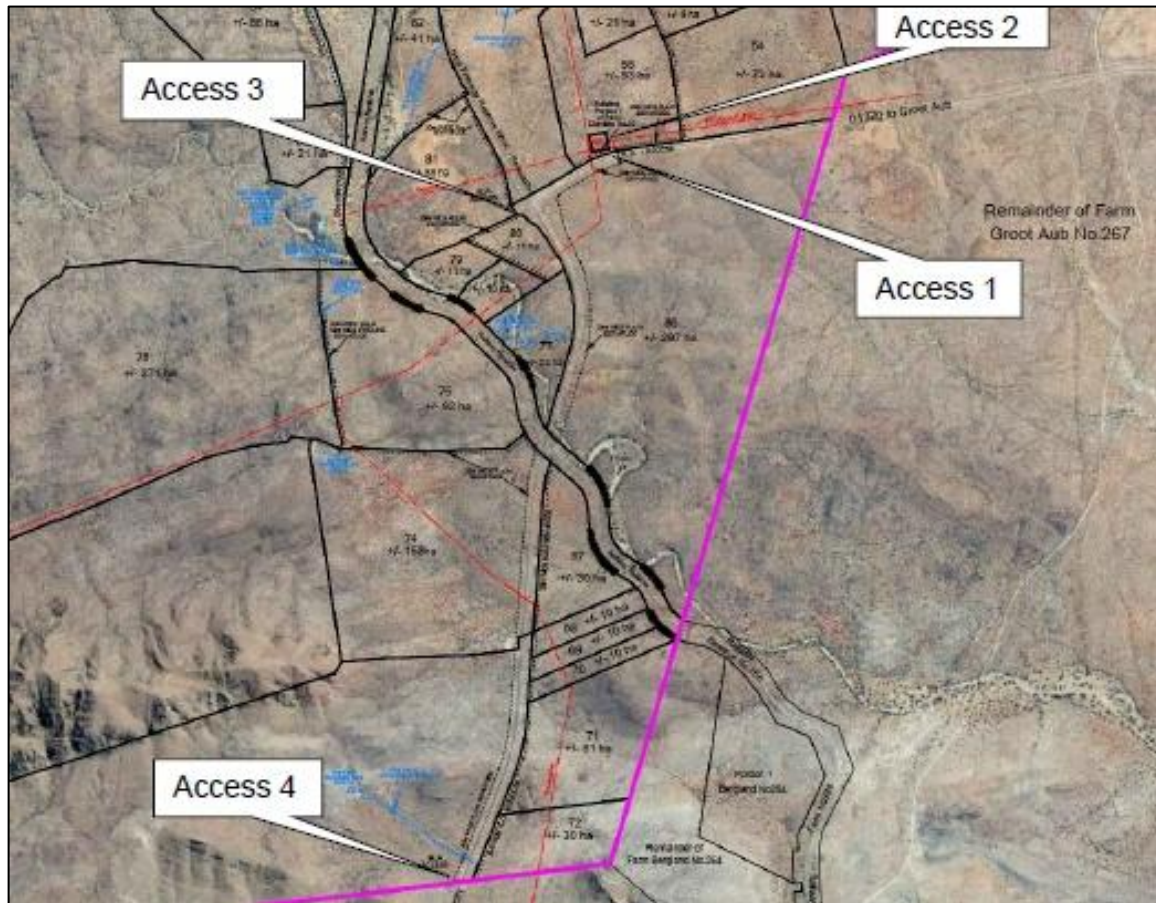


Figure 7: Access to the new portions

Access to each individual portion will be via 20 meter wide Right of Way Servitudes over the portions as shown on the attached subdivision plan to be registered in favour of the portions to which access is provided.

Approval was granted by the Roads Authority for these access points.

Internal Right of Way servitudes: Internal roads will be private Right of Way servitudes and not 'streets'.

The Engineers recommendations concluded that gravel roads are acceptable, but must provide all-weather access, subject to conditions mentioned in the report. The roads are between 20 and 50 meters wide, as shown on the subdivision plans.

Railway crossings: As the Windhoek - Rehoboth railway line runs through the farm, some of the new portions can only be reached by crossing the railway line.

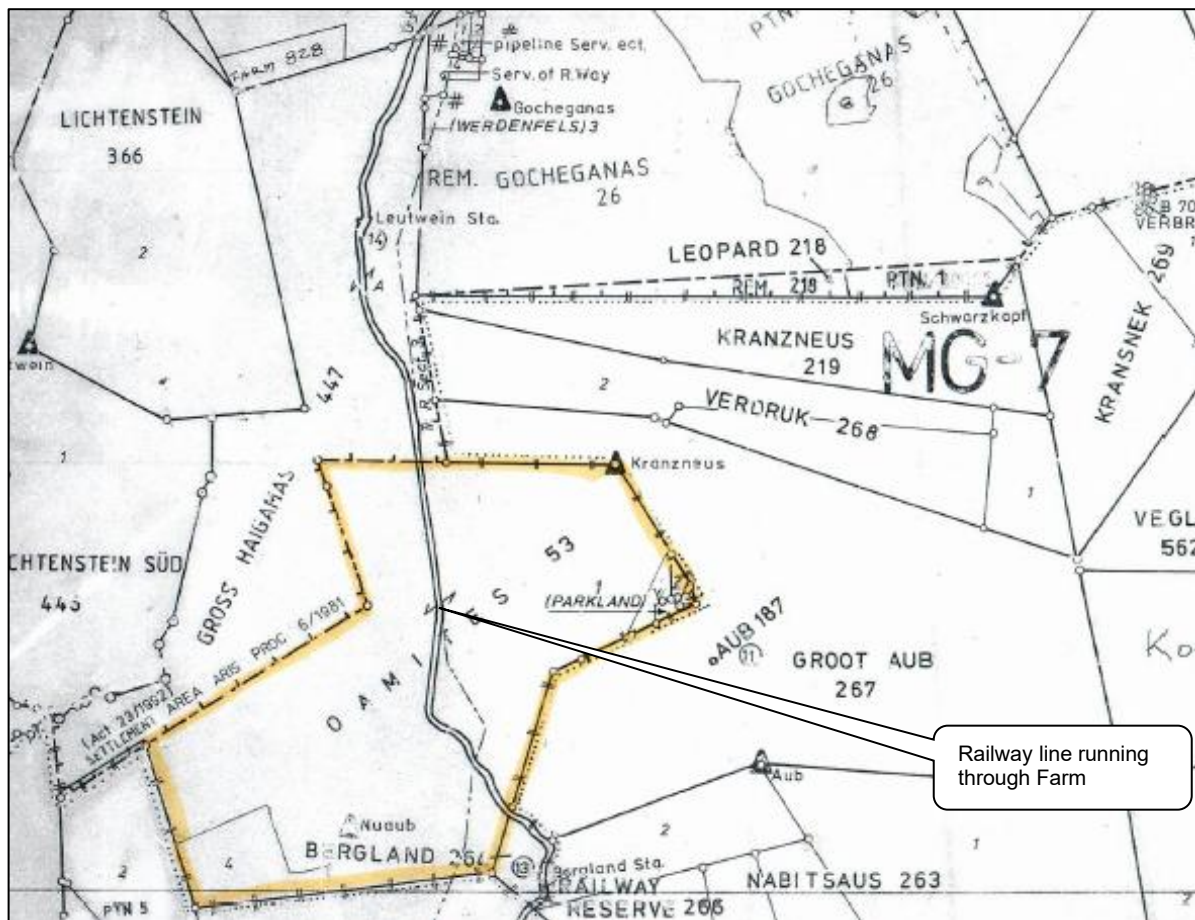


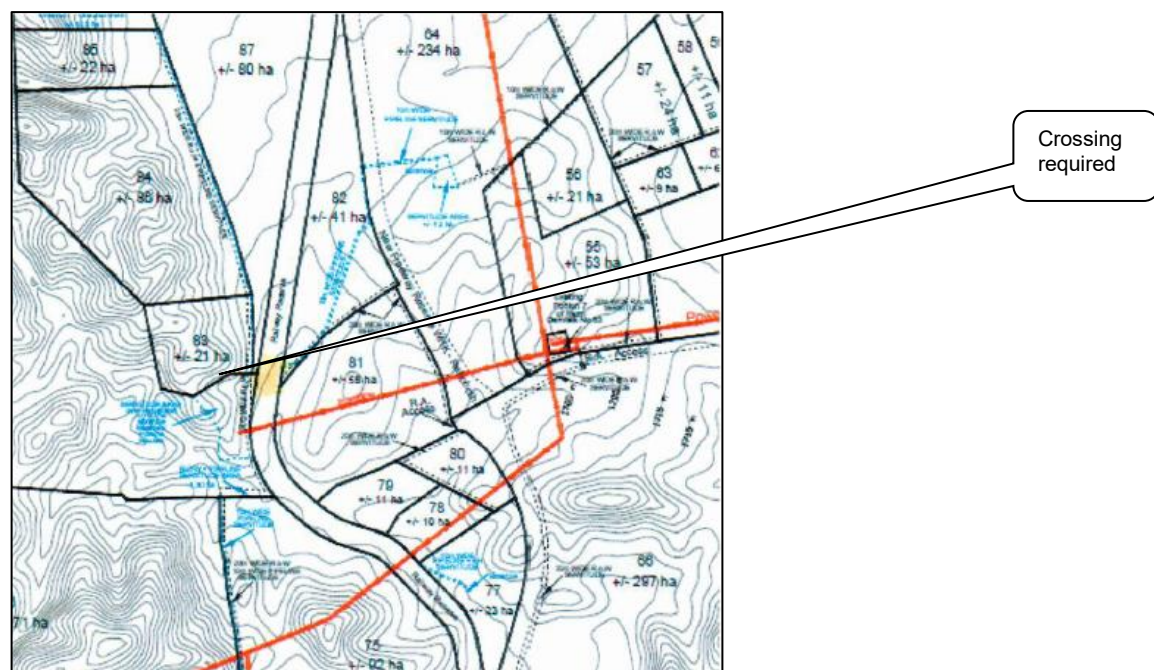
Figure 8: Railway line running through the Farm

Rail crossing: The railway lines will be crossed at two (2) locations to obtain access to some of these new portions.

Permission was previously granted by TransNamib to upgrade the level crossing from Farm Road 1516 from the B1 and to construct a new road on the western side of the railway line in the rail reserve. A way leave agreement was entered into by the owner with TransNamib. A copy of Trans Namib's approval of the railway crossings as well as of the signed wayleave agreement is under "Approvals" on Page 33.

The map shows a topographic representation of the Farm Cove Tract. A pink boundary line delineates the agricultural portions. The map is divided into two main sections: AGRI PORTIONS PHASE 1 (top) and AGRI PORTIONS PHASE 2 (bottom). Phase 1 contains a grid of 24 numbered lots. Phase 2 contains a larger area with a grid of 32 numbered lots. The map includes contour lines indicating elevation, with labels such as 1745, 1750, 1755, 1760, 1765, 1770, 1775, 1780, 1785, 1790, 1795, 1800, 1805, 1810, 1815, 1820, 1825, 1830, 1835, 1840, 1845, 1850, 1855, 1860, 1865, 1870, 1875, 1880, 1885, 1890, 1895, 1900, 1905, 1910, 1915, 1920, 1925, 1930, 1935, 1940, 1945, 1950, 1955, 1960, 1965, 1970, 1975, 1980, 1985, 1990, 1995, 2000, 2005, 2010, 2015, 2020, 2025, 2030, 2035, 2040, 2045, 2050, 2055, 2060, 2065, 2070, 2075, 2080, 2085, 2090, 2095, 2100, 2105, 2110, 2115, 2120, 2125, 2130, 2135, 2140, 2145, 2150, 2155, 2160, 2165, 2170, 2175, 2180, 2185, 2190, 2195, 2200, 2205, 2210, 2215, 2220, 2225, 2230, 2235, 2240, 2245, 2250, 2255, 2260, 2265, 2270, 2275, 2280, 2285, 2290, 2295, 2300, 2305, 2310, 2315, 2320, 2325, 2330, 2335, 2340, 2345, 2350, 2355, 2360, 2365, 2370, 2375, 2380, 2385, 2390, 2395, 2400, 2405, 2410, 2415, 2420, 2425, 2430, 2435, 2440, 2445, 2450, 2455, 2460, 2465, 2470, 2475, 2480, 2485, 2490, 2495, 2500, 2505, 2510, 2515, 2520, 2525, 2530, 2535, 2540, 2545, 2550, 2555, 2560, 2565, 2570, 2575, 2580, 2585, 2590, 2595, 2600, 2605, 2610, 2615, 2620, 2625, 2630, 2635, 2640, 2645, 2650, 2655, 2660, 2665, 2670, 2675, 2680, 2685, 2690, 2695, 2700, 2705, 2710, 2715, 2720, 2725, 2730, 2735, 2740, 2745, 2750, 2755, 2760, 2765, 2770, 2775, 2780, 2785, 2790, 2795, 2800, 2805, 2810, 2815, 2820, 2825, 2830, 2835, 2840, 2845, 2850, 2855, 2860, 2865, 2870, 2875, 2880, 2885, 2890, 2895, 2900, 2905, 2910, 2915, 2920, 2925, 2930, 2935, 2940, 2945, 2950, 2955, 2960, 2965, 2970, 2975, 2980, 2985, 2990, 2995, 3000, 3005, 3010, 3015, 3020, 3025, 3030, 3035, 3040, 3045, 3050, 3055, 3060, 3065, 3070, 3075, 3080, 3085, 3090, 3095, 3100, 3105, 3110, 3115, 3120, 3125, 3130, 3135, 3140, 3145, 3150, 3155, 3160, 3165, 3170, 3175, 3180, 3185, 3190, 3195, 3200, 3205, 3210, 3215, 3220, 3225, 3230, 3235, 3240, 3245, 3250, 3255, 3260, 3265, 3270, 3275, 3280, 3285, 3290, 3295, 3300, 3305, 3310, 3315, 3320, 3325, 3330, 3335, 3340, 3345, 3350, 3355, 3360, 3365, 3370, 3375, 3380, 3385, 3390, 3395, 3400, 3405, 3410, 3415, 3420, 3425, 3430, 3435, 3440, 3445, 3450, 3455, 3460, 3465, 3470, 3475, 3480, 3485, 3490, 3495, 3500, 3505, 3510, 3515, 3520, 3525, 3530, 3535, 3540, 3545, 3550, 3555, 3560, 3565, 3570, 3575, 3580, 3585, 3590, 3595, 3600, 3605, 3610, 3615, 3620, 3625, 3630, 3635, 3640, 3645, 3650, 3655, 3660, 3665, 3670, 3675, 3680, 3685, 3690, 3695, 3700, 3705, 3710, 3715, 3720, 3725, 3730, 3735, 3740, 3745, 3750, 3755, 3760, 3765, 3770, 3775, 3780, 3785, 3790, 3795, 3800, 3805, 3810, 3815, 3820, 3825, 3830, 3835, 3840, 3845, 3850, 3855, 3860, 3865, 3870, 3875, 3880, 3885, 3890, 3895, 3900, 3905, 3910, 3915, 3920, 3925, 3930, 3935, 3940, 3945, 3950, 3955, 3960, 3965, 3970, 3975, 3980, 3985, 3990, 3995, 4000, 4005, 4010, 4015, 4020, 4025, 4030, 4035, 4040, 4045, 4050, 4055, 4060, 4065, 4070, 4075, 4080, 4085, 4090, 4095, 4100, 4105, 4110, 4115, 4120, 4125, 4130, 4135, 4140, 4145, 4150, 4155, 4160, 4165, 4170, 4175, 4180, 4185, 4190, 4195, 4200, 4205, 4210, 4215, 4220, 4225, 4230, 4235, 4240, 4245, 4250, 4255, 4260, 4265, 4270, 4275, 4280, 4285, 4290, 4295, 4300, 4305, 4310, 4315, 4320, 4325, 4330, 4335, 4340, 4345, 4350, 4355, 4360, 4365, 4370, 4375, 4380, 4385, 4390, 4395, 4400, 4405, 4410, 4415, 4420, 4425, 4430, 4435, 4440, 4445, 4450, 4455, 4460, 4465, 4470, 4475, 4480, 4485, 4490, 4495, 4500, 4505, 4510, 4515, 4520, 4525, 4530, 4535, 4540, 4545, 4550, 4555, 4560, 4565, 4570, 4575, 4580, 4585, 4590, 4595, 4600, 4605, 4610, 4615, 4620, 4625, 4630, 4635, 4640, 4645, 4650, 4655, 4660, 4665, 4670, 4675, 4680, 4685, 4690, 4695, 4700, 4705, 4710, 4715, 4720, 4725, 4730, 4735, 4740, 4745, 4750, 4755, 4760, 4765, 4770, 4775, 4780, 4785, 4790, 4795, 4800, 4805, 4810, 4815, 4820, 4825, 4830, 4835, 4840, 4845, 4850, 4855, 4860, 4865, 4870, 4875, 4880, 4885, 4890, 4895, 4900, 4905, 4910, 4915, 4920, 4925, 4930, 4935, 4940, 4945, 4950, 4955, 4960, 4965, 4970, 4975, 4980, 4985, 4990

To reach the area to the west of the Farm, west of the railway line and west of the B1, a crossing is required between Portion 82 and the Remainder, which the approximate location is shown on the plan below:



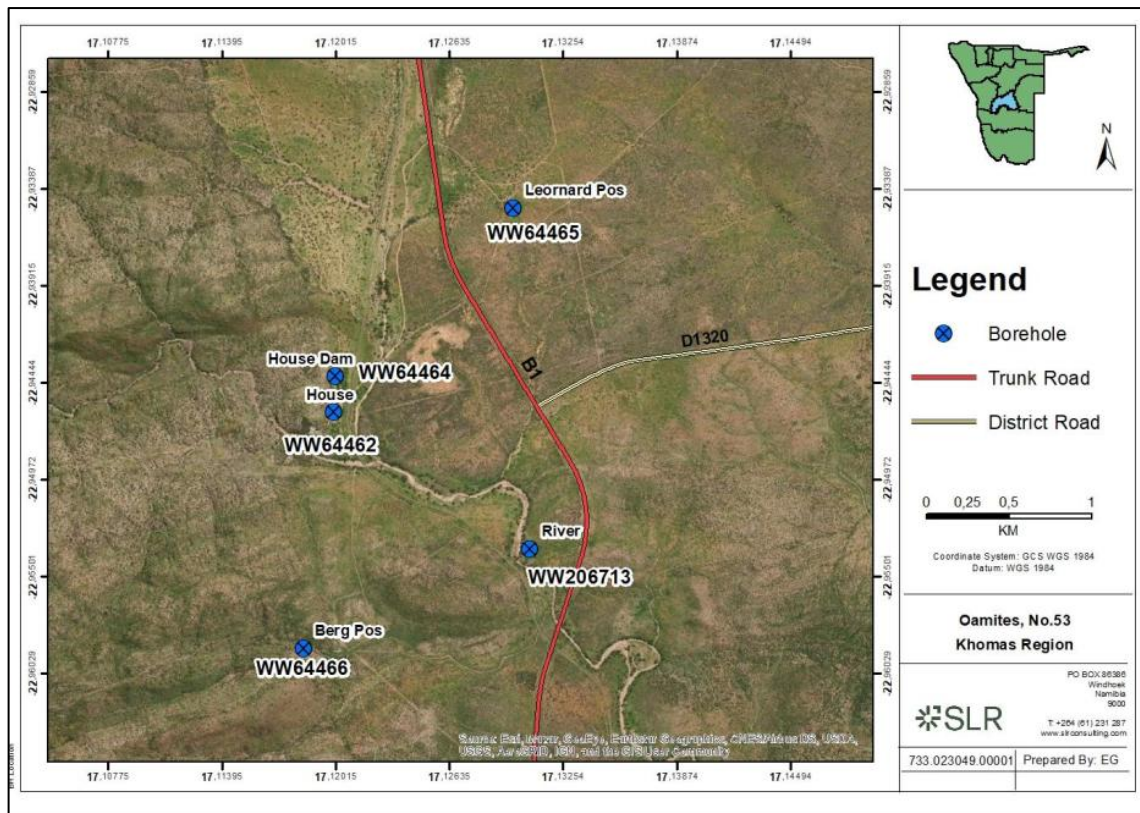
GREEN EARTH Environmental Consultants

Permission was granted by TransNamib per letter dated 28 February 2024 for these two crossings.

5.2. WATER SUPPLY

The water demand, supply options, existing water supply, test pumping of existing boreholes and water quality of existing boreholes were investigated.

There is no existing bulk water supply by either NamWater or COW and the only supply option is via boreholes. Existing water supply is via five boreholes which are located mainly towards the south of the property. See *Map* below for the locality of the boreholes:



SLR Environmental Consulting (Namibia) (Pty) Ltd ("SLR") conducted a detailed groundwater and surface water study for a development at Farm Oamites, No. 53. The study was completed in February 2022. As part of the recommendation to ascertain whether the water demand for the establishment will be met with groundwater, a groundwater capacity test was conducted.

For the five (5) boreholes, a complete Step Drawdown Test (SDT) and Constant Discharge Test (CDT) was conducted from which the sustainable yields have been determined. It is concluded that a cumulative volume of 33 m³/h for a daily pumping over 12 hours is sustainable in the short to medium term. This equates to approximately 112,000 m³/a.

Table 1: Test Pumping Summary

Bh ID	GWL (m btc)	Step Drawdown Test				Constant Discharge Test			
		Step Test	Q (m ³ /h)	Drawdown	Recovery %	Duration (hours)	Q (m ³ /h)	Drawdown (mbtc)	Recovery %
BH1 House WW64462	87,1	1	1,5	14,80	95	24	2,5	21,22	Recovery Not complete
		2	2,3	15,99					
		3	4,8	17,30					
		Residual dd		0,95					
BH2 House - Dam WW64464	74,4	1	5,0	2,30	100	24	12	9,01	100
		2	10	4,10					
		3	12	5,92					
		Residual dd		0					
BH3 Bergpos WW64466	74,8	1	1,0	15,35	98	24	1,7	21,94	93
		2	1,8	17,40					
		3	2,0	21,83					
		Residual dd		0,42					
BH4 Leonard's pos WW64465	79,3	1	1,5	1,05	100	24	5,0	12,71	100
		2	2,7	2,17					
		3	5,2	6,09					
		4	6,0	13,85					
		Residual dd		0,02					
BH5 River	42,7	1	11,7	2,50	97	24	20	6,67	97
		2	15,7	3,95					
		3	20	5,76					
		Residual dd		0.18					

The data was evaluated using a Test Pumping Analysis software (TPA). The recommended sustainable yields are provided in the *Table* below:

Table 2: Recommended yield

BH ID	WW Number	X	Y	Depth (m bgl)	GWL (m btc)	Recommended yield (m ³ /h)	Recommended yield (m ³ /d) 10-hour day
House (BH1)	WW64462	717391	7460885	130	87.10	2	20
House Dam (BH2)	WW64464	717403	7461101	120	74,42	10	100
Bergpos (BH3)	WW64466	717198	7459461	120+	74,80	Livestock Watering	
Leonard pos (BH4)	WW64465	718411	7462103	120+	79,33	4	40
River (BH5)	N/A	718475	7460044	80	42.70	15	150
Total						31	310

None of the boreholes drilled were registered with Department of Water Affairs (DWA), therefore a legalisation permit was submitted to DWA to register these old and new farm boreholes. The legalisation and abstraction permits are subject to obtaining an Environmental Clearance.

With the test pumping data evaluation results, and consequent sustainable abstraction rates recommendation, an abstraction permit will be launched with City of Windhoek

(COW), to the volume of 310 m³/day or 112,000 m³/a. The issuing of the abstraction permit by COW is subject to obtaining an Environmental Clearance.

To maintain the sustainability of volume abstracted, SLR made the following recommendations:

- Abstract within the volumes allowed by abstraction permit as issued by COW.
- All five boreholes must be installed with dipper tube pipe to allow for GWL measurements and be installed with a flow meter to allow for abstraction volume records.
- Maintain long term monitoring data record as this is the true measure of sustainability, and SLR recommends assisting the client with complying to abstraction conditions as will be provided by the Regulator.
- Analyse all production boreholes for groundwater quality once per year.

Water Quality of Existing Boreholes: The groundwater in the area is generally of excellent quality, with the exception of the borehole at Berg Pos where the water is of Group C, due to the magnesium concentration and hardness, and the borehole at Leonard Pos, where the water is of Group B due to total hardness. The other boreholes have water of excellent groundwater quality fit for human consumption. Water from the boreholes is mixed via some of the pipelines and reservoir combinations and therefore some of the problematic parameters may be reduced with blending. SLR (2023) recommends that the borehole at Berg Pos be used only for livestock watering due to a Group C water quality. If this is implemented, the remaining boreholes provide good quality water suitable for human consumption.

Recommendations for each borehole: Based on the various investigations and reports, the following was recommended by the Engineers for the boreholes:

- Each borehole be provided with its own water meter installation;
- Abstraction from each borehole is to be recorded and monitored on a continuous basis;
- Each borehole is to be provided with instrumentation to observe and monitor the water level;
- Water levels are to be recorded and monitored on a continuous basis;
- Records of abstraction and water levels are to be provided to the COW Hydrogeologist on a continuous (monthly) basis.

Recommendations for water supply: The following recommendations are provided for the water supply infrastructure to be provided for Phase 2 of the subdivision on Re/Farm Oamites No. 53:

- Water supply to Portions 1 – 48 of Phase 2 will be via uPVC and HDPE pipelines under gravity flow from the reservoirs to the west of the property. Appropriate diameters and pressure classes are to be confirmed during detailed design;
- Appropriate water supply is to be secured to Portions 49 – 72 and 73 – 87 of Phase 2 as well;
- Pipelines should generally be laid with 600 mm cover;

- Pipeline cover should be increased to 900 mm for road crossings and/or pipes should be sleeved and/or encased in concrete underneath road crossings;
- 48 hours of storage for domestic water demand must be provided. This can be via:
 - The centralised reservoirs to the west of the property for Portions 1 – 48 of Phase 2, or / and for supply to Portions 49 – 87:
 - On an individual plot / unit basis, in which event the following shall apply:
 - Storage shall be by means of elevated storage of at least 2m height (though preferably 5m or more, depending on the pressure required);
 - A separate tap/off-take for fire-fighting supply must be provided from the elevated storage to allow the filling of tanks on fire-fighting vehicles or mobile units;
- The supply pipeline into each unit/plot (at least for Portions 1 – 48 of Phase 2) should be provided with an isolating valve and appropriately sized water meter;
- The water consumption of each unit/plot should be recorded and monitored on a continuous basis;
- The home-owner's association, body corporate or farmer's association which may be established must on a continuous basis monitor and reconcile water abstraction (supply) and water demand/use for both Phases 1 and 2;
- Centralised fire-fighting supply points (for example goosenecks) are to be provided at the western and eastern ends of the plots within the right of way servitudes, such that they are accessible by any vehicles used for fire-fighting purposes;
- 10m wide servitudes are to be provided over all communally used pipelines;
- Communally used services are to be placed in registered servitudes / rights of way;
- Boreholes on individual plots are not permitted, at least for Portions 1 – 48 of Phase 2. Boreholes on individual portions/plots may need to be permitted for some of the larger plots and those located to the east of the B1 Highway, as well as those located in the southwest of the property.
- If any increase in the permissible abstraction volume of 310m³ / day or the drilling of additional boreholes is required a detailed geohydrological study covering the following must be done:
 - A detailed description of the nature, type, and features of the groundwater /aquafer.
 - The potential recharge of the area types of aquifers, faults, and water table.
 - An opinion on the sustainability of the water resources.
 - A water balance to indicate how the water to be extracted will be replaced by rain or subsurface recharge.
- The COW is to be provided with an overall layout plan showing the water supply and reticulation system. Any revisions/updates to this plan are to be submitted to the COW as incurred/made.

5.3. ELECTRICITY RETICULATION

Electricity supply: Electricity demand and supply options were investigated. CoW does not have any electrical power distribution on the property. NamPower has several power lines in the vicinity.

It was concluded that: “No electricity supply or distribution is foreseen, and owners/occupiers must make their own provision for power supply. This may be via connections to NamPower’s powerlines or via solar PV stand – alone island grid Systems”.

5.4. SEWAGE TREATMENT AND DISPOSAL

Sewerage and wastewater treatment and disposal: The provision of water-borne sewerage and centralized wastewater treatment are not considered appropriate for the development for reasons mentioned in the Engineers report.

The general requirements relating to wastewater treatment and disposal were discussed and agreed with the Department of Infrastructure, Water and Technical Services of CoW by the Engineers. The following principles should apply:

- Decentralised wastewater treatment is allowed for individual units/plots, to allow for differing rates of development, water uses and volumes of wastewater generated;
- Septic tanks with soakaways / French Drains are not permitted;
- Oxidation or open ponds or holding systems apart from conservancy tanks are not permitted;
- Permission for the construction of a sewer conservancy tank at any location on the proposed development will be subject to the submission of a building plan and approval of this plan by COW prior to the construction of the tank.
- Conservancy tanks are permitted. Individual owners and/or the Home-Owner’s Association or Farmer’s Cooperative have the responsibility to ensure that these are emptied at appropriate intervals to ensure that they do not overflow;
- On-site wastewater treatment is permitted, for example by package-type wastewater treatment plants, subject to the condition that any treated effluent discharged to the environment must comply with the Special Standards for Effluent Discharge of the DWA as required under the 2013 Water Resources Management Act (WRMA). Further considerations include:
 - On-site wastewater treatment and/or conservancy tanks, will allow wastewater treatment to be scaled / added as development takes place and to be provided as appropriate to the nature of the wastewater to be treated;
 - Any individual plot/unit owner must apply for a discharge permit with the DWA as appropriate to the nature and volume of wastewater generated and the type of on-site treatment to be provided;
- Sewerage (collection pipes) from source to the wastewater treatment system or conservancy tank should comply with the following:
 - Minimum nominal diameter 110 mm pipes to be used;

- Minimum gradients should comply with the guidelines of the “Red Book” as appropriate to the number of units being designed for;
- The provision of sewerage services and centralised wastewater treatment is not precluded and may be provided as a future phase/development depending on the rate and nature of development and occupancy of the plots/units. Depending on the type of land use and occupation rates / occupancy density, it may be possible for one or more owners to combine wastewater treatment systems for multiple plots/units. This will however need to be determined on a case-by-case basis;
- No erven must be developed within a radius of 500 m of a (future) wastewater treatment plant;

5.5. SOLID WASTE DISPOSAL/REFUSE REMOVAL

Refuse removal: It is stated in the report that on-site disposal of refuse or solid waste by landfill is not acceptable to the owner and solid waste and other refuse will thus have to be disposed of off the property at an approved municipal landfill site, since the property is located within the Windhoek Municipal Area. The Engineers had discussions with COW regarding the general requirements. Following the discussions and regulations, the following are recommended for refuse disposal:

- A waste management plan, including a waste management hierarchy, be prepared as part of the Environmental Impact Assessment and Environmental Management Plan and submitted to the COW, to form the basis of an application for the disposal and/or transportation of waste as may be decided by the Home-Owner's Association or Farmer's Cooperative;
- Waste from individual plots/portions should be collected regularly and taken to a centrally located Transfer Station on the property, where it is gathered and sorted into recyclables (glass, paper, plastic, metal) and non-recyclable materials:
 - Collection in the property will be the responsibility of the Home-Owner's Association or Farmer's Cooperative;
 - The Transfer Station should be fenced and, as far as possible, waste placed in containers to prevent access by animals and scavengers;

Disposal:

- An application must be submitted to the COW for the disposal of waste at an approved site of the COW, most likely Kupferberg, which is a registered hazardous waste site;
- Building rubble and garden refuse could also be disposed of at approved sites of the COW, for example the location opposite of Bernt Carlsson Road to the west of the Western Bypass;
- The COW will levy a tariff for the disposal of waste at their approved sites, which can be invoiced to:
 - The Home-Owner's Association or Farmer's Cooperative, for which a Municipal Account must be opened;
 - The service provider who disposes the waste on behalf of the Home-Owner's Association or Farmer's Cooperative, who can then recover these costs;

- Options for the transportation of the waste from Re/Farm Oamites No. 53 to an approved disposal site include:
 - By the COW, who collect waste from Groot Aub approximately once a week and who could also collect waste from the property. The COW will however only collect waste from a central Transfer Station and not from individual plots/portions. An application would need to be made to the COW for this service, for which the charge of the COW would include transportation and disposal, if provided;
 - By means of a registered/licensed service provider, appropriate to the nature of the waste being transported (different categories of waste require different licenses). This is apparently the option used by Omeya, where the Home Owner's Association collects wheelie bins on the property and then makes use of a service provider to transport the waste to the COW's Kupferberg landfill site;
- Subject to confirmation with the COW, the composting of garden waste on individual premises is permitted, provided such composting does not cause a nuisance, public health or damage to the environment.

The proposed waste management plan:

- The homeowners need to draw up rules for inclusion in the house rules (linked to the title deed of the portion) which will guide and control each landowner with regards to the management of solid waste on his/her land portion.
- The rules must enforce at source sorting of waste into glass, paper, plastic, metal and non-recyclable/wet waste.
- It is proposed that the developer identify and avail a dedicated site to be utilised as a temporary storage, sorting and transfer of waste site.
- The site must be fenced in / or enclosed to prevent any scavengers or unauthorised access.
- The floor of the storage area on the site must be paved and provided by an impermeable floor to prevent any seepage of rainwater or fluids from the temporarily stored waste into the ground or surface water.
- It is proposed that the management of the waste transfer site is outsourced to a Registered Waste Service Provider like Rent-A-Drum, Kleen-Tek and Epupa Cleaning Services.

See below a typical layout of a temporary water storage or transfer station:

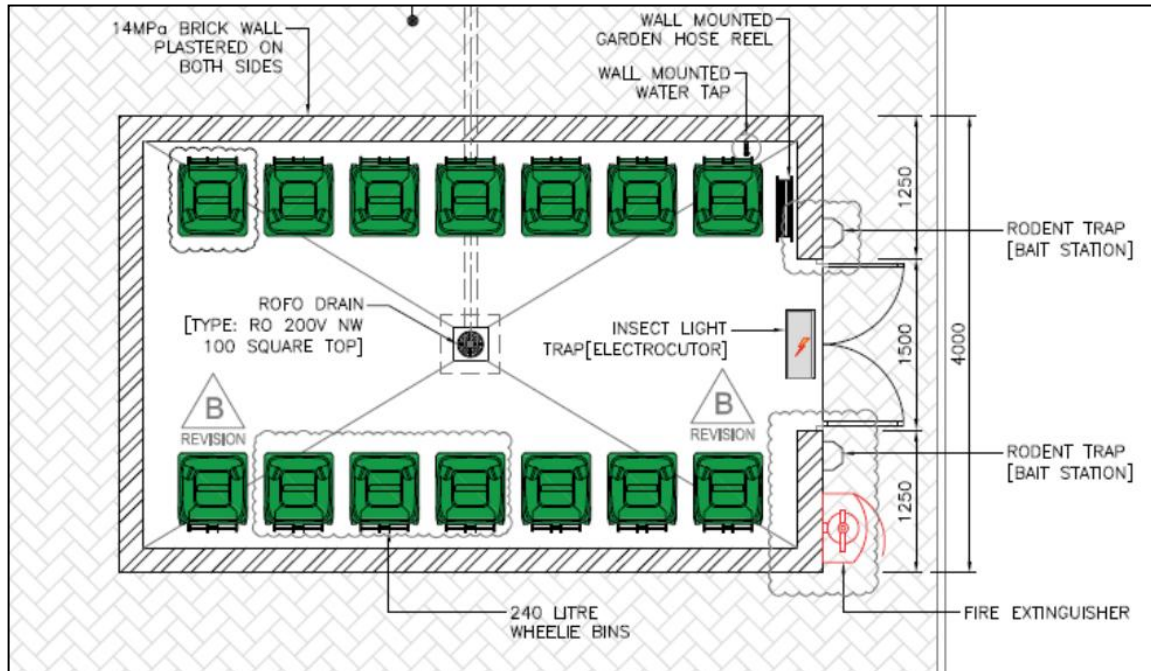


Figure 12: Temporary water storage or transfer station

5.6. STORMWATER MANAGEMENT

Stormwater and drainage: Stormwater, drainage and flooding were investigated and are discussed in detail in the report. Requirements include:

- The flow of stormwater from a higher-lying property to a lower-lying property may not be impeded or obstructed in any way;
- Any boundary walls must make provision for the passing of surface flows to avoid the damming of any surface runoff;
- Without the approval of the COW, the canalisation, alteration or obstruction of flow in- or discharge of any watercourse is not permitted;
- The maintenance of any stormwater accommodation measures, including weep holes, is the responsibility of the owner of that particular property;
- Any stormwater pipes, inlets, outlets or other stormwater system must be clearly indicated on any building plans submitted to the COW for approval. No building plans for any property will be approved by the COW until this condition has been met;
- The finished floor levels of all habitable structures should be at least 250 mm above natural ground level;
- Pollution of rainwater and surface runoff should not be permitted.


5.7. FIRE PROTECTION

The Proponent has the necessary fire protection infrastructure / extinguishers as per the requirements. A Fire Protection Specialist was contracted to introduce a proper fire protection plan with the required infrastructure and to oversee the annual auditing and maintenance of the infrastructure.

6. APPROVALS OBTAINED

Roads Authority approval of accesses

See below a copy of the Roads Authority Approval of the accesses to the new portions to be created from the subdivision of the Remainder of Farm Oamites No. 53:

	ROADS AUTHORITY PRIVATE BAG 12030 AUSSPANNPLATZ WINDHOEK NAMIBIA
Our Ref: RA/14/19/2/1302 & RA/14/19/2/1/5	Enquiries: Frans Nghifikua Telephone: +264 61 284 7339 E-mail: nghifikuaf@ra.org.na
Your Ref:	
10 August 2023	
du Toit Planning Consultants PO Box 6871 Ausspahnplatz WINDHOEK Namibia	
Attention: Mr. Charlie du Toit (charlie@dutoitplan.com)	
Dear Sir,	
<u>SUBDIVISION OF THE REMAINDER OF FARM OAMITES No. 53 (WINDHOEK MUNICIPAL AREA) INTO 86 PORTIONS AND REMAINDER – WINDHOEK DISTRICT, WINDHOEK MAINTENANCE REGION</u>	
1. Reference is made to your letter dated 20 June 2023 (Annexure A) regarding the subdivision of the Remainder of Farm Oamites No. 53 into Portion 1 to 87 and Remainder, as shown on the attached subdivision plan dated May 2023 (Annexure B).	
2. Our comments regarding the proposed access are contained hereafter.	
(a) <u>Access 1 and 2</u>	
It is understood that this proposed intersection will provide access to the portions on the north and south of District Road (DR) 1320. The intersection is however located in a horizontal curve.	
Intersections in horizontal curves are generally not encouraged because they hamper efforts to obtain a clear line of sight for the driver on the minor road – in this case the drivers connecting to DR 1320.	
<p>Established in terms of the Roads Authority Act, 1999 (Act 17 of 1999) Board of Directors: Ms L. Brandt (Chairperson), Mr P. Muluti (Deputy Chairperson), Ms H. Amupolo, Mr T. Hamata, Mr G. Kadikwa, Mr P. Greeff, Ms G. Tshoopara</p>	

The proposed intersection is **approved in principle**, on condition that the radius of the horizontal curve on DR 1320 is more than those indicated in **Table 1**.

Table 1: Minimum Radli for Location of Intersections on Curves

Design Speed (km/h)	Radius (m)
40	250
50	375
60	550
70	750
80	1000
90	1220
100	1500
110	1850
120	2200
130	2600

If it is determined, during detailed design, that the radius of the horizontal curve on DR 1320 is more than the required minimum radius, the intersection will have to be relocated to a position outside the horizontal curve.

(b) Accesses 3 and 4

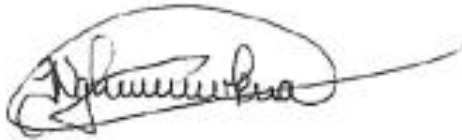
The location of the two (2) access are **approved in principle**.

It must be noted that interchanges are planned at the locations of the accesses, as part of the upgrading of Trunk Road (TR) 1/5 to a dual carriageway. Access from the development therefore not be provided directly to the interchanges in future, but to the link roads leading to the respective interchanges. The exact location of the accesses to the link roads will be confirmed during the detailed design of the dual carriageway.

3. It should be noted that the principle approvals granted are based on a desktop study. You are required to submit detailed design drawings and traffic studies for our approval before commencing construction of any of the proposed accesses.
4. Kindly be informed that this approval is only be valid for a period of **two (2) years** from the date of this letter. Should all the accesses not be constructed at all or to the agreed standards during this period, the approval shall lapse and a new application must be submitted. This is purely undertaken for the purpose of re-assessing any other new developments proposed in the vicinity of the proposed accesses.

We trust that the submitted documentation meets your requirements.

Yours faithfully,



Frans Nghifikua

ENGINEERING MANAGER: ROADS LEGISLATION AND COMPLIANCE
NETWORK PLANNING DIVISION



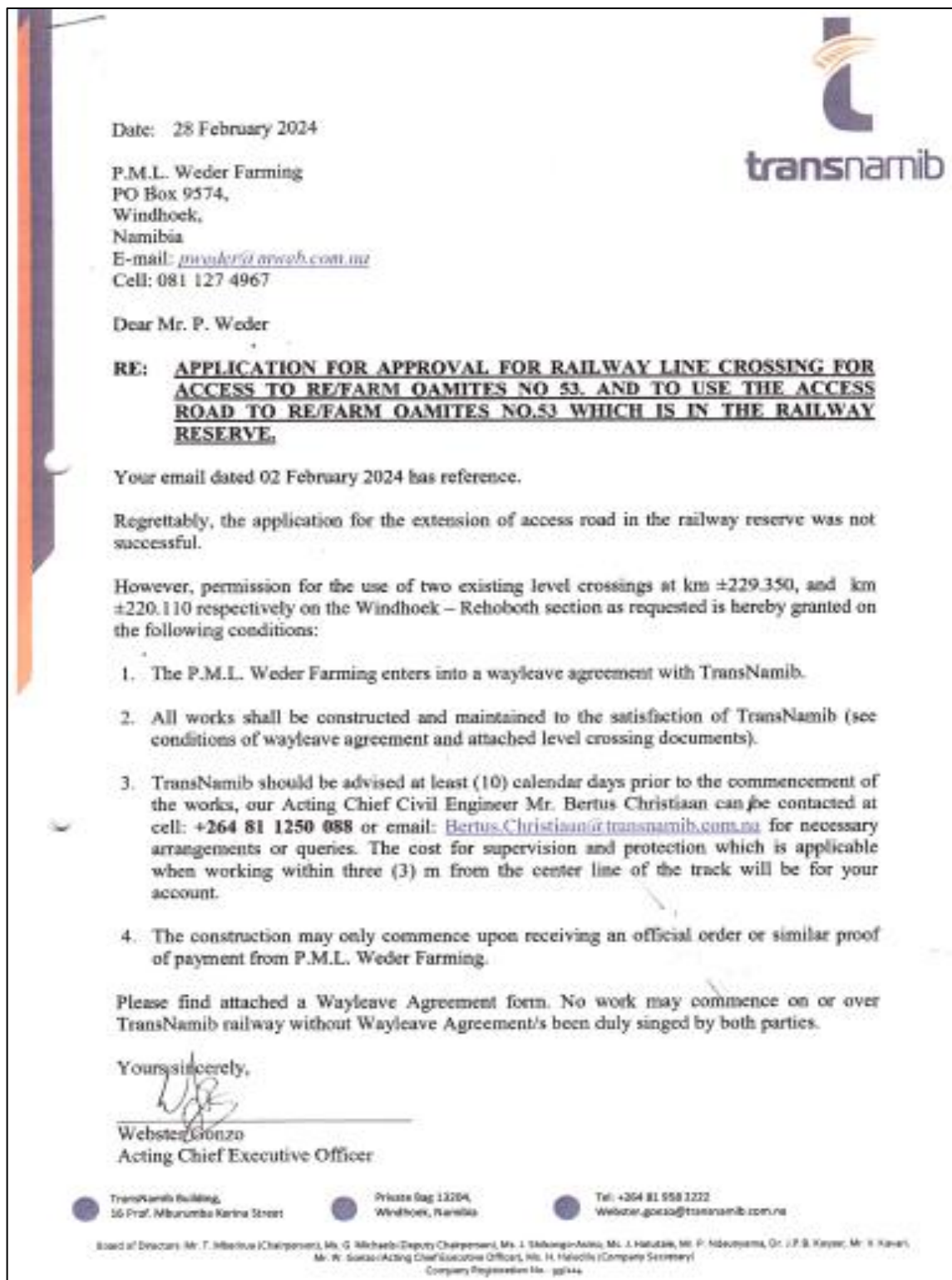
COPY TO:

- Mr. Vernon du Preez (Regional Engineering Manager: Windhoek Region, Roads Authority)
- Mr. Rianco Vorster (Engineer: Maintenance, Roads Authority)

The Proponent will submit detailed designs and plans for the proposed accesses for approval by the Roads Authority before it is constructed.

Trans Namib Approval for rail crossings

See below a copy of the Trans Namib Approval of the rail way crossings required for providing access to the portion located on the western side of the railway line. The crossings currently in use will remain in place.



WAYLEAVE AGREEMENT

PRIVATE RAIL LEVEL CROSSINGS FOR FARM OAMITES NO.53

MEMORANDUM of an AGREEMENT made and entered into and between
TRANSNAMIB HOLDINGS LTD (hereinafter referred to as TransNamib)
And

P.M.L Weder Farming (GRANTEE)

Herein represented by PETER M.L. WEDER.....in
his/~~her~~ capacity as OWNER....., duly authorized thereto.

Whereas the GRANTEE has applied for a wayleave, as hereinafter described, over/on the property of TransNamib on the Windhoek – Rehoboth section, kilometer point ± 229.350 and km ± 220.110 respectively. TransNamib is prepared to grant such wayleave agreement subject to the following conditions:

THEREFORE, THE PARTIES AGREED AS FOLLOWS:

1.

TransNamib grants to the GRANTEE a wayleave (hereinafter termed the "WORKS") described in Applicant's letter, signed by both parties, over the property of TransNamib. Applicant's letter forms part of this Agreement and any alterations or additions thereto shall be affected by the preparation and signature of addenda, which shall be annexed hereto and which shall likewise form part of this Agreement.

- a) F1516 rail crossing to be upgraded to a 4B level of protection and Homestead level crossing to be upgraded to a 3 level of protection respectively as per SANS 3000.
- b) TransNamib reserves its right to use and exploit the level crossings for its own operations and activities.
- c) The part of the WORKS falling within 3 meters of the center of the railway line shall be crossed only by vehicles with rubber tyres.
- d) The construction /erection of signs shall be supervised by TransNamib. All work must be done to the satisfaction of TransNamib.
- e) The GRANTEE shall inform the TransNamib Acting Chief Civil Engineer, Mr. Bertus Christiaan at cell: +264 81 1250 088 or Email: Bertus.Christiaan@transnamib.com.na ten (10) calendar days in advance of the commencement date of construction/erection of signs.
- f) In the event of construction activities taking place within 3m from the center line of the track, TransNamib shall arrange for flagmen and occupation of the track if deemed necessary. The cost thereof shall be for the account of the GRANTEE. Granting of an occupation will be subject to the running of trains.

2.

The WORKS shall be maintained by the GRANTEE to the satisfaction of TransNamib at the expense of the GRANTEE. Such work, if performed by TransNamib, shall be at the price negotiated between TransNamib and the GRANTEE.

wg

3.

The GRANTEE shall not construct, undertake or permit anything which could constitute a danger to any person or property or which could interfere with or embarrass the service of TransNamib, and he shall comply promptly with any directive of TransNamib to remove or make good any works or cease or prohibit any practice which, in the sole discretion of TransNamib, is regarded as dangerous, can interfere with services or can cause an embarrassment.

4.

- a) The GRANTEE may not grant permission to any other person except its employees, to enter the premises without the written consent of TransNamib. Where gates are erected, the GRANTEE will be responsible for keeping such gates properly locked.
- b) Whenever gates giving access to the WORKS on or over TransNamib property become defective in any way, the GRANTEE shall immediately notify TransNamib, and until such gates have been repaired, the GRANTEE shall take all steps necessary to prevent animals from straying on the property under its control.

5.

Nothing in this Agreement shall be construed as conferring on the GRANTEE a permanent right to have and keep the said WORKS, or any of them, under, on or over TransNamib's property, nor as creating any servitude in favour of the GRANTEE or giving to the GRANTEE any vested right whatsoever against TransNamib.

8.

Should TransNamib decide to undertake any activity which makes it necessary to remove, alter, close, extend or add to the WORKS or any part thereof, TransNamib may, by service of three (3) months written notice upon the GRANTEE, require him to effect such removal, alteration, closure, extension or addition at his own expense. If the GRANTEE fails to comply with the notice TransNamib may immediately terminate this Agreement and effect such removal, alteration, closure, extension or addition at the expense of the GRANTEE. TransNamib is not required to allow the GRANTEE to establish the said WORKS elsewhere on TransNamib property or to compensate the GRANTEE if the WORKS are to be removed and the wayleave(s) cancelled.

9.

This Agreement may at any time be terminated by either party after consultation with each other and three (3) calendar months' notice in writing to the other.

10.

Should the GRANTEE fail to carry out the conditions of this Agreement, TransNamib shall have the right to terminate this Agreement.

wg

11.

The Grantee shall within seven (7) days after the provision of proof of being called upon to do so, refund to TransNamib such reasonable payments as TransNamib may have made to the local or other competent authority in respect of any rates, taxes, charges or assessments which may at any time be levied by such authority upon or in connection with the WORKS.

12.

Any dispute, difference or question which may arise at any time hereafter between TransNamib and the GRANTEE touching the true construction of this Agreement or the rights and liabilities of the parties hereto shall, unless otherwise herein expressly provided, be referred to the decision of a single arbitrator to be agreed upon between the parties, or, in default of agreement within 14 (FOURTEEN) days, to be appointed at the request of either party by the president of the Law Society of the Republic of Namibia in accordance with, and subject to, the provisions of the Arbitration Act 42 of 1965 or any statutory modification or re-enactment thereof for the being in force.

13.

Upon the termination of this Agreement or upon the prior termination TransNamib may remove any the Works or the portion concerned and restore its property to its original condition at the expense of the GRANTEE. All material or appurtenances removed from the WORKS thus taken up, shall be allowed to remain on TransNamib's land for a period of seven (7) days, during which period the GRANTEE shall be entitled to effect disposal thereof, provided he has paid to TransNamib the cost of such removal. If at the end of the said period the GRANTEE has not taken possession of the said material or appurtenances, the same may be disposed of by TransNamib for its own benefit in any manner it may deem fit without prejudice to any claim which it may have against the GRANTEE for the cost of such removal.

14.

The following conditions will apply:

TransNamib accepts no responsibility/liability for any costs incurred as a result of damage to the WORKS while doing repairs to the railway line in case of wash-away, derailments, sabotage, etc. and no claims may be brought against TransNamib on the basis of damage to the WORKS.

15.

In the event of the WORKS being transferred to a third party the GRANTEE shall remain responsible for all financial and other obligations imposed by this Agreement in respect of the WORKS until such third party has entered into a new wayleave agreement with TransNamib containing provisions substantially the same as the provisions of this Agreement or a Deed of Cession, duly signed by all concerned, has been concluded.

16.

All work will comply with the Labour Act of 1992: Regulations relating to the Health and Safety of Employees at Work.

wg

17.

The WORKS as described in Applicant's letter hereof may not be transferred or ceded to a third party unless TransNamib's prior or written consent, which will not unreasonably be withheld, is obtained. Such transfer or cession should be ratified by means of a Deed of Cession, duly signed by all concerned.

18.

All notices, legal processes or communications intended for either party shall be deemed to be sufficiently given to the party if forwarded by prepaid registered post or recorded delivery service at the domicillium citandi et executandi as selected by the parties below:

GRANTEE

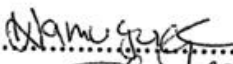
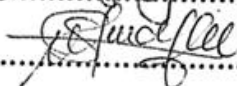
: P.M.L. Weder
P.O. Box 9574
Windhoek, Namibia
+264 (081) 127 4967


TRANSNAMIB

: Private Bag 13204
WINDHOEK, NAMIBIA

SIGNED at WINDHOEK on this 18th day of APRIL 2024

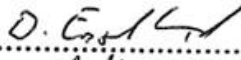

AS WITNESSES:

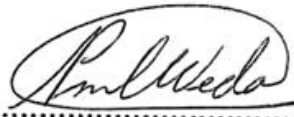
1. 
2. 


For and on behalf of TransNamib Holdings Limited

SIGNED at WINDHOEK on this 18th day of APRIL 2024

AS WITNESSES:

1. 
2. 


For and on behalf of P.M.L. Weder Farming

The Proponent has already signed the Leave Way Agreement as per the approval letters requirements.

7. APPROACH TO THE STUDY

The assessment included the following activities:

a) Desktop sensitivity assessment

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

b) Site assessment (site visit)

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

c) public and authority participation/consultation

The public was invited to give input, comments and opinions regarding the proposed project. Notices were placed in the Namibian and New Era Newspapers on two consecutive weeks (15, 16, 22 and 23 May 2024) inviting public participation and comments on the proposed project. The final date for receiving comments was 7 June 2024. A notice was displayed on site as well as on the Municipal Notice Board in the Customer Care Centre of City of Windhoek. See attached copies of the newspaper notices, notices of site and on the Notice Board.

The following authorities were consulted for comments and consents:

The City of Windhoek

- Stormwater Management – Mr Neels van der Merwe
- Roads Planning – Mr Horst Lisse and Ms Mary Shiimi
- Solid Waste Management – Mr Olavi Makuti
- Sewer and Wastewater Treatment – Mr Jacobus van Wyk and Mr Ockert Acher
- Urban and Transport Planning – Mr Conwell Beukes and Ms Hilma Hamata

A site visit took place on 24 September 2024 with the following City of Windhoek Officials:

- Mr Conwell Beukes – Urban and Transport Planning
- Ms Hilma Hamata - Urban and Transport Planning

See email feedback below on the site visit:

From: Beukes (C) [mailto:Conwell.Beukes@windhoekcc.org.na]

Sent: Wednesday, September 25, 2024 12:14 PM

To: Elmarie du Toit; 'Dorette Opperman'

Cc: Hamata (H.S); Naruses (N)

Subject: RE: Oamites meeting - new revised plans & Public Participation report

Good morning Elmarie,

I trust you are well, we would like to thank you for the excursion yesterday. It's always good to have a clear picture of what is happening on the ground.

I forgot to ask yesterday on the status of the EIA report, we will need the report to finalize the item. If you can provide us with the EIA report once it becomes available it will be much appreciated.

Thanks and regards



Conwell Beukes

Senior Town Planning Technician
Department of Urban and Transport Planning

Office: +264 61 290 3182

Fax: Box 59, Windhoek

Mobile: Enquiries: +264 61 290 2911

E-mail: Conwell.Beukes@windhoekcc.org.na www.cityofwindhoek.org.na

The Roads Authority

Written consent was obtained from the Roads Authority for the accesses required to the proposed development.

A site visit took place in September 2023 which was attended by the following RA Officials:

- Mr Frans Nghifika
- Mr Vernon du Preez
- Mr Rianco Vorster

The RA approved the accesses as per the letter in this EIA.

Trans Namib

Written confirmation was obtained from Trans Namib for the rail crossings required to access the proposed development.

A site visit took place in October 2023 which was attended by the following Trans Namib Officials:

- Mr Set Junius
- Ms Sesillia Akava
- Mr Gabes Shipepo
- Ms Edlyn Kukari
- Mr Gideon Eiseb

The proposed railway crossings were approved by Trans Namib and a Leave Way Agreement has been signed with the developer. Copies of these documents are in this EIA.

d) Scoping

Based on the desk top study, site visit and public participation, the environmental impacts were determined in five categories: nature of project, expected duration of impact, geographical extent of the event, probability of occurring and the expected intensity. The findings of the scoping have been incorporated in the environmental impact assessment report below.

e) Environmental Management Plan (EMP)

To minimize the impact on the environment, mitigation measures have been identified to be implemented during planning, construction, and implementation. These measures have been included in the Environmental Management Plan to guide the planning, construction and operation of the facility which can also be used by the relevant authorities to ensure that the project is planned, developed, and operated with the minimum impact on the environment.

8. ASSUMPTIONS, LIMITATIONS AND ALTERNATIVES

It is assumed that the information provided by the proponent (Oamites Tourism CC) is accurate. The no-go option does not apply as the Proponent intends to continue and expand operations. No alternative erven/portions/sites for the proposed project were examined as the current site has additional space for the expansion of the activities, is ideally located and already connected to services. The site was visited several times and any happenings after this are not mentioned in this report. (The assessment was based on the prevailing environmental conditions and not on future happenings on the site.) However, it is assumed that there will be no significant changes to the proposed project, and the environment will not adversely be affected between the compilation of the assessment and the implementation of the proposed activities.

9. ADMINISTRATIVE, LEGAL AND POLICY REQUIREMENTS

To protect the environment and achieve sustainable development, all projects, plans, programs and policies deemed to have adverse impacts on the environment require an

EIA according to Namibian legislation. The administrative, legal and policy requirements to be considered during the Environmental Assessment for the proposed project are the following:

- The Namibian Constitution
- The Environmental Management Act (No. 7 of 2007)
- City of Windhoek Policies and the Urban and Regional Planning Act (No. 5 of 2018)
- Other Laws, Acts, Regulations and Policies

THE NAMIBIAN CONSTITUTION

Article 95 of Namibia's constitution provides that:

"The State shall actively promote and maintain the welfare of the people by adopting, inter alia, policies aimed at the following:

Management of ecosystems, essential ecological processes and biological diversity of Namibia and utilization of living natural resources on a sustainable basis for the benefit of all Namibians, both present and future; in particular, the Government shall provide measures against the dumping or recycling of foreign nuclear and toxic waste on Namibian territory." This article recommends that a relatively high level of environmental protection is called for in respect of pollution control and waste management.

Article 144 of the Namibian Constitution deals with environmental law and it states:

"Unless otherwise provided by this Constitution or Act of Parliament, the general rules of public international agreements binding upon Namibia under this Constitution shall form part of the law of Namibia". This article incorporates international law, if it conforms to the Constitution, automatically as "law of the land". These include international agreements, conventions, protocols, covenants, charters, statutes, acts, declarations, concords, exchanges of notes, agreed minutes, memoranda of understanding, and agreements (Ruppel & Ruppel-Schlichting, 2013). It is therefore important that the international agreements and conventions are considered (see section 4.9).

In considering these environmental rights, Oamites Tourism CC (the Proponent) should consider the following in devising an action plan in response to these articles:

- Implement a "zero-harm" policy at that would guide decisions.
- Ensure that no management practice or decision result in the degradation of future natural resources.
- Take a decision on how this part of the Constitution will be implemented as part of the Proponent's Environmental Control System (ECS).

ENVIRONMENTAL MANAGEMENT ACT (NO. 7 OF 2007)

The Environmental Impact Assessment Regulations (GN 30 in GG 4878 of 6 February 2012) of the Environmental Management Act (No. 7 of 2007) that came into effect in 2012 requires/recommends that an Environmental Impact Assessment and an Environmental

Management Plan (EMP) be conducted for the following listed activities to obtain an Environmental Clearance Certificate:

FORESTRY ACTIVITIES

4. The clearance of forest areas, deforestation, afforestation, timber harvesting or any other related activity that requires authorisation in term of the Forest Act, 2001 (Act No. 12 of 2001) or any other law.

LAND USE AND DEVELOPMENT ACTIVITIES

5.2 Establishment of land resettlement schemes

AGRICULTURE AND AQUACULTURE ACTIVITIES

7.1 Construction of facilities for aquaculture production, including mariculture and algae farms where the structures are not situated within an aquaculture development zone declared in terms of the Aquaculture Act, 2002.

7.2 The declaration of an area as an aquaculture development zone in terms of the Aquaculture Act, 2002.

7.3 The genetic modification of any organism with the purpose of fundamentally changing the inherent characteristics of that organism.

7.4 The import, processing and transit of genetically modified organisms.

7.5 Pest control.

7.6 The release of genetically modified organisms into the environment where an environmental assessment is required by law.

7.7 The release of any organism outside its natural area of distribution that is to be used for biological pest control.

7.8 The introduction of alien species into local ecosystems.

WATER RESOURCE DEVELOPMENTS

8.1 The abstraction of ground or surface water for industrial or commercial purposes.

8.2 The abstraction of groundwater at a volume exceeding the threshold authorised in terms of a law relating to water resources.

8.6 Construction of industrial and domestic wastewater treatment plants and related pipeline systems.

INFRASTRUCTURE

10.1 The construction of-

(b) public roads;

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

(a) It is a public road

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

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

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

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

Cradle to Grave Responsibility

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

Precautionary Principle

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

The Polluter Pays Principle

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

Public Participation and Access to Information

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

CONCLUSION AND IMPACT

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

CITY OF WINDHOEK POLICIES AND THE URBAN AND REGIONAL PLANNING ACT (NO. 5 OF 2018)

The Remainder of Farm Oamites No. 53 was incorporated into the Municipal area of Windhoek per proclamation 184 in Government Gazette 4801 of 30 September 2011. The subdivision of the Farm and eventual use there is subject to City of Windhoek Policies and Stipulations.

As the Windhoek and Aris Town Planning Schemes have not been extended to include the Remainder of Farm Oamites No. 53, the use of the land is not subject to any of these town planning scheme stipulations. The current land use and future land uses are regulated in terms of the Title Deed Conditions registered against the farm. No restrictive conditions are registered against the farm which prevents the intended subdivision and land uses.

The Proponent appointed Du Toit Town Planning Consultants to apply to City of Windhoek and the Urban and Regional Planning Board for the subdivision of Re/Farm Oamites. The application was submitted in May 2024. Under Paragraph 14 of the application submitted to COW, the Town Planning Consultants requested City of Windhoek to approve the following:

14. Application

The application is herewith made for:

- 14.1 That the Remainder of Farm Oamites No. 53 be subdivided into Portions 1 to 86 and Remainder of Farm Oamites No. 53 as shown on the attached plan.
- 14.2 That the following conditions be included in the Title Deeds of Portions 1 to 86 and the Remainder of Farm Oamites No. 53 :
 - A. The Portions shall only be used for 'agriculture' (including sorting, packing and packaging of agricultural products produced on the property) and 'residential' (including housing for domestic and farm employees) purposes.
 - B. Uses supporting the processing or altering of agricultural products, for example large scale slaughter of livestock and the production of dairy products from milk shall only be allowed with approval from City of Windhoek.
 - C. Farm stalls, accommodation establishments and residential estates shall only be allowed with the approval from City of Windhoek
 - D. The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least one time the municipal valuation of the erf.
- 14.3 That a 50 meter wide Right of Way servitude be registered over Portions 47 and 48 of the Remainder of Farm Oamites No. 53 in favor of Portions 1 to 46 of the Remainder of Farm Oamites No. 53 as shown on the attached subdivision plan
- 14.4 That 20 meter wide Right of Way Servitudes be registered over the portions shown on the attached subdivision plan in favor of the portions to which they are providing access to.
- 14.5 That a 20 meter wide Right of Way Servitude be registered over Farm Arovley No. 52 in favor of the newly created Portions 87 to 72 of the Remainder of Farm Oamites No. 53 as shown on the attached plan.
- 14.6 That water pipeline and reservoir servitudes be registered over the portions as shown on the attached plan in favor of Portions 1 to 86 and the Remainder of the Farm Oamites No. 53
- 14.7 That the electricity servitudes be retained against the new Portions and the Remainder of the Farm Oamites No. 53

14.8 That, since there are no Municipal infrastructure and services available to the Farm and the developer will be responsible for the provisions of services at a very high cost, and infrastructure will not be taken over by City of Windhoek to maintain, no endowment be paid upon subdivision.

City of Windhoek is busy processing the application. Their decision will be taken on the basis of the stipulations of the **Urban and Regional Planning Act (No. 5 of 2018)**, the **Councils' Policies** and the **Title Conditions registered against the Farm**. Once City of Windhoek's recommendation on the application for the subdivision of the Farm is received, an application will be submitted to the Urban and Regional Planning Board for the final approval of the subdivision. The Final approval of the subdivision is subject to obtaining an Environmental Clearance from the Ministry of Environment, Forestry and Tourism.

CONCLUSION AND IMPACT

It is believed that the proposed development can be accommodated under the City Policies as other similar subdivisions have been approved in the City of Windhoek's Municipal area like Nubaumis, Brakwater, Osona, Emerentia and other areas. City of Windhoek will also include conditions with regard to the provision of bulk/municipal services that will ensure the long term sustainability of the development and that it will not have a negative impact on the receiving environment.

OTHER LAWS, ACTS, REGULATIONS AND POLICIES

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

Table 3: Laws, Acts, Regulations and Policies

Laws, Acts, Regulations & Policies consulted:		
Urban and Regional Planning Act, 2018 (Act No. 5 of 2018)	To consolidate the laws relating to urban and regional planning; to provide for a legal framework for spatial planning in Namibia; to provide for principles and standards of spatial planning; to establish the urban and regional planning board; to decentralise certain matters relating to spatial planning; to provide for the preparation, approval and review of the national spatial development framework, regional structure plans and urban structure plans; to provide for the preparation, approval, review and	The proposed subdivision of the Farm will be considered and recommended in accordance with the stipulations of the Act

	<p>amendment of zoning schemes; to provide for the establishment of townships; to provide for the alteration of boundaries of approved townships, to provide for the disestablishment of approved townships; to provide for the change of name of approved townships; to provide for the subdivision and consolidation of land; to provide for the alteration, suspension and deletion of conditions relating to land; and to provide for incidental matters.</p>	
Electricity Act (No. 4 of 2007)	<p>In accordance with the Electricity Act (No. 4 of 2007) which provides for the establishment of the Electricity Control Board and provide for its powers and functions; to provide for the requirements and conditions for obtaining licenses for the provision of electricity; to provide for the powers and obligations of licenses; and to provide for incidental matters: the necessary permits and licenses will be obtained.</p>	<p>The Proponent must abide to the Electricity Act.</p>
The Water Resources Management Act (No. 11 of 2013)	<p>The Water Resources Management Act (No. 11 of 2013) stipulates conditions that ensure effluent that is produced to be of a certain standard. There should also be controls on the disposal of sewage, the purification of effluent, measures should be taken to ensure the prevention of surface and groundwater pollution and water resources should be used in a sustainable manner.</p>	<p>The Proponent must abide to the Water Resource Management Act.</p>
Pollution Control and Waste Management Bill (guideline only)	<p>The Pollution Control and Waste Management Bill is currently in preparation and is therefore included as a guideline only. Of reference to the mining, Parts 2, 7 and 8 apply. Part 2 provides that no person shall discharge or cause to be discharged, any pollutant to the air from a process except under and</p>	<p>The Proponent must adhere to the Pollution Control and Waste Management Bill.</p>

	<p>in accordance with the provisions of an air pollution license issued under section 23. Part 2 also further provides for procedures to be followed in license application, fees to be paid and required terms of conditions for air pollution licenses. Part 7 states that any person who sells, stores, transports or uses any hazardous substances or products containing hazardous substances shall notify the competent authority, in accordance with sub-section (2), of the presence and quantity of those substances. The competent authority for the purposes of section 74 shall maintain a register of substances notified in accordance with that section and the register shall be maintained in accordance with the provisions. Part 8 provides for emergency preparedness by the person handling hazardous substances, through emergency response plans.</p>	
Solid and Hazardous Waste Management Regulations: Local Authorities 1992	Provides for management and handling of industrial, business and domestic waste.	The Proponent must abide to the solid waste management provisions.
Hazardous Substances Ordinance (No. 14 of 1974)	The Ordinance applies to the manufacture, sale, use, disposal and dumping of hazardous substances, as well as their import and export and is administered by the Minister of Health and Social Welfare. Its primary purpose is to prevent hazardous substances from causing injury, ill-health or the death of human beings.	The Proponent must abide to the Ordinance's provisions.
Atmospheric Pollution Prevention Ordinance of	Part 2 of the Ordinance governs the control of noxious or offensive gases. The Ordinance prohibits anyone from carrying on a scheduled process without a	The proponent should adhere to the stipulations of the Atmospheric Pollution Prevention Ordinance.

Namibia (No. 11 of 1976)	registration certificate in a controlled area. The registration certificate must be issued if it can be demonstrated that the best practical means are being adopted for preventing or reducing the escape into the atmosphere of noxious or offensive gases produced by the scheduled process.	
Nature Conservation Ordinance	The Nature Conservation Ordinance (No. 4 of 1975) covers game parks and nature reserves, the hunting and protection of wild animals, problem animals, fish and indigenous plant species. The Ministry of Environment, Forestry and Tourism (MEFT) administer it and provides for the establishment of the Nature Conservation Board.	The proposed project implementation is not located in a demarcated conservation area, national park or unique environments.
Forestry Act	The Forestry Act (No. 12 of 2001) specifies that there be a general protection of the receiving and surrounding environment. The protection of natural vegetation is of great importance, the Forestry Act especially stipulates that no living tree, bush, shrub or indigenous plants within 100m from any river, stream or watercourse, may be removed without the necessary license.	No removal of protected tree species or removal of mature trees should happen. The Ministry of Environment, Forestry and Tourism should be consulted when required.
Labour Act	The Labour Act (No. 11 of 2007) contains regulations relating to the Health, Safety and Welfare of employees at work. These regulations are prescribed for among others safety relating to hazardous substances, exposure limits and physical hazards. Regulations relating to the Health and Safety of Employees at Work are promulgated in terms of the Labour Act 6 of 1992 (GN156, GG1617 of 1 August 1997).	The proponent and contractor should adhere to the Labour Act.
Public and Environmental Health Act	The Public and Environmental Health Act (No. 1 of 2015) provides with respect to matters of public health in Namibia. The objects of	The proponent and contractor should adhere to the Public and Environmental Health Act.

	<p>this Act are to: (a) promote public health and wellbeing; (b) prevent injuries, diseases and disabilities; (c) protect individuals and communities from public health risks; (d) encourage community participation in order to create a healthy environment; and (e) provide for early detection of diseases and public health risks.</p>	
National Heritage Act (No. 27 of 2004)	<p>All protected heritage resources discovered need to be reported immediately to the National Heritage Council (NHC) and require a permit from the NHC before it may be relocated. This should be applied from the NHC.</p>	<p>The National Heritage Council should be consulted when required.</p>
National Monuments Act of Namibia (No. 28 of 1969) as amended until 1979	<p>No person shall destroy, damage, excavate, alter, remove from its original site or export from Namibia:</p> <ul style="list-style-type: none"> (a) any meteorite or fossil; or (b) any drawing or painting on stone or a petroglyph known or commonly believed to have been executed by any people who inhabited or visited Namibia before the year 1900 AD; or (c) any implement, ornament or structure known or commonly believed to have been used as a mace, used or erected by people referred to in paragraph; or (d) the anthropological or archaeological contents of graves, caves, rock shelters, middens, shell mounds or other sites used by such people; or (e) any other archaeological or palaeontological finds, material or object; except under the authority of and in accordance with a permit issued under this section. 	<p>The proposed site for development is not within any known monument site both movable or immovable as specified in the Act, however in such an instance that any material or sites or archeologic importance are identified, it will be the responsibility of the developer to take the required route and notify the relevant commission.</p>
Public Health Act (No. 36 of 1919)	<p>Under this act, in section 119: “No person shall cause a nuisance or shall suffer to exist on any land or premises owned or occupied by him or of which he is in charge any</p>	<p>The proponent will ensure that all legal requirements of the project in relation to protection of the health of their employees and surrounding residents is</p>

	nuisance or other condition liable to be injurious or dangerous to health.”	protected and will be included in the EMP. Relevant protective equipment shall be provided for employees in construction. The development shall follow requirements and specifications in relation to water supply and sewerage handling and solid waste management so as not to threaten public health of future residents on this piece of land.
Soil Conservation Act (No. 76 of 1969)	The objectives of this Act are to: Make provisions for the combating and prevention of soil erosion; Promote the conservation, protection and improvement of the soil, vegetation, sources and resources of the Republic;	Only the area required for the operations should be cleared from vegetation to ensure the minimum impact on the soil through clearance for construction.
Air Quality Act (No. 39 of 2004)	The Air Quality Act (No. 39 of 2004) intends to provide for national norms and standards regulating air quality monitoring, management and control by all spheres of government; for specific air quality measures; and for matters incidental thereto.	The proponent and contractor should adhere to the Air Quality Act.
Windhoek Municipality: Waste Management Regulations: Local Authorities Act, 1992	The Local Authorities Act, 1992 , provides the legal framework for the City of Windhoek to manage waste effectively, protect public health, and minimize environmental impacts. The municipality uses this framework to create specific regulations and operational procedures for waste management within its authority.	The proponent and contractor should adhere to the Local Authorities Act.
Vision 2030 and National Development Plans	Namibia’s overall development ambitions are articulated in the Nation’s Vision 2030. At the operational level, five-yearly national development plans (NDP’s) are prepared in extensive consultations led by the National Planning Commission in the Office of the President. Currently the Government has so far launched a	The proposed project is an important element in employment creation.

	4th NDP which pursues three overarching goals for the Namibian nation: high and sustained economic growth; increased income equality; and employment creation.	
--	--	--

CONCLUSION AND IMPACT

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

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

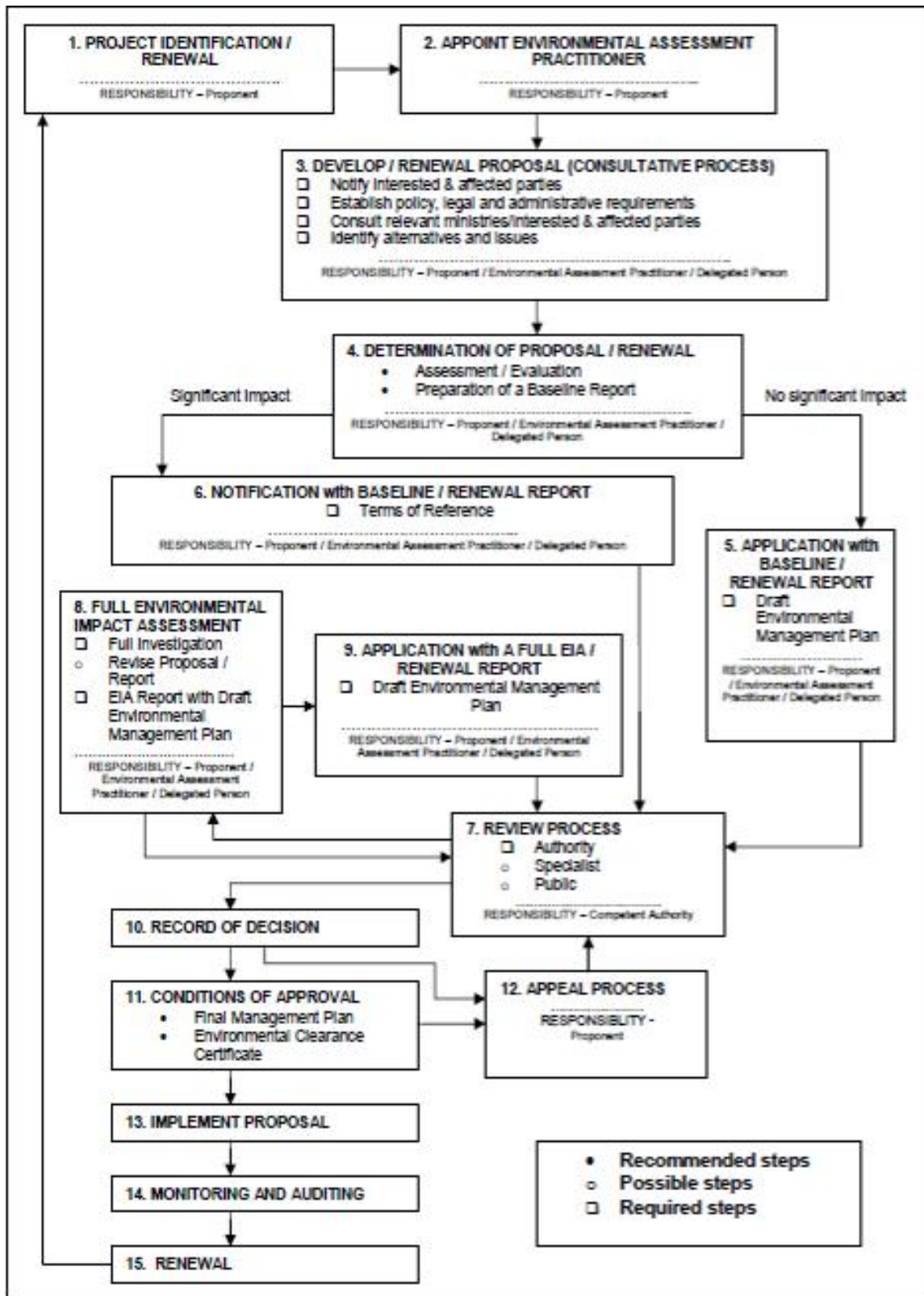


Figure 13: Flowchart of the Impact Process

10.2. GEOLOGY AND SOILS

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

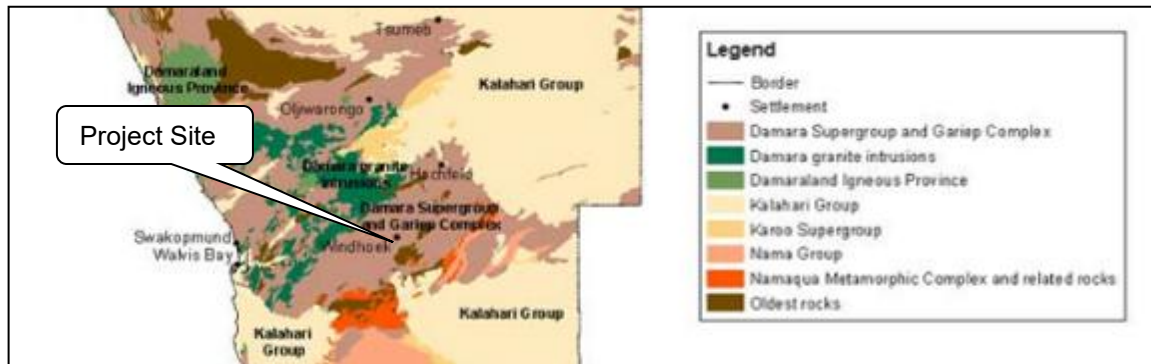


Figure 15: Geology of Namibia (*Atlas of Namibia Project, 2002*)

The Khomas Trough was formed during sedimentation of the Late Proterozoic Damara Sequence. The basin that was filled by a thick sequence, now preserved as metagreywackes and pelites of the Kuiseb Formation, which were subsequently multiply deformed and thrust during the Damaran Orogeny. Minor lithologies included are graphite schists, calc-silicates and scapolite schists (*Grunert, 2003*).

The project site is generally even with some higher areas at places. Natural slopes are seen near natural drainage courses on the project site. The soil is suitable for development however the soil is also erodible and should not be cleared unnecessarily from vegetation if not required for the placement of buildings or roads. Unnecessary clearing of soil will lead to erosion (*Grunert, 2003*).

10.3. CLIMATE

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

Rainfall in the form of thunderstorms is experienced in the area during the summer months between October and April. The annual average rainfall for Windhoek and surroundings is 350mm to 400mm however the average evaporation rate is 3 400mm a year (*Weather - the Climate in Namibia, 1998 – 2012*). Over 70% of the rainfall occurs in the summer months' period between November and March. Rainfall in the area is typically sporadic and unpredictable however the average highest rainfall months are January to March.

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

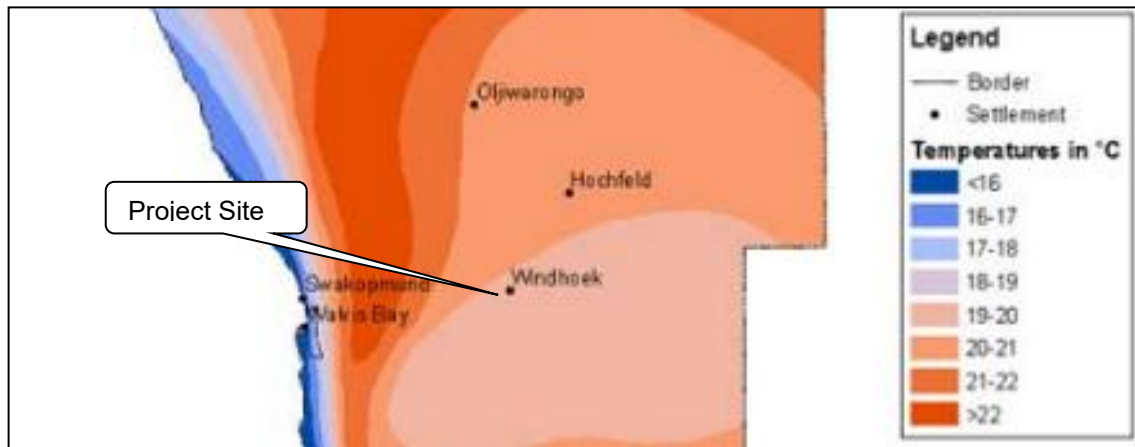


Figure 16: Average annual temperatures in Namibia (Atlas of Namibia Project, 2002)

10.4. HYDROLOGICAL COMPONENT

The Hydrogeological Map of Namibia categorises the area to have low to medium groundwater potential, and the potential is assisted by the fractures in what would otherwise be aquitards. See below the Map prepared by SLR Geohydrology of the site:

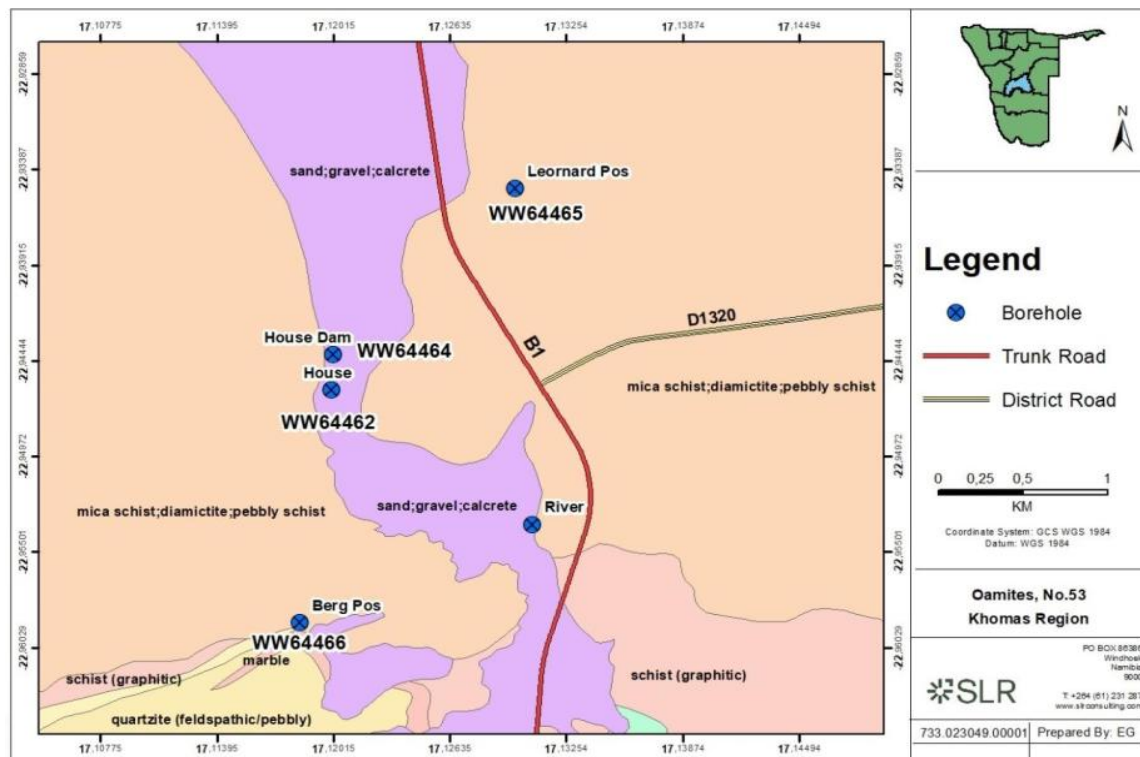


Figure 17: Hydrogeological Map of Namibia

As groundwater is currently the only water source for the proposed project, the protection thereof should be regarded as a high priority. The main uses of water in the area will be for domestic purposes, agriculture and farming activities.

Although most of the surface water evaporates, runoff can be expected due to the impermeability of soils (*Grunert, 2003*). The storage and accumulation of substances, which might pollute river courses or basins because of surface water drainage, should be prevented. No potential pollutants should be channelled or directed towards any rivers.

From the hydrological assessment perspective, no major geological structures that will enhance groundwater recharge or flow are evident on the proposed project site and the development that will take place will not pose any long-term negative effects on the hydrological cycle (*Grunert, 2003*).

CONCLUSION AND IMPACT

If any increase in the permissible abstraction volume of 310m³ / day or the drilling of additional boreholes is required, a detailed geohydrological study covering the following must be done:

- A detailed description of the nature, type, and features of the groundwater / aquafer.
- The potential recharge of the area types of aquifers, faults, and water table.
- An opinion on the sustainability of the water resources.
- A water balance to indicate how the water to be extracted will be replaced by rain or subsurface recharge

10.5. SENSE OF PLACE

The proposed development will not have a large/negative impact on the sense of place in the area. An untidy or badly managed site can detract from the ecological well-being and individuality of the area. Unnecessary disturbance to the surroundings could be caused by poorly planned or poorly managed operational activities. The project site should be kept neat and clean where possible. Vegetation should not be removed or harmed if not necessary since it covers topsoil which prevents erosion. Noise and dust should be limited because of the neighbouring activities.

CONCLUSION AND IMPACT

The impact on the sense of place is low.

10.6. SOCIAL-ECONOMIC COMPONENT

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

CONCLUSION AND IMPACT

The activities will have a positive impact on the community since employment will be created.

10.7. CULTURAL HERITAGE

The proposed project site is not known to have any historical significance prior to or after Independence in 1990. The specific area does not have any National Monuments and the specific site has no record of any cultural or historical importance or on-site resemblance of any nature. No graveyard or related article was found on the site.

10.8. HEALTH

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

CONCLUSION AND IMPACT

The activity will have a low impact on the health of the affected community.

11. IMPACT ASSESSMENT AND EVALUATION

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

Table 4: Impact Evaluation Criterion (DEAT 2006)

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

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

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

11.1. IMPACTS DURING THE CONSTRUCTION ACTIVITY

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

11.1.1. WATER USAGE

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

Impact Evaluation

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

11.1.2. ECOLOGICAL IMPACTS

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

Impact Evaluation

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

11.1.3. DUST POLLUTION AND AIR QUALITY

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

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

Impact evaluation

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

11.1.4. NOISE IMPACT

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

Impact evaluation

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

11.1.5. HEALTH, SAFETY AND SECURITY

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

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

Sensitize operators of earthmoving equipment and tools to switch off engines of vehicles or machinery not being used. The contractor is advised to ensure that the team is equipped with first aid kits and that these are available on site, at all times. Workers should be equipped with adequate personal protective gear and properly trained in first aid and safety awareness.

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

Impact evaluation

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

11.1.6. CONTAMINATION OF GROUNDWATER

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

Impact Evaluation

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

11.1.7. SEDIMENTATION AND EROSION

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

Impact Evaluation

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

11.1.8. GENERATION OF WASTE

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

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

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

Impact Evaluation

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

11.1.9. CONTAMINATION OF SURFACE WATER

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

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

Impact Evaluation

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

11.1.10. TRAFFIC AND ROAD SAFETY

All drivers of delivery vehicles and construction machinery should have the necessary driver's licenses and documents to operate these machines. Speed limit warning signs

must be erected to minimise accidents. Heavy-duty vehicles and machinery must be tagged with reflective signs or tapes to maximize visibility and avoid accidents.

Impact Evaluation

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

11.1.11. FIRES AND EXPLOSIONS

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

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

Impact Evaluation

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

11.1.12. SENSE OF PLACE

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

Impact Evaluation

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

11.2. IMPACTS DURING THE OPERATIONAL PHASE

11.2.1. ECOLOGICAL IMPACTS

Staff and visitors should only make use of walkways and existing roads to minimise the impact on vegetation. Minimise the area of disturbance by restricting movement to the designated working areas during maintenance and drives.

Impact Evaluation

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

11.2.2. DUST POLLUTION AND AIR QUALITY

Vehicles transporting goods and staff will contribute to the release of hydrocarbon vapours, carbon monoxide and sulphur oxides into the air. Possible release of sewer odour, due to sewer system failure or maintenance might also occur. All maintenance of bulk services and infrastructure at the project site has to be designed to enable environmental protection.

Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Dust & Air Quality	-	2	2	4	4	M	L

11.2.3. CONTAMINATION OF GROUNDWATER

Spillages might also occur during maintenance of the sewer system. This could have impacts on groundwater especially in cases of large sewer spills. Proper containment should be used in cases of sewerage system maintenance to avoid any possible leakages. Oil and chemical spillages may have a health impact on groundwater users. Potential impact on the natural environment from possible polluted groundwater also exists.

Impact Evaluation

Aspect	Impact Type	Scale	Duration	Magnitude	Probability	Significance	
						Unmitigated	Mitigated
Groundwater contamination	-	2	2	4	2	M	L

11.2.4. GENERATION OF WASTE

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

Impact Evaluation

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

11.2.5. FAILURE IN RETICULATION PIPELINES

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

Impact Evaluation

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

11.2.6. FIRES AND EXPLOSIONS

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

Impact Evaluation

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

11.2.7. HEALTH, SAFETY AND SECURITY

The safety, security and health of the labour force, employees and neighbours are of great importance, workers should be orientated with the maintenance of safety and health procedures and they should be provided with PPE (Personal Protective Equipment). Workers should be warned not to approach or chase any wild animals occurring on the site. No open flames, smoking or any potential sources of ignition should be allowed at the project location. Signs such as 'NO SMOKING' must be prominently displayed in parts where inflammable materials are stored on the premises.

Impact Evaluation

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

11.3.CUMULATIVE IMPACTS

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

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

Impact Evaluation

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

12. CONCLUSION

It is believed that there is a definite demand for smallholdings for intensive farming around Windhoek, as those in the northern smallholdings areas are disappearing. The

subdivision as proposed will thus satisfy in that demand and replace the smallholdings of the area.

The following guidelines were presented:

- A. The Portions shall only be used for 'agriculture' (including sorting, packing and packaging of agricultural products produced on the property) and 'residential' (including housing for domestic and farm employees) purposes.
 - B. Uses supporting the processing or altering of agricultural products, for example large scale slaughter of livestock and the production of dairy products from milk shall only be allowed with approval from City of Windhoek.
 - C. Farm stalls, accommodation establishments and residential estates shall only be allowed with the approval from City of Windhoek.
 - D. The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least one time the municipal valuation of the erf.
-
- 1.1 That a 50 meter wide Right of Way servitude be registered over Portions 47 and 48 of the Remainder of Farm Oamites No. 53 in favour of Portions 1 to 46 of the Remainder of Farm Oamites No. 53.
 - 1.2 That 20 meter wide Right of Way Servitudes be registered over the portions in favour of the portions to which they are providing access to.
 - 1.3 That a 20 meter wide Right of Way Servitude be registered over Farm Arovley No. 52 in favour of the newly created Portions 67 to 72 of the Remainder of Farm Oamites No. 53.
 - 1.4 That water pipeline and reservoir servitudes be registered over the portions in favour of Portions 1 to 86 and the Remainder of the Farm Oamites No. 53.
 - 1.5 That the electricity servitudes be retained against the new Portions and the Remainder of the Farm Oamites No. 53.
 - 1.6 That, since there are no Municipal infrastructure and services available to the Farm and the developer will be responsible for the provisions of services at a very high cost, and infrastructure will not be taken over by COW to maintain, no endowment be paid upon subdivision.

In line with the Environmental Management Act (No 7 of 2007), *Green Earth Environmental Consultants* have been appointed to conduct an Environmental Impact Assessment for the subdivision of the Remainder of Farm Oamites No. 53 (Windhoek Municipal Area) into 86 portions and Remainder.

Negative impacts that can be associated with the development are most likely to include: production of solid waste, dust emissions, atmospheric emissions, noise pollution,

movement of soils, increased wastewater generation, the disruption of groundwater from the foundation or other structures, can result in an increase in traffic on the nearby roads and there can be an impact on the occupational health and safety of workers. However, this project is believed to be an asset to this area. Facilities and employment will be made available for which there is a need.

After assessing all information available on this project, *Green Earth Environmental Consultants* believe that the development is required.

13. RECOMMENDATION

It is therefore recommended that the Ministry of Environment, Forestry and Tourism through the Environmental Commissioner support and approve the Environmental Clearance for the creation of public roads and the subdivision of the Remainder of Farm Oamites No. 53 Windhoek into 86 portions and Remainder and for the following listed activities:

FORESTRY ACTIVITIES

4. The clearance of forest areas, deforestation, afforestation, timber harvesting or any other related activity that requires authorisation in term of the Forest Act, 2001 (Act No. 12 of 2001) or any other law.

LAND USE AND DEVELOPMENT ACTIVITIES

5.2 Establishment of land resettlement schemes

AGRICULTURE AND AQUACULTURE ACTIVITIES

7.1 Construction of facilities for aquaculture production, including mariculture and algae farms where the structures are not situated within an aquaculture development zone declared in terms of the Aquaculture Act, 2002.

7.2 The declaration of an area as an aquaculture development zone in terms of the Aquaculture Act, 2002.

7.3 The genetic modification of any organism with the purpose of fundamentally changing the inherent characteristics of that organism.

7.4 The import, processing and transit of genetically modified organisms.

7.5 Pest control.

7.6 The release of genetically modified organisms into the environment where an environmental assessment is required by law.

7.7 The release of any organism outside its natural area of distribution that is to be used for biological pest control.

7.8 The introduction of alien species into local ecosystems.

WATER RESOURCE DEVELOPMENTS

8.1 The abstraction of ground or surface water for industrial or commercial purposes.

8.2 The abstraction of groundwater at a volume exceeding the threshold authorised in terms of a law relating to water resources.

8.6 Construction of industrial and domestic wastewater treatment plants and related pipeline systems.

INFRASTRUCTURE

10.1 The construction of-

(b) public roads;

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

(a) It is a public road

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

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

LIST OF REFERENCES

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

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

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

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

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

Lund Consulting Engineers, 2022. *Subdivision of Remainder of Farm Oamites No. 53: Phase 2: Bulk Services Report*. Windhoek. Namibia, pp. 1 – 25.

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

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

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

Rushborrok, P. 2001. Guidance on minimum approaches for improvements to existing Municipal Waste Dumpsites, *WHO Regional Office for Europe*, Copenhagen, Denmark.

SLR Environmental Consulting (Namibia) (Pty) Ltd, 2023. *Test pumping 5 boreholes at Farm Oamites No. 53, Khomas Region*. Windhoek. Namibia, pp. 1 - 6

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

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

THE NAMIBIAN

Notices

[illegible]

PUBLIC NOTICE
NEW KANSAS DEFENSE LOG

[illegible]

PUBLIC NOTICE

CONSISTENT USE APPLICATION
- FURKEWITZ MEGATECH RE-
NEWABLE ENERGY SOLUTIONS
 Role: role that Sustainable Planning
 Consultants are currently informing you
 in terms of the City of Windrock Public
 Consultation Policy for Proposed
 Development, that we have been ap-
 pointed by Elizabeth Elton, in April
 2011, the registered owner of Gr 803
 (A BEING A PORTION OF ALN, No.
 1 Village Street, Windrock) to apply an
 interest to the Windrock Municipal
 Council for Consent in terms of Table
 B of the Windrock Zoning Scheme to
 establish a shop and wholesale on Gr
 803 (A BEING A PORTION OF ALN, No.
 1 Village Street, Windrock) Gr
 803 (A BEING A PORTION OF ALN, No.

[illegible]

the stipulations of the Urban and

[illegible]

Wardrook, intends to apply to

Windhoek Municipal Council for the Consent to utilize Remaining land of Erf 1607, (No. 2-2, Dalmeida St., Windhoek for the purpose of creating a shop (general dealer) on restricted business zoned area provided in the Windhoek Zoning Scheme.

The building of Erf 1607, Windhoek is situated along Damier Street, the edge of the Windhoek CBD in neighbourhood of Windhoek, located to the southern part of the larger suburbs. The Erfozmaats 2.219 m² and is currently zoned Residential and is currently zoned Residential Business with a bulk of 2.0. The requested consent use for the purpose of operating a shop (general dealer) on restricted business zoned area. Access to the Erf will continue

FOR PUBLIC PARTICIPATION IN THE ENVIRONMENTAL IMPACT ASSESSMENT AND ENVIRONMENTAL MANAGEMENT OF A PROPOSED WASTE TREATMENT PLANT CLEARANCE FOR THE CONSTRUCTION AND OPERATION OF A LOGGING AREA IN THE KENNEDY END REGION OF THE KENYA FOREST RESERVE

Interested parties have been appointed to attend the Environmental Management Plan (EMP) to obtain comments from stakeholders.

per the requirements of the
Environmental Management Act (1992, 70).
Impact Assessment (1992, 20).

[illegible]

ama Qijwawongo Townlands
[Qijwawongo] from "special"

[illegible]

Notice

and the public participation process to ensure that the public has the opportunity to provide input and feedback to the project. The public participation process will be an ongoing process and will be integrated into the project planning and implementation phases. The public participation process will be a key component of the project and will be a critical factor in the success of the project. The public participation process will be a key component of the project and will be a critical factor in the success of the project.

BY THE D
TO ALFONS
KARLHOFER

1
 2
 3
 4
 5
 6
 7
 8
 9
 10
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25
 26
 27
 28
 29
 30
 31
 32
 33
 34
 35
 36
 37
 38
 39
 40
 41
 42
 43
 44
 45
 46
 47
 48
 49
 50
 51
 52
 53
 54
 55
 56
 57
 58
 59
 60
 61
 62
 63
 64
 65
 66
 67
 68
 69
 70
 71
 72
 73
 74
 75
 76
 77
 78
 79
 80
 81
 82
 83
 84
 85
 86
 87
 88
 89
 90
 91
 92
 93
 94
 95
 96
 97
 98
 99
 100
 101
 102
 103
 104
 105
 106
 107
 108
 109
 110
 111
 112
 113
 114
 115
 116
 117
 118
 119
 120
 121
 122
 123
 124
 125
 126
 127
 128
 129
 130
 131
 132
 133
 134
 135
 136
 137
 138
 139
 140
 141
 142
 143
 144
 145
 146
 147
 148
 149
 150
 151
 152
 153
 154
 155
 156
 157
 158
 159
 160
 161
 162
 163
 164
 165
 166
 167
 168
 169
 170
 171
 172
 173
 174
 175
 176
 177
 178
 179
 180
 181
 182
 183
 184
 185
 186
 187
 188
 189
 190
 191
 192
 193
 194
 195
 196
 197
 198
 199
 200
 201
 202
 203
 204
 205
 206
 207
 208
 209
 210
 211
 212
 213
 214
 215
 216
 217
 218
 219
 220
 221
 222
 223
 224
 225
 226
 227
 228
 229
 230
 231
 232
 233
 234
 235
 236
 237
 238
 239
 240
 241
 242
 243
 244
 245
 246
 247
 248
 249
 250
 251
 252
 253
 254
 255
 256
 257
 258
 259
 260
 261
 262
 263
 264
 265
 266
 267
 268
 269
 270
 271
 272
 273
 274
 275
 276
 277
 278
 279
 280
 281
 282
 283
 284
 285
 286
 287
 288
 289
 290
 291
 292
 293
 294
 295
 296
 297
 298
 299
 300
 301
 302
 303
 304
 305
 306
 307
 308
 309
 310
 311
 312
 313
 314
 315
 316
 317
 318
 319
 320
 321
 322
 323
 324
 325
 326
 327
 328
 329
 330
 331
 332
 333
 334
 335
 336
 337
 338
 339
 340
 341
 342
 343
 344
 345
 346
 347
 348
 349
 350
 351
 352
 353
 354
 355
 356
 357
 358
 359
 360
 361
 362
 363
 364
 365
 366
 367
 368
 369
 370
 371
 372
 373
 374
 375
 376
 377
 378
 379
 380
 381
 382
 383
 384
 385
 386
 387
 388
 389
 390
 391
 392
 393
 394
 395
 396
 397
 398
 399
 400
 401
 402
 403
 404
 405
 406
 407
 408
 409
 410
 411
 412
 413
 414
 415
 416
 417
 418
 419
 420
 421
 422
 423
 424
 425
 426
 427
 428
 429
 430
 431
 432
 433
 434
 435
 436
 437
 438
 439
 440
 441
 442
 443
 444
 445
 446
 447
 448
 449
 450
 451
 452
 453
 454
 455
 456
 457
 458
 459
 460
 461
 462
 463
 464
 465
 466
 467
 468
 469
 470
 471
 472
 473
 474
 475
 476
 477
 478
 479
 480
 481
 482
 483
 484
 485
 486
 487
 488
 489
 490
 491
 492
 493
 494
 495
 496
 497
 498
 499
 500
 501
 502
 503
 504
 505
 506
 507
 508
 509
 510
 511
 512
 513
 514
 515
 516
 517
 518
 519
 520
 521
 522
 523
 524
 525

of Rule 10B2 to the parties

REGISTRATION OF THE TRANSFER ON MEASURING HUNDREDS AND SEVEN SQUARE METRES FIELD TO ALL THE CONDITIONS THEREIN 2 Costs of suit are between attorney and other and or alternative NOTICE FURTHER THAT OF ANTON DE WIL, attorney announces hereby will support if this application FURTHER THAT the said firm has appointed Dr. J. M. H. de Vries, Inc. of 3rd House, Aussenplanplatz, Road, Westphalen, Northrich the Applicant's Plaintiff notice and service of

Office	Phone
Atlanta	404/521-8600
Boston	617/552-3000
Chicago	312/467-6000
Denver	303/733-8000
Detroit	313/381-2000
Houston	713/865-7000
Los Angeles	213/746-7000
Minneapolis	612/338-7000
New York	212/512-2000
Philadelphia	215/399-7000
Pittsburgh	412/261-7000
Portland	503/464-7000
San Francisco	415/774-7000
Seattle	206/464-7000
St. Louis	314/435-7000
Wash., D.C.	202/462-7000

[illegible]

SEBASTIAN KAWLINGE
MD, 1995 TORRES

[illegible]

which was attached
of claim as annex-

the First Respondent
personally (personally)
on 24 Notice and the
two are attached hereto
"B2" "B3" Service
not possible on the
25 because the two
with no improve-
of the Returns
the Deputy Sheriff of
"B5" 11. The docu-
vacant and not the
the Second Respon-
has a substantive
against the immov-
15.1 CERTIFICATE
(EXTENSION NO. 4)
E. MUNICIPALITY OF

CS	MS
----	----

[illegible]

2-SEATER COUCH
SUITE CHAIR 1X DEF

BLEDSON JR. 1231 L
OF GARDEN CITY
SICKEN 18 SINGLE
ER CANCER IS BE
ING TREATED AT
IN LAMBERTON
TRANS OF SALE WO
OAS TO THE HEIR
A WINDCHIEF ON THE
KANSAS/TEXA BORD
KANSAS/TEXA BORD
WINDCHIEF THE HOKS

No

Name Change

THE ALIENS ACT
REGISTRATION OF
NAME (1) THIRASO
NAMES ending in
"A" and "S" must
be changed to the
employee as a 21
according to the
for the alien's
the alien's AKA: KUB
surname (NAME)
NAME: KUB
FATHER'S SURN
JOHNERS SARNA
personality from
EMBOUJA WILSON
this applying for
the name of the
children (1) to be
born on 08/01/19
born on 08/01/19
as they be siblings
writing, with a badge
name from the
WINDCHIEF Date: 21

Obituary

Thank You

Words of f

Frieda Hu
*03 October
*24 April

Whenever you
your neighbor

day of MARCH

[illegible]

1

by the Disputat
at 147 1500
ible, flexible
at 147000
property
phases: ex-
the law
division "A"
HANA TRUS
Source: the
transfer Ag.
DISCOP-
with
airlines, and
increase price
corruption
of this case.
entions of
is the sac-
the office
onation of
on order's
this
COVDEX: the
the 1960
PAC. 1470
WINE. House
COVDEX: 1481

00405006242

S COURT
WINGHOUSE
marian ban-
2005 FIRST
MATHA RELI-
147000, 1470
DEFENDANT
EQUATION IN
over agent
ated by the
147014
will be add-
at 147000 at
147000, 1470
LASTING.
anager of the
147000, 1470
UNUSUALITY

LOUNGE
IDGE DOU-

[illegible]

ation

your way,
our love
brought
and will
bered
sincere
support,
and your
care
time
ate your
is
lity
mel


Email: classifieds@nepc.com.na

Notice

Legal Notices

Take notice that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the DuToitwoud Municipality and the applicant in writing within 14 days of the last publication of this notice (final date for objections is 3 June 2024).

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
ALUSPANPLATZ
WINDHOEK
Tel: 061-248010
Email: planner1@dutoitplan.com

The logo for Du Toit Town Planning Consultants features a stylized graphic of a building or structure to the left of the company name. The name 'Du Toit' is in a large, bold, sans-serif font, with 'TOWN PLANNING CONSULTANTS' in a smaller, all-caps, sans-serif font below it.

Du Toit
TOWN PLANNING CONSULTANTS

APPENDIX B: NOTICE ON PROJECT SITE



The image shows two large, side-by-side boards, likely made of cork or foam, displaying a wide array of town planning documents and maps. Above the boards is a white rectangular sign with the text "TOWN PLANNING ZONE MAPS" in bold, black, sans-serif capital letters. The boards are covered with numerous sheets of paper, including maps, brochures, and informational documents. Some of the visible documents include a "PUBLIC CALL" brochure for "Change to zoning maps" and a "PUBLIC MEETING" notice. The maps show various geographical areas, some with colored overlays indicating different planning zones. The overall scene suggests a public consultation or information display for town planning purposes.



APPENDIX D: NEIGHBOURS THAT RECEIVED LETTERS

NEIGHBOURING FARMS TO OAMITES		
19.06.2024		
Remainder Farm Gross heigamas 447	Monika Rusch <i>ruschthrust@gmail.com</i>	264 81 322 6668
Farm Arovlei <i>Julianegaos100@gmail.com</i>	Queen Gaos J. Gawa--INas /Khomanin Clan	264 61 264 917 <i>081 707 0023</i>
Ptn 4 of Farm Kamzwas No. 253 <i>dawidptsmith@gmail.com</i>	Len / Thiro Smit <i>081 847 0644</i>	264 81 738 8912
Ptn 4, 9 & 10 Oamites No. 53	NDF Col Mwampole	264 81 140 2384 264 81 283 1652
Remainder Farm Bergland No 264	Piet Adams - Cllr - Whk Rural	264 81 874 9887
Remainder Farm Groot Aub No. 267 <i>GRN</i>	Piet Adams - Cllr - Whk Rural	264 81 874 9887
Ptn 11 Farm Oamites No. 53 <i>Ptn 13/6/53</i>	Jonathan Maposhere <i>jmaposhere1@gmail.com</i>	264 81 201 9285
Ptn 13 Farm Oamites No. 53 <i>11</i>	Mike Evans <i>evans.mje@gmail.com</i>	264 81 124 7786
Crinium Lake Estate <i>Jan Henry Ludwig</i> <i>Vericount -</i>	Frank Schwartzmann	264 81-757-1881-
Remainder Ptn 3 Groot Aub No. 267	Piet Adams <i>Cllr - Whk</i> <i>Rural</i>	264 81 874 9887
Mountain View Estate	Job Lourens <i>Susan</i>	264 81 243 7522 <i>264 81 40955 87</i>

- job@iway na

Ptn 4, 9 & 10 Oamites No. 53

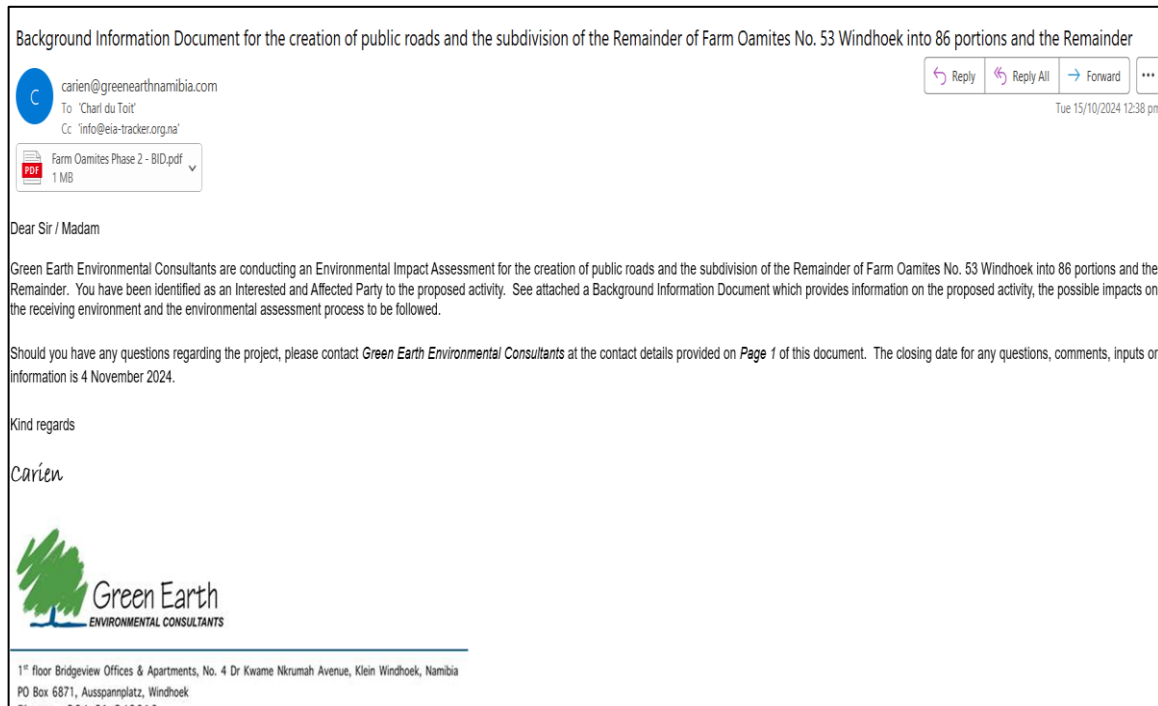
ED Ministry of Defence - Delivery
& Veteran Affairs - P/Bag 13302

Dr. Wilhelmina
Shivute

ATT Col Mwampole
masulebmwampole@gmail.com

info@vericountnam.com *Crinium*
- Z Johnson

APPENDIX E: EMAIL SENT TO I&AP WITH BID



APPENDIX F: EXAMPLE OF LETTER SENT TO NEIGHBOURS

Ptn 4, 9 & 10 Oamites No.53

Dorette Opperman

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Friday, June 21, 2024 9:55 AM
To: 'masulebmwampole@gmail.com'
Cc: 'elmarie@dutoitplan.com'
Subject: Neighbour consultation: Sub Farm Oamites - Ptn 4, 9&10 Oamites NDF
Attachments: Letter to neighbours_Sub Farm Oamites_NDF Oamites Ptn 4_9&10.pdf


Dear Col Mwampole

Our telephone conversation yesterday refers.

Kindly find attached the letter explaining the subdivision together with a plan of the proposed subdivision. I have highlighted your portion in relation to Farm Oamites with a yellow border. I also attached the proof of delivery of the letter to the Executive Director Ministry of Defence, Dr Shivute.

Please do not hesitate to contact our office should you require any further information.

Kind Regards
Dorette



Du Toit
TOWN PLANNING CONSULTANTS


1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 5871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248008, Email: planner1@dutoitplan.com


Dorette Opperman
Mobile: +264 81 835 2021

<https://w3w.co/material.wicket.inhaler>

APPENDIX G: EXAMPLE OF LETTER DELIVERED TO NEIGHBOURS

RECEIVED BY:
DATE:
SIGNATURE: Helene

**Du Toit**
TOWN PLANNING CONSULTANTS



1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspanplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 248608, Mobile: +264 81 281 0836, Email: elmarie@duitoitplan.com

Enquiries: D Opperman
Tel: +264 81 835 2021
Ref: Oamites_sub_Letters

The Owner Ptn 4, 9 & 10 Oamites No.53
The Executive Director
Ministry of Defence and Veteran Affairs
Private Bag 13307
WINDHOEK

Att: Dr. W. Shivute

Per Hand

20 June 2024

Dear Dr Shivute

SUBDIVISION OF REMAINING EXTENT OF FARM OAMITES No 53 (WINDHOEK MUNICIPAL AREA) INTO 86 PORTIONS AND REMAINDER AND CHANGE OF CONDITIONS OF TITLE PERTAINING TO THE USE

Our office is in process to apply on behalf of the owner of the Remainder of Farm Oamites No. 53 (Oamites Tourism CC) in terms of Section 105 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) to the City of Windhoek and the Urban and Regional Planning Board for the:

- subdivision of the Remainder of Farm Oamites No. 53 into 86 portions and Remainder (see attached plan of the proposed subdivision.
- That the following conditions be included in the Title Deeds of Portions 1 to 86 and the Remainder of Farm Oamites No. 53 :
 - A. The Portions shall only be used for 'agriculture' (including sorting, packing and packaging of agricultural products produced on the property) and 'residential' (including housing for domestic and farm employees) purposes.
 - B. Uses supporting the processing or altering of agricultural products, for example large scale slaughter of livestock and the production of dairy products from milk shall only be allowed with approval from City of Windhoek.
 - C. Farm stalls, accommodation establishments (including conference and events facilities) and residential estates shall only be allowed with the approval from City of Windhoek

In terms of the new Urban and Regional Planning Act, 2018 (Act 5 of 2018), you as the owner of an adjacent portion is hereby granted the opportunity to comment on the proposal. We kindly request that you provide us with your comments no later than **18 July 2024**.

APPENDIX H: COMMENTS RECEIVED FROM PUBLIC

COMMENTS
<p>Dear Green Earth Consultants</p> <p>I also hereby requesting to be registered as an I&AP for the EIA:</p> <p>-Environmental Impact Assessment and Environmental Management Plan to obtain an Environmental Clearance for the creation of public roads and subdivision of the Reminder of Farm Oamites No. 53 Windhoek into 86 portions and Reminder for the creation of smaller agricultural portions, as issued in your public notice in The Namibian newspaper on the 15th of May 2024</p> <p>Would you please forward me the BID and the sites coordinates if not stated in the BID</p> <p>Regards</p> <p>Ndelimona lipinge EIA Tracking and Monitoring in Namibia (EIA Tracker) Namibian Environment and Wildlife Society Cell: +264814138822 https://eia-tracker.org.na Like us on Facebook</p>

SUBDIVISION OF REMAINING EXTENT OF FARM OAMITES No 53 (WINDHOEK MUNICIPAL AREA) INTO 86 PORTIONS AND REMAINDER AND CHANGE OF CONDITIONS OF TITLE PERTAINING TO THE USE

Name: Monika Rusch (Trustee of Georg Rusch Trust, owner of Farm Haigamas)

Address: Farm Haigamas No: 447

Windhoek

Telephone: 0813226668 Email: ruschtrust@gmail.com

I, the owner of Portion 447 Farm Haigamas

(Please indicated with "x" in appropriate box)

☐

Do not object

☒

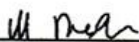
Do object to

- subdivision of the Remainder of Farm Oamites No. 53 into 86 portions and Remainder
- That the following conditions be included in the Title Deeds of Portions 1 to 86 and the Remainder of Farm Oamites No. 53 :
 - A. The Portions shall only be used for 'agriculture' (including sorting, packing and packaging of agricultural products produced on the property) and 'residential' (including housing for domestic and farm employees) purposes.
 - B. Uses supporting the processing or altering of agricultural products, for example large scale slaughter of livestock and the production of dairy products from milk shall only be allowed with approval from City of Windhoek.
 - C. Farm stalls, accommodation establishments (including conference and events facilities) and residential estates shall only be allowed with the approval from City of Windhoek

If objecting, please state the reasons:

Please see Attachment "Reasons for Objecting from Farm Haigamas"

.....
.....
.....


Signature

17.07.2024
Date

Kindly take note that comments should reach our office by 18 July 2024
You can return the form to the following email address: planner1@dutoitplan.com

**Reasons for Objecting from Monika Rusch, Trustee of Georg Rusch Trust,
Owner of Farm Hagamas**

These Objections arise from Problems already experienced from Phase 1 Plots and illegal Phase 2 Plots and new Owners and Renters of the Remainder.

- 1 WATER:** Is there enough Water? Agricultural Plots need a lot of Water. Currently it seems that Phase 1 is already not supplied with enough water from the developer and a lot of Plot owners are drilling their own Boreholes without any permissions or proper approval. The Waterlevels in our Boreholes are sinking and even drying out.

- 2 WATER CATCHMENT AREAS:** Will the developer build any dams and water catchment areas on the Farm Oamites to replenish our underground water in the good rainy Seasons?

- 3 FENCES & BOARDERS:**
 - 3.1 Some of the Plots are laid out right onto the boarder between Oamites and Haigamas. Doesn't there need to be a barrier in-between?
 - 3.2 Border fences between farms get divided and each Farm has to maintain their half on their own costs. Will I have to do that now with each individual Plot owner?
 - 3.3 Currently the boarder fence is cattle proof as we are a cattle farm only and so was Oamites. Now there are sheep and goats being held on some of the plots. Will the Boarder Fence be upgraded/changed to keep them from climbing through the Fence?
 - 3.4 We are a cattle Farm and therefore have Cattle in our Boarder camps. Currently with Phase 1 already, Dogs bark at my cattle when they graze against the Fence and even creep through and chase them. Will the entire Fence around the Plots be changed to keep domestic aswell as agricultural animals out of my Farm?
 - 3.5 Will the Fence be changed to keep Plot owners and employees out of my Farm. I already have people coming into my Farm to Poach game and steal Fire wood. We find wire snares on a daily basis in our Fences and bushes.
 - 3.6 With Plots there are animals along my boarder Camps permanently, which makes it very difficult to us my farm land next to these, because Bulls want to jump to cows and visa versa, where with a farming neighbour one can coordinate times that animals don't graze right next to each other. Now a high, strong impermeable fence is needed around the Plot development, along the entire Boarder, in order for us to continue Farming efficiently and profitably.

- 4 ANIMAL CONTROL:**
 - 4.1 Who controls the amount of animals that are being kept on the Plots? Currently in Phase 1 some Plot Owners overstock their 5 or 10 hectares completely, which results in illegal grazing.
 - 4.2 Are the Plot owners conforming to Health Rules and Regulations?
 - 4.3 Are sick and injured animals treated correctly? Not happening currently on Phase 1.
 - 4.4 House pets, namely cats and dogs wander around on our Farm from the Plots. Dogs chase our Cattle and Wildlife. Cats come and seek food and shelter by our house and shed. Are They neutered? What can be done to keep them at their homes?

5 CRIME

- 5.1 **Illegal Grazing:** Currently, Plots are completely overstocked and Owners send their animals to graze illegally in the railroad and road reserves. Our Farm borders onto the Transnamib Railway reserve for many kilometers. The Goat and sheep herders leave the animals to climb through my fence and graze illegally on my Farm. I am losing approximately 50 meters width of grazing along my entire fence. The railreserve is also completely destroyed and I as the adjacent farmer have first right to use the Grazing, but all has been stolen and it looks like a desert already.
- 5.2 The illegal grazing also happens along the entire border between my Farm and Oamites. The sheep and goats are not being kept on the Plots inside the Fencing, but walk around everywhere in-between and once again climb through cattle proof fences into my farm and destroy my grazing.
- 5.3 Illegal cutting of Grass along Railway Reserve and my Border Fence.
- 5.3 Poaching, currently we find a lot of wire snares along all border fences. When our Dam close to the Plots has water, they trespass and put up snares there as well.
- 5.4 A lot of Fire wood is being stolen from our Farm along the Transnamib Border and Farm border. Trees get broken down.
- 5.5 Sheep and goat owners put out poison for carnivores.
- 5.6 Trespassing: Employee's take short cuts through my farm.

6 SERVITUDES AND ACCESS:

- 6.1 Will all Plots on Oamites eventually be accessible from Oamites's official Farm entrance? Currently they drive in by our turn off P1516 and drive right next to my Fence on Transnamib's servitude, surely the road cannot be right on my fence, how must we do our Fence maintenance work with cars racing by, what if my cattle stick their head through the fence?
 - 6.2 The servitude for our access, pipeline and cattle trekking to our Farm through Oamites is planned through Plot 39. Will the Plot be divided into two portions by a fenced road? Or do we drive through, maintain our water pipeline and trek cattle through someone's business and garden?
 - 6.3 Servitude between Farm Border and Plots.
- 7 RUBBISH:** Currently a lot of rubbish blows from the plots into our Farm and is being thrown over the fence where the cars drive to the Plots and where workers walk.

8 PLOT EMPLOYEES:

- 8.1 Do Employee's employment and criminal records get checked? Unfortunately there is a lot of criminal activity coming from Groot Aub and now our Area becomes more accessible and surveillable because they come work on the Plots.
- 8.2 Will employees also be housed on the Plots? If so, where do they get food/meat and firewood?

9 SEWERAGE AND WASTE DISPOSAL:

- 9.1 A lot of sewerage disposal into our ground water if each Plot has one or more septic tanks.
- 9.2 Proper disposal of polluted waste water from the agricultural businesses. Currently the already illegally built up Taxidermy business on phase two is not disposing of toxic waste water properly and it gets to sink into our ground water.
- 9.3. Currently no Rubbish disposal in place.

- 10 FIRE RISK:** There's no servitude along the Boarder to clean and maintain a fire barrier.

HOW DO WE AS A FARM MAINTAIN OUR BOARDER FENCES AND KEEP IT CLEAN TO FIGHT FIRE IF THERE'S NO SERVITUDE BETWEEN PLOTS AND THE BOADER FENCE?!?

HOW MUST WE FEED OUR CATTLE IF OUR GRAZING GETS EATEN AND DESTROYED BY THE PLOT ANIMALS AND DISEASES GET BROUGHT IN?!?

THESE PLOTS MAKE IT IMPOSSIBLE FOR ME TO CARRY ON FARMING PROFITABLY AND SAFE AS WE AND MY ANCESTORS HAVE BEEN DOING FOR OVER 100 YEARS!

APPENDIX I: CONCERNS SUMMARIZED

The objection and response to the objection is summarized below.

There are mainly two categories of complaints which the objector is concerned about:

- humans and animals and
- Infrastructure

1. Humans and animals

- Dogs bark at their cattle
- Overstocking
- Are sick and injured animals treated correctly?
- Are they conforming to Health Rules and Regulations
- dogs chase their cattle and cats come and seek food and shelter in their house. Are they neutered?
- There is illegal grazing in the rail and road reserve
- They, as the adjacent owners have the first right to use the grazing in the rail reserve, but all has been stolen and looks like a desert
- There is illegal cutting of grass along the rail reserve
- Poaching is taking place on their farm
- Firewood is being stolen from their Farm
- Sheep and goat owners put out poison for carnivores
- Workers take shortcuts through their farm
- Rubbish is being thrown out where the owners and workers drive and walk
- Do employee's employment and criminal records get checked
- There is a lot of criminal activity coming from Groot Aub, and now their Farm becomes more accessible and 'surveyable' because these people come to work on the plots
- Where will workers be housed
- Where do they get food and meat and firewood

Counter arguments:

- None of these complaints are Town Planning issues related to the proposed new subdivision of Farm Re/Oamites, but is rather complaints about the activities of owners and workers of the existing approved smallholdings
- There is no proof that the people entering their farm, taking shortcuts, 'stealing' firewood, cutting grass in the rail or road reserve, poach, put out poison, throw rubbish from their cars, or the dogs and cats are from the smallholdings wander around.
 - o It is a fact that people from all over town collect firewood from nearby farms, whether legally or illegally, as it is their only means of cooking and staying warm. This cannot be blamed on the people living or working on the Oamites smallholdings.
 - o Grazing of animals and cutting of grass in rail or road reserves can be observed along most of the roads throughout Namibia, especially now during the drought.
 - o The objector mentioned that people let their animals graze illegally in the rail or a road reserve, but then they claim 'first right to use the rail and roads reserve for grazing' next to their Farm?
 - o These smallholdings were created for more intensive farming. This means that more animals can be kept on a small piece of land, as they are being fed in the kraal and do not have to wander around for grazing. It is not considered 'overstocking' but intensive farming.
 - o Rubbish along the major roads is a major problem as people throw bottles, tins and papers out of their cars while driving. It cannot be claimed that this is done by the residents of Oamites as their Farm is also located next to a national road. It is possible that this is done by other road users.
 - o The claim that criminal activities are coming from Groot Aub and the people will now come to work at the Oamites smallholdings, is unfounded.
 - o The objector is also concerned about the correct treatment of sick and injured animals, conforming to Health Rules and Regulations and neutering of cats,

and
 - o Checking of workers employment and criminal records, workers accommodation and food and meat sources of workers.

These comments are not development or Town Planning related. It is the prerogative of each owner to decide to neuter his cats, to treat his animals, to check workers records or provide workers with accommodation or food.

- Most farmers throughout the Country usually provide accommodation for their workers. With the approval of the previous subdivision of Farm Re/Oamites, NAMPAB approved that the following conditions be inter alia registered against the new portion

4. The following conditions be registered against Portions 14 to 33;

A. The land must only be used for agricultural and residential (including housing for domestic and farm employees) purposes.

- Owners are thus allowed to provide housing for their farm employees on the property.

The above issues are more complaints against the current owners and workers of the Oamites smallholdings (or actions of the public), and not so specifically objections to the new proposed new subdivision.

2. Infrastructure:

- The objector claims that there is not enough water and that the water levels of their boreholes are sinking and drying out.
- The objector also state that a lot of the plot owners from Phase 1 are drilling boreholes without any permissions or approval.
- Will the owner building dams and water catchment areas to replenish their underground water
- Is there not supposed to be a barrier/servitude between the 2 Farms (Oamites and Hagamas?
- Will the fence between the 2 Farms be upgraded or changed to keep animals and workers out of their Farm.
- With plots adjacent to their Farm, it will make their farming difficult because bulls want to jump the cows and it will be difficult to coordinate if there are many neighbouring farmers
- Will plots eventually be accessible from Oamites's official Farm entrance
- Owners of phase 1 are using the rail reserve for access, which is next to their farm, what if cattle stick their heads through the fence?
- Will their access, pipeline and cattle trekking still be possible through Farm Oamites?
- There will be a lot of sewerage disposal into their ground water if each plot owner has one or more septic tanks
- There should be proper disposal of polluted waste water. There is already an illegally built Taxidermy on Oamites which is not disposing of toxic waste water properly
- There is no rubbish disposal in place
- There is no servitude along the boundary to clean and maintain as a fire barrier.

Counter arguments:

The owner of the Farm Oamites was given the opportunity to provide some comments which are included in the counter arguments.

- According to the owner of Farm Re/Oamites No. 53 they are providing water to the development from existing boreholes, which are in use for at least 50 years, which were drilled by the previous owner. He also stated that for the past 8 – 12 months the owners of the first phase of the development have not complained about shortage of water.
- The objector should provide proof that boreholes from other plot owners are drilled without permission.
- The objector provided no proof that their boreholes are drying up due to the development envisaged on Farm Re/Oamites No. 53.
- Namibia is under continuous drought for the last couple of years. Water levels could also be lower due to this severe drought.
- The owner of Farm Re/Oamites No. 53 indicated that they have already refurbished one of the 2 dams which were built by the previous owner to replenish his underground water in the rainy season. The other dam will be refurbished within the next 2 months.
- There does not have to be a barrier or servitude between the two farms. On the northern side a 50 meter wide Right of Way servitude was created between Farm Gross Haigamas No. 447 and the new smallholdings. There was no servitude before the keep the Farms apart. Each Farm owner is responsible to keep his side of the fence cleared to prevent veld fires.
- According to the owner of Farm Oamites, since he bought the farm, he is the only one who kept all fences between Oamites and Gross Haigamas in good repair at his own cost.
- He had an agreement with the objector's father to keep openings in the northern fence at 3 places to let the springbok's roam. If they now install jackals-proof fencing along the northern fence, this will prevent the springbok walking freely
- The owner of Farm Oamites has, upon the request of the owner of Farm Gross Haigamas, given them access through his farm for a pipeline. The new subdivision was done in such a way to accommodate this pipeline. The proposed Portion 39 show the 10m right of way servitude and the pipeline.



- The access to Phase 1 is via the Railway reserve from the north, which was approved by TransNamib
- Access to the new subdivision will be from 5 new points approved by the Roads Authority, not via the northern railway reserve access
- Plot owners were requested to install conservancy tanks instead of septic tanks. These are then emptied by a pump and sewage truck.
- Each of the new plot owners is responsible to remove his own rubbish, by taking it to an approved rubbish dump.
- Taxidermy: He indicated that the taxidermy has all the necessary official documentation to operate the taxidermy. It has the correct sewage disposal in place and has the necessary approval, in addition, it is monitored by the officials every 6 months to ensure the proper operation and sewage disposal.

3. Conclusion

The concerns and objections of Mrs. Rusch are noted. It is however unavoidable that farmland close to the City will be subject to further development and subdivision into smaller portions for more intensive farming as urbanization and growth of the City occur.

The Council is hereby requested not to support the objections.

Please do not hesitate to contact me should you require any further information.

Kind Regards

Dorette Opperman

APPENDIX J: CURRICULUM VITAE OF CHARLIE DU TOIT

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

Name of Institution	University of Stellenbosch, South Africa
Degree/Qualification	Hons B (B + A) in Business Administration and Management
Date Obtained	1985-1987
Name of Institution	University of Stellenbosch, South Africa
Degree/Qualification	BSc Agric Hons (Chemistry, Agronomy and Soil Science)
Date Obtained	1979-1982
Name of Institution	Boland Agricultural High School, Paarl, South Africa
Degree/Qualification	Grade 12
Date Obtained	1974-1978
6. **Membership of Professional Association:** EAPAN Member (Membership Number: 112)
7. **Languages:**

	<u>Speaking</u>	<u>Reading</u>	<u>Writing</u>
English	Good	Good	Good
Afrikaans	Good	Good	Good
8. **Employment Record:**

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

		Namibia	
		Development	Agricultural
1985	1988	Corporation	Researcher
		Ministry of	
		Agriculture	

Certification:

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



Charl du Toit

APPENDIX K: CURRICULUM VITAE OF CARIEN VAN DER WALT

1. **Position:** Environmental Consultant
2. **Name/Surname:** Carien van der Walt
3. **Date of Birth:** 6 August 1990
4. **Nationality:** Namibian

5. **Education:**

Institution	Degree/Diploma	Years
University of Stellenbosch	B.A. (Degree) Environment and Development	2009 to 2011
University of South Africa	B.A. (Honours) Environmental Management	2012 to 2013

6. **Membership of Professional Associations:**

EAPAN Member (Membership Number: 113)

7. **Languages:**

Language	Speaking	Reading	Writing
English	Good	Good	Good
Afrikaans	Good	Good	Good

8. **Employment Record:**

From	To	Employer	Positions Held
07/2013	Present	Green Earth Environmental Consultants	Environmental Consultant
06/2012	03/2013	Enviro Management Consultants Namibia	Environmental Consultant
12/2011	05/2012	Green Earth Environmental Consultants	Environmental Consultant

9. **Detailed Tasks Assigned:**

Conducting the Environmental Impact Assessment, Environmental Management Plan, Public Participation, Environmental Compliance and Environmental Control Officer

Certification:

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

Carien van der Walt

APPENDIX L: ENVIRONMENTAL MANAGEMENT PLAN