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Fax: (061) 220 584

Email: classifieds@nepc.com.na

Notice

Legal Notices

REPUBLIC OF NAMIBIA MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
 (REGULATIONS 14, 26 & 33)
 Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: ERONGO

1. Name and postal address of applicant:
PAVO ALOLO
PO BOX 2 RUACANA
 Name of business or proposed business to which applicant relates:
OMBI NAYI PANGELE SHEEBEN
 2. Address/Location of premises to which application relates:
OKASHANINGWA LOCATION IN OKASHANINGWA VILLAGE
 3. Nature and details of application:
SPECIAL LIQUOR LICENCE
 4. Clerk of the court with whom application will be lodged:
OUTAPI MAGISTRATE COURT
 6. Date on which application will be lodged:
31 - 30 MAY 2024
 7. Date of meeting of Committee at which application will be heard:
10 JULY 2024
 Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

REPUBLIC OF NAMIBIA MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
 (REGULATIONS 14, 26 & 33)
 Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: ERONGO

1. Name and postal address of applicant:
CHRISTY S HARABE
PO BOX 354 KARIIB
 Name of business or proposed business to which applicant relates:
HYDROGEN BAR
 2. Address/Location of premises to which application relates:
USAB ERF 50, MALETSEY STREET, KARIIB
 3. Nature and details of application:
SPECIAL LIQUOR LICENCE
 4. Clerk of the court with whom application will be lodged:
KARIIB MAGISTRATE COURT
 6. Date on which application will be lodged:
30 MAY 2024
 7. Date of meeting of Committee at which application will be heard:
10 JULY 2024
 Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

NOTICE OF INTENTION TO APPLY FOR ELECTRICAL CONTRACTOR'S LICENCE (Electrical Wiring)
1. SAKUUS SHUFENI NONDOLOLA of company DSH CONSTRUCTION CC of (address) PO BOX 80380, OLYMPIA, WINDHOEK hereby give notice of my intention to apply to the CITY OF WINDHOEK for a Contractor's License in terms of paragraph 57 Part 6 of the Electricity Supply Regulations.

Any person having just and valid objection to the issue of such license is called upon to lodge such objection, in writing on or before 16 MAY to 17 MAY 2024 (a date at least seven days from the date of the last publication of this notice) with the Strategic Executive: Electricity, PO Box 5011, Windhoek
 Signed Applicant
 15/05/2022

FOR Classifieds
061-2080800

Notice

Legal Notices

REPUBLIC OF NAMIBIA MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
 (REGULATIONS 14, 26 & 33)
 Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: ERONGO

1. Name and postal address of applicant:
ELISE NDALILE
PO BOX 13 KARIIB
 Name of business or proposed business to which applicant relates:
HAELI INVESTMENT CC TA HAEI CHILL & EAT INN
 2. Address/Location of premises to which application relates:
STALL 6, HIDIPO HAMUTENYA ROAD / PARASTATAL ZONING
 3. Nature and details of application:
SPECIAL LIQUOR LICENCE
 4. Clerk of the court with whom application will be lodged:
KARIIB MAGISTRATE COURT
 6. Date on which application will be lodged:
30 MAY 2024
 7. Date of meeting of Committee at which application will be heard:
10 JULY 2024
 Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

ONDANGWA Commercial College is seeking for the services of a qualified and experienced person to perform the following duties:

Wholesale and Retail Practical Advisor
 Key duties and responsibilities:
 • Supervision of students
 • Training of the students on creating database of stocks
 • Training on payments duties
 • Simulate training students on dealing with practical problems in a shop environment
 • Training students on back office duties
 • Simulating call-centres in shops
 • Training students on stock taking and its procedures

Minimum Qualifications and Requirements:
 • A Diploma or advanced diploma in the related field
 • At least 10 years working experience at management and/or supervisory level in the related field
 • Be Computer literate

All applications with CVs and certified copies of certificates should be posted to:
THE HUMAN RESOURCES MANAGER, PO Box 2654
 ONDANGWA or emailed to: ondongwa@gmail.com on or before Monday 21 May 2024.

CASE NO: HC-NLD-CIV-ACCT-CON-2024/00009
IN THE HIGH COURT OF NAMIBIA
NORTHERN LOCAL DIVISION
 In the matter between
LYSAL MARTIN DU PLESSIS
PLAINTIFF
 AND
LYSAL FRESH (PTY) LTD
DEFENDANT

NOTICE OF SALE IN EXECUTION
 Pursuant to a Judgement granted by the above Honourable Court, the following goods will be sold in execution by public auction on **THURSDAY, 30 MAY 2024 at 12H00** at **ADVANCED REFRIGERATION, MAIN ROAD, OSHAKATI**, **REPUBLIC OF NAMIBIA**, namely:
 1. A SCANIA TRUCK - A 20254 HD
TERMS: CASH to the highest bidder
 Dated at TJSMBE 24TH day of MAY 2024
Marondu du Plessis Legal Practitioner
 Erf 115, Corner of Sam Nujoma and Ndiliman Cultural Route Streets, TJSMBE
 Tel: 067 227 694
 E-mail: marondu@tjsmbe.com (DUPS/0008/MDP)

Employment

Offered

NOVANAM HYDRAULIC TECHNICIAN

We are looking for a qualified person with the following academic qualifications and experience:

- Requirements:**
- Grade 12
 - Multilingualism Fluent in Spanish
 - 5-10 years' experience in mechanical and hydraulic engineering
 - Proven work experience as a mechanical and industrial process engineer
 - Experience with drafting & creating production systems
 - Medically Fit
 - Excellent Communication Skills
 - Must be willing to relocate and travel
 - Vocational training
 - Process control and optimization experience

Qualifications:
 Bachelor's degree hydraulic technician
 Diploma of technician in operations, control and maintenance of vessels, machinery and installations

- Responsibilities:**
- Maintaining and repairing equipment and machines that use pressurized fluids to carry power from one place to another. They are responsible for fabricating, repairing, installing, and commissioning hydraulic and mechanical systems.
 - Measuring performance of mechanical components, devices, and engines
 - Maintaining and modifying equipment to ensure that it is safe

Should you meet the above requirements, please send your resume and cover letter, including all copies of relevant qualifications to: jobvacancies@fishman.net

Closing date: 16/05/2024

Please note that only shortlisted candidates who meet all of the requirements and qualifications will be contacted. No CVs and documentation will be returned.

VACANCIES

1. Assistant Manager & Interpreter:
 Graduated from a professional university and at least 5 years' experience and bachelor's degree. Sales experience in machinery and administration. Good computer skills. Trained speaker familiar with office.

2. After-sales Engineer:
 At least 5 years' experience in construction machinery with recognized qualifications. Mechanical assembler qualification for mechanical qualification. Please forward your CV to nmbj17369@163.com. NB: Only shortlisted candidates will be notified, and no documents will be returned.

ACTIVE BUSINESS CARE is a translation company in Namibia with a **VACANCY** for an **EXPERIENCED TRANSLATOR** for English - Arabic Language. Please forward all CV's to activebusinesscare@gmail.com

Employment

Offered

CALL FOR PUBLIC PARTICIPATION/COMMENTS

ENVIRONMENTAL IMPACT ASSESSMENT AND ENVIRONMENTAL MANAGEMENT PLAN TO OBTAIN AN ENVIRONMENTAL CLEARANCE FOR THE CONSTRUCTION AND OPERATION OF A LODGE AND CAMPSITE IN THE BUFFALO CORE AREA OF THE BWABWATA NATIONAL PARK IN THE KAVANGO EAST REGION

Green Earth Environmental Consultants have been appointed to attend to and complete an Environmental Impact Assessment and Environmental Management Plan (EMP) to obtain an Environmental Clearance Certificate as per the requirements of the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 in GG 4878 of 6 February 2012) for the proposed construction and operation of a lodge and campsites in the Buffalo Core Area of the Bwabwata National Park, Kavango East Region.

Name of proponent: Buffalo Private Lodge (Pty) Ltd

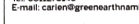
Project location and description: The Proponent signed a Concession Operator Contract with the Karama Association, for the Buffalo Concession, Buffalo Core Area, Bwabwata National Park. It is the intention of the Proponent to construct and operate a lodge and campsites in the Buffalo Core Area of the Bwabwata National Park, Kavango East Region. The lodge will be situated at the site formerly used as a hunters' camp next to the river and the campsites will be located 700m away at the old Pica Pic military base. The lodge will have 25 luxury tents and the campsites will have 6 camping areas. A map showing the locality of the proposed lodge and campsites can be obtained from Green Earth Environmental Consultants.

Interested and affected parties are hereby invited to register in terms of the assessment process to give input, comments, and opinions regarding the proposed project. A public meeting will be held on 29 May 2024 at 10H00 at the Hunt Africa Training Centre (Muitiku Area).

The last date for comments and/or registration is 30 May 2024.

Contact details for registration and further information:

Green Earth Environmental Consultants
 Contact Persons: Charlie Du Toit/Carlen van der Walt
 Tel: 081273145
 E-mail: carlen@greeneearthnamibia.com



CALL FOR PUBLIC PARTICIPATION/COMMENTS

ENVIRONMENTAL IMPACT ASSESSMENT AND ENVIRONMENTAL MANAGEMENT PLAN TO OBTAIN AN ENVIRONMENTAL CLEARANCE FOR THE CREATION OF PUBLIC ROADS AND SUBDIVISION OF THE REMAINDER OF FARM OAMITES NO. 53 WINDHOEK INTO 86 PORTIONS AND REMAINDER FOR THE CREATION OF SMALL AGRICULTURAL PORTIONS

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

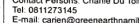
Name of proponent: Oamites Tourism CC
Project location and description: The Remainder of the Farm Oamites No. 53 is situated on the B1 towards Rehoboth. The Farm is 5774 0104ha in extent and currently used for agricultural purposes. The proponent intends to subdivide the Farm into 86 smaller portions and the Remainder to be used for intensive port-urban agriculture and associated activities. The sizes of new portions will vary from approximately 2.7 ha to 660 ha, and the Remainder of 2122 ha.

Interested and affected parties are hereby invited to register in terms of the assessment process to give input, comments, and opinions regarding the proposed project. A public meeting will be held if enough public interest is shown. Registered I&APs will be notified of the date and venue of the public meeting.

The last date for comments and/or registration is 7 June 2024.

Contact details for registration and further information:

Green Earth Environmental Consultants
 Contact Persons: Charlie Du Toit/Carlen van der Walt
 Tel: 081273145
 E-mail: carlen@greeneearthnamibia.com



PUBLIC NOTICE

ENVIRONMENTAL IMPACT ASSESSMENT

Stubenrauch Planning Consultants (SPC) hereby give notice to all potentially Interested and Affected Parties (I&APs) that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following:

PROJECT DETAILS:

- REZONING OF ERF 1046, ORANJEMUND EXTENSION 3 FROM "PRIVATE OPEN SPACE" TO "GENERAL BUSINESS"

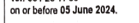
The proposed developments are intended to strengthen this business node, as it continues to expand due to the increasing opportunities within the town, so is the need for an increased threshold to support these business activities through residential infill and densification.

The Proponent: Oranjemund Town Council

Environmental Assessment Practitioner (EAP): Stubenrauch Planning Consultants (SPC)

REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS:

In line with Namibia's Environmental Management Act (No. 7 of 2007) and EIA Regulations (GN 30 of 6 February 2012), all I&APs are hereby invited to register and submit their comments, concerns or questions in writing via Email: brommy@spc.co.na, Tel: 061 25 11 89 on or before 05 June 2024.



Advertise in our weekly motorizing supplement WOMA!

Notice

Legal Notices

FORM 3 Rule 13(1)

SUBSTITUTED SERVICE

IN THE HIGH COURT OF NAMIBIA (Main Division)
 Case Number: HC-MD-CIV-ACCT-OTH 2023/00132

IN the matter between
N.P. ABIMAR INVESTMENTS CC
 PLAINTIFF
 AND
TROFINUS TUTALA TUYENI, 1ST DEFENDANT
NOBERT RUKORO, 2ND DEFENDANT

To: TROFINUS TUTALA TUYENI, an adult male, formerly residing at Erf 401 Warm Street, Khomasdal, Windhoek but whose present whereabouts are unknown.

TAKE NOTICE that by summons sued out of this court, you have been called to give notice, within 10 days after the publication of this notice, to the registrar and to the plaintiff's legal practitioner of your intention to defend (if any) in a claim where:

N.P. ABIMAR INVESTMENTS CC intends to amend its particulars of claim as follows:

NOTICE TO AMEND IN TERMS OF RULE 52 (1)

TAKE NOTICE that the Applicant/Plaintiff intends to amend its particulars of claim dated 17 January 2022 as follows:

1. By adding a new paragraph, between paragraph 10 and 11, to be numbered 11 and which paragraph will read as follows:

11. The agreement mentioned in paragraph 10 above as well as all the instructions and further agreements referenced in the subsequent paragraphs were concluded orally.

2. AD PARAGRAPH 11 TO PARAGRAPH 22 AND SUBPARAGRAPHS THEREOF

By changing the numbering of paragraphs 11 to 22 to paragraph 12 to 23, DATED AND SIGNED AT WINDHOEK on this ... day of MAY 2024.

TAKE FURTHER NOTICE that in the event of you defending the action, you are to deliver a notice of intention to defend which must then be given your full residential or business address, and must also appoint an address, not being a post office box or postal residence, for service on you of all documents in this action within a flexible radius from the office of the registrar or if you elect to be served by electronic means indicate your electronic address and in that case service thereof at the address so given is valid and effectual, except where by any order or practice of the court personal service is required.

TAKE NOTICE FURTHER that if you fail to give such notice, judgment may be granted against you without further reference to you.

TAKE FURTHER NOTICE that simultaneously with the delivery of the notice of intention to defend, the defendant must deliver the return in terms of rule 6(4), which contains the following information about the defendant:

- (a) In the case of a natural person, his or her full names, identity number where available and if a Namibian citizen or any other person ordinarily resident in Namibia, his or her physical address and where available, his or her telephone or cellular phone number or both, workplace telephone number, facsimile number and personal or work place email address or both;

- (b) In the case of a close corporation, its name and registration number, postal address and registered office referred to in section 25 of the Close Corporations Act 1988 (Act No. 26 of 1988) and the particulars referred to in paragraph (a) of at least one member or officer as defined in that Act and the particulars referred to in paragraph (a) of its accounting officer appointed in terms of section 59 of that Act;

- (c) In the case of a company, its name and registered number, postal address and registered office referred to in section 178 of the Companies Act 2004 (Act No. 28 of 2004) and the particulars referred to in paragraph (a) of at least one director and the secretary referred to in section 223 of that Act including all particulars referred to in section 223(1) of that Act and in that case the officer or secretary of any other body corporate the particulars referred to in paragraph (b) of section 223(1) of that Act;

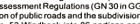
- (d) In the case of any other juristic person, the particulars referred to in paragraph (a) of at least one officer or secretary or a person, by whatever name called, carrying its affairs; and

- (e) In the case of a trust which duly authorised to investigate, the particulars referred to in paragraph (a) of all trustees and a reference number given by the master to the trust deed registered with the master. The particulars so provided remain binding on the party to which they relate and may be used by the court or by the other party to effect service of any notice or document on such party or to give notice to such party.

TAKE FURTHER NOTICE that as soon as the managing judge has given notice of a case planning conference in terms of rule 23(1), you as defendant will be required to meet with the plaintiff in order to agree a case plan in terms of rule 23(3) for submission to the managing judge for the exchange of pleadings and the time within which you will deliver your plea and the time within which your plea will be determined by the court having regard to such plan and if you fail to cooperate in submitting such a plan, the court will determine the time within which you must deliver your plea and counterclaim, if any, and you as defendant must comply with such order.

DATED AT WINDHOEK on this 14th day of MAY 2024.

NETELAMO MATSWETI & ASSOCIATES
SIMON YA NAMANDJE HOUSE (MAIN BUILDING)
WINDHOEK, KHOMAS
 Registrar of the High Court
 Main Division
 Physical Address: Luderitz Street, Windhoek



Notice

Legal Notices

FORM 3 Rule 13(1)

SUBSTITUTED SERVICE

IN THE HIGH COURT OF NAMIBIA (Main Division)
 Case Number: HC-MD-CIV-ACCT-OTH 2023/00132

IN the matter between
N.P. ABIMAR INVESTMENTS CC
 PLAINTIFF
 AND
TROFINUS TUTALA TUYENI, 1ST DEFENDANT
NOBERT RUKORO, 2ND DEFENDANT

To: TROFINUS TUTALA TUYENI, an adult male, formerly residing at Erf 401 Warm Street, Khomasdal, Windhoek but whose present whereabouts are unknown.

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By changing the numbering of paragraphs 11 to 22 to paragraph 12 to 23, DATED AND SIGNED AT WINDHOEK on this ... day of MAY 2024.

TAKE FURTHER NOTICE that in the event of you defending the action, you are to deliver a notice of intention to defend which must then be given your full residential or business address, and must also appoint an address, not being a post office box or postal residence, for service on you of all documents in this action within a flexible radius from the office of the registrar or if you elect to be served by electronic means indicate your electronic address and in that case service thereof at the address so given is valid and effectual, except where by any order or practice of the court personal service is required.

TAKE NOTICE FURTHER that if you fail to give such notice, judgment may be granted against you without further reference to you.

TAKE FURTHER NOTICE that simultaneously with the delivery of the notice of intention to defend, the defendant must deliver the return in terms of rule 6(4), which contains the following information about the defendant:

- (a) In the case of a natural person, his or her full names, identity number where available and if a Namibian citizen or any other person ordinarily resident in Namibia, his or her physical address and where available, his or her telephone or cellular phone number or both, workplace telephone number, facsimile number and personal or work place email address or both;

- (b) In the case of a close corporation, its name and registration number, postal address and registered office referred to in section 25 of the Close Corporations Act 1988 (Act No. 26 of 1988) and the particulars referred to in paragraph (a) of at least one member or officer as defined in that Act and the particulars referred to in paragraph (a) of its accounting officer appointed in terms of section 59 of that Act;

- (c) In the case of a company, its name and registered number, postal address and registered office referred to in section 178 of the Companies Act 2004 (Act No. 28 of 2004) and the particulars referred to in paragraph (a) of at least one director and the secretary referred to in section 223 of that Act including all particulars referred to in section 223(1) of that Act and in that case the officer or secretary of any other body corporate the particulars referred to in paragraph (b) of section 223(1) of that Act;

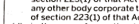
- (d) In the case of any other juristic person, the particulars referred to in paragraph (a) of at least one officer or secretary or a person, by whatever name called, carrying its affairs; and

- (e) In the case of a trust which duly authorised to investigate, the particulars referred to in paragraph (a) of all trustees and a reference number given by the master to the trust deed registered with the master. The particulars so provided remain binding on the party to which they relate and may be used by the court or by the other party to effect service of any notice or document on such party or to give notice to such party.

TAKE FURTHER NOTICE that as soon as the managing judge has given notice of a case planning conference in terms of rule 23(1), you as defendant will be required to meet with the plaintiff in order to agree a case plan in terms of rule 23(3) for submission to the managing judge for the exchange of pleadings and the time within which you will deliver your plea and the time within which your plea will be determined by the court having regard to such plan and if you fail to cooperate in submitting such a plan, the court will determine the time within which you must deliver your plea and counterclaim, if any, and you as defendant must comply with such order.

DATED AT WINDHOEK on this 14th day of MAY 2024.

NETELAMO MATSWETI & ASSOCIATES
SIMON YA NAMANDJE HOUSE (MAIN BUILDING)
WINDHOEK, KHOMAS
 Registrar of the High Court
 Main Division
 Physical Address: Luderitz Street, Windhoek



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SUBSTITUTED SERVICE

IN THE HIGH COURT OF NAMIBIA (Main Division)
 Case Number: HC-MD-CIV-ACCT-OTH 2023/00132

IN the matter between
N.P. ABIMAR INVESTMENTS CC
 PLAINTIFF
 AND
TROFINUS TUTALA TUYENI, 1ST DEFENDANT
NOBERT RUKORO, 2ND DEFENDANT

To: TROFINUS TUTALA TUYENI, an adult male, formerly residing at Erf 401 Warm Street, Khomasdal, Windhoek but whose present whereabouts are unknown.

TAKE NOTICE that by summons sued out of this court, you have been called to give notice, within 10 days after the publication of this notice, to the registrar and to the plaintiff's legal practitioner of your intention to defend (if any) in a claim where:

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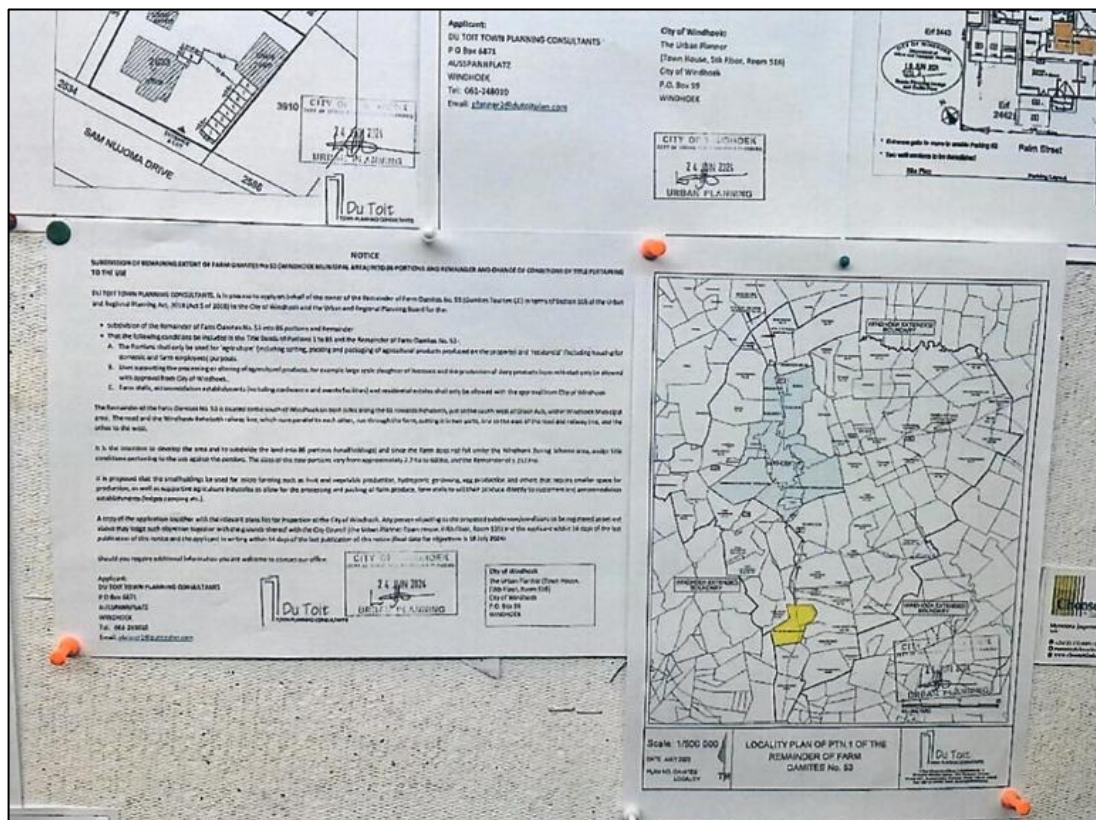
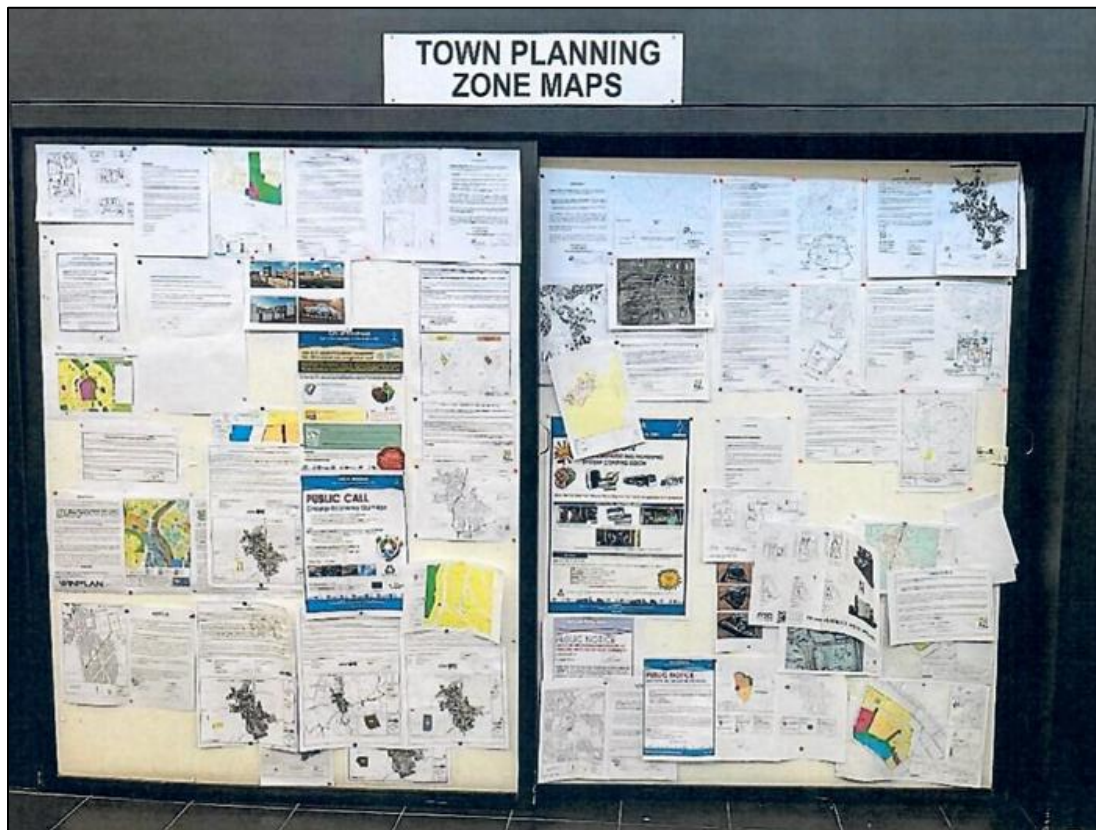
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APPENDIX B: NOTICE ON PROJECT SITE



APPENDIX C: NOTICE ON THE NOTICE BOARD OF COW



APPENDIX D: NEIGHBOURS THAT RECEIVED LETTERS

NEIGHBOURING FARMS TO OAMITES		
		19.06.2024
Remainder Farm Gross heigamas 447	Monika Rusch <i>ruschtrust@gmail.com</i>	264 81 322 6668
Farm Arovlei <i>Julianegaos100@gmail.com</i>	Queen Gaos J. Gawa--!Nas /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 II	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 *Chinium*

- Z Johnson

APPENDIX E: EMAIL SENT TO I&AP WITH BID

Background Information Document for the creation of public roads and the subdivision of the Remainder of Farm Oamites No. 53 Windhoek into 86 portions and the Remainder

carien@greenearthnamibia.com

To: 'Charl du Toit'

Cc: 'info@eia-tracker.org.na'

Farm Oamites Phase 2 - BID.pdf

1 MB

Reply

Reply All

Forward

...

Tue 15/10/2024 12:38 pm


Dear Sir / Madam

Green Earth Environmental Consultants are conducting an Environmental Impact Assessment for the creation of public roads and the subdivision of the Remainder of Farm Oamites No. 53 Windhoek into 86 portions and the Remainder. You have been identified as an Interested and Affected Party to the proposed activity. See attached a Background Information Document which provides information on the proposed activity, the possible impacts on the receiving environment and the environmental assessment process to be followed.

Should you have any questions regarding the project, please contact *Green Earth Environmental Consultants* at the contact details provided on **Page 1** of this document. The closing date for any questions, comments, inputs or information is 4 November 2024.

Kind regards

Carien



Green Earth

ENVIRONMENTAL CONSULTANTS

1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia

PO Box 6871, Ausspannplatz, Windhoek

Phone: 061 51 349310

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 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
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Dorette Opperman
Mobile: +264 81 835 2021

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

APPENDIX G: EXAMPLE OF LETTER DELIVERED TO NEIGHBOURS

 Du Toit TOWN PLANNING CONSULTANTS	RECEIVED BY: DATE: SIGNATURE: <i>Helena</i>	
<small>1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 248608, Mobile: +264 81 281 0836, Email: elmarie@duitoitplan.com</small>		
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:		
<ul style="list-style-type: none">• 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 :<ul style="list-style-type: none">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

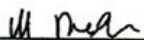
If objecting, please state the reasons:

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 Boarder Fence.**
- 5.3 **Poaching,** currently we find a lot of wire snares along all boarder fences. When our Dam close to the Plots has water, they trespass and put up snares there aswell.
- 5.4 A lot of Fire wood is being stolen from our Farm along the Transnamib Boarder and Farm boarder. Trees get broken down.
- 5.5 Sheep and goat owners put out poison for carnivores.
- 5.6 **Tresspassing:** 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 Boarder 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