




**ENVIRONMENTAL IMPACT ASSESSMENT TO
CREATE 'PUBLIC ROADS' OVER PORTION 1
OF THE FARM PAULINENHOF NO. 492 TO
EXTEND THE RIGHT OF WAY ACCESS TO
PORTIONS 2 TO 5 AND THE REMAINDER OF
PORTION 1 OF THE FARM PAULINENHOF
NO. 492 (KHOMAS REGION)**

2025

App - 250213005364

Project Name:	<p align="center">ENVIRONMENTAL IMPACT ASSESSMENT TO CREATE 'PUBLIC ROADS' OVER PORTION 1 OF THE FARM PAULINENHOF NO. 492 TO EXTEND THE RIGHT OF WAY ACCESS TO PORTIONS 2 TO 5 AND THE REMAINDER OF FARM PAULINENHOF NO. 492 (KHOMAS REGION)</p>
The Proponent:	<p align="center">Markus Arno Batz P O Box 91586 Windhoek</p>
Prepared by:	<div data-bbox="555 882 1444 1120" style="border: 1px solid black; padding: 10px;">  <p>Green Earth ENVIRONMENTAL CONSULTANTS</p> </div> <p>1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia PO Box 6871, Ausspanplatz, Windhoek</p>
Release Date:	<p align="center">February 2025</p>
EAP Signature:	
Consultant:	<p align="center">C. Du Toit C. Van Der Walt Cell: 081 127 3145 Email: charlie@greenearthnamibia.com</p>

EXECUTIVE SUMMARY

Green Earth Environmental Consultants were appointed by the Proponent, Markus Arno Batz, to conduct an Environmental Impact Assessment to obtain an Environmental Clearance to create public roads in the form of an extension of an existing “right of way servitude” over Portion 1 of the Farm Paulinenhof No. 492 (Khomas Region) to provide access to newly created Portions 2 to 5 and the Remainder of Portion 1 of the Farm Paulinenhof No. 492. The right of way servitude link Portion 1 with Main Road C23 – the road linking Windhoek and Dordabis. The land within the immediate vicinity of the project site is predominately characterized by farms and farming activities. The Urban and Regional Planning Board (URPB) per Item 338/2024 of the meeting held on **13 November 2024 deferred that application to back to submit the Environmental Clearance Certificate for the extension of the Right of Way Servitude.**

In terms of the Regulations of the Environmental Management Act (No 7 of 2007), an Environmental Impact Assessment must be done to address the following ‘Listed Activities’:

INFRASTRUCTURE

The construction of:

- *Public roads.*

The route determination of roads and design of associated physical infrastructure where:

- *It is a public road;*
- *The road reserve is wider than 30 meters;*
- *The road caters for more than one lane of traffic in both directions.*

The environmental impacts during the operational phase of the proposed project:

IMPACTS DURING OPERATIONAL PHASE			
Aspect	Impact Type	Significance of impacts Unmitigated	Significance of impacts Mitigated
Ecology Impacts	-	M	L
Dust and Air Quality	-	M	L
Groundwater Contamination	-	M	L
Waste Generation	-	M	L
Failure of Reticulation Pipeline	-	M	L
Fires and Explosions	-	M	L
Safety and Security	-	M	L

IMPACT EVALUATION CRITERION (DEAT 2006):		
Criteria	Rating (Severity)	
Impact Type	+	Positive
	O	No Impact
	-	Negative
Significance of	L	Low (Little or no impact)

impacts	M	Medium (Manageable impacts)
	H	High (Adverse impact)

The negative impacts associated with the project are the impact on the vegetation, the natural drainage systems, noise and dust during construction and operation, the danger of residents and visitors being injured during construction, the transmission of diseases from people or to people involved in construction and the loss of land. However, mitigation measures will be provided that can control the extent, intensity, and frequency of these named impacts in order not to have substantial negative effects or results.

The type of activities that will be carried out on the site will not negatively affect the amenity of the locality and the activities do not adversely affect the environmental quality of the neighbouring erven or areas. None of the potential impacts identified are regarded as having a significant impact to the extent that the proposed project should not be allowed. However, the operational activities further on need to be controlled and monitored by the assigned subcontractors and the proponent.

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 Environmental Impact Assessment Report and Environmental Management Plan following this paragraph, the Environmental Commissioner of the Ministry of Environment, Forestry and Tourism is herewith requested to:

1. Accept the Environmental Impact Assessment;
2. Approve the Environmental Management Plan;
3. Issue an Environmental Clearance to create public roads in the form of an extension of the "right of way servitude" over Portion 1 of the Farm Paulinenhof No. 492 (Khomas Region) to provide access to newly created Portions 2 to 5 and the Remainder of Portion 1 of the Farm Paulinenhof No. 492 for the following "listed activities":

INFRASTRUCTURE

The construction of:

- *Public roads.*

The route determination of roads and design of associated physical infrastructure where:

- *It is a public road;*
- *The road reserve is wider than 30 meters;*
- *The road caters for more than one lane of traffic in both directions.*

TABLE OF CONTENTS

LIST OF FIGURES	7
LIST OF TABLES.....	7
LIST OF ABBREVIATIONS.....	8
1. INTRODUCTION	9
2. TERMS OF REFERENCE	9
3. MOTIVATION, NEED AND DESIRABILITY	10
4. BACKGROUND INFORMATION ON THE PROJECT	13
4.1. HISTORY OF THE SITE	13
4.2. SITE INFORMATION (LOCALITY, SIZE AND ZONING)	13
5. BULK SERVICES AND INFRASTRUCTURE	17
5.1. ACCESS AND PARKING	17
5.2. WATER SUPPLY.....	21
5.3. ELECTRICITY.....	22
5.4. SEWAGE DISPOSAL	22
5.5. SOLID WASTE	22
6. APPROVAL ALREADY OBTAINED.....	22
7. APPROACH TO THE STUDY	25
8. ASSUMPTIONS AND LIMITATIONS.....	26
9. LEGAL AND POLICY REQUIREMENTS.....	26
10. AFFECTED RECEIVING ENVIRONMENT	36
10.1. BIODIVERSITY AND VEGETATION	36
10.2. GEOLOGY AND SOILS	36
10.3. SOCIO ECONOMIC ENVIRONMENT	37
10.4. CLIMATE.....	37
10.5. CULTURAL HERITAGE.....	38
10.6. SENSE OF PLACE	38
10.7. HEALTH	39
11. IMPACT ASSESSMENT AND EVALUATION.....	39
11.1. IMPACTS DURING THE CONSTRUCTION ACTIVITY	40
11.1.1. WATER USAGE.....	40
11.1.2. ECOLOGICAL IMPACTS.....	40
11.1.3. DUST POLLUTION AND AIR QUALITY.....	41
11.1.4. NOISE IMPACT.....	41
11.1.5. HEALTH, SAFETY AND SECURITY	41
11.1.6. CONTAMINATION OF GROUNDWATER	42

11.1.7.	SEDIMENTATION AND EROSION.....	42
11.1.8.	GENERATION OF WASTE.....	43
11.1.9.	CONTAMINATION OF SURFACE WATER.....	43
11.1.10.	TRAFFIC AND ROAD SAFETY	43
11.1.11.	FIRES AND EXPLOSIONS	44
11.1.12.	SENSE OF PLACE.....	44
11.2.	IMPACTS DURING THE OPERATIONAL PHASE	44
11.2.1.	ECOLOGICAL IMPACTS.....	44
11.2.2.	DUST POLLUTION AND AIR QUALITY.....	45
11.2.3.	CONTAMINATION OF GROUNDWATER	45
11.2.4.	GENERATION OF WASTE.....	45
11.2.5.	FAILURE IN RETICULATION PIPELINES	45
11.2.6.	FIRES AND EXPLOSIONS	46
11.2.7.	HEALTH, SAFETY AND SECURITY	46
11.3.	CUMULATIVE IMPACTS	46
12.	ENVIRONMENTAL MANAGEMENT PLAN	47
13.	CONCLUSION	47
14.	RECOMMENDATION	48
APPENDIX A: CURRICULUM VITAE OF CHARLIE DU TOIT		50
APPENDIX B: CURRICULUM VITAE OF CARIEN VAN DER WALT		52
APPENDIX C: PUBLIC PARTICIPATION.....		53
APPENDIX D: ENVIRONMENTAL MANAGEMENT PLAN		60

LIST OF FIGURES

<i>Figure 1: Locality of Portion 1 of Farm Paulinenhof No. 492 within Windhoek area.</i>	14
<i>Figure 2: Locality of farmhouse on Portion 1 of Farm Paulinenhof No. 492 and the location of Portions 2-5 (numbered A to D)</i>	15
<i>Figure 3: Extract from Title Deed conditions</i>	16
<i>Figure 4: Entrance to Consolidated Farm Paulinenhof No. 492</i>	16
<i>Figure 5: Contour Map</i>	17
<i>Figure 6: Nature of the right of way servitude</i>	18
<i>Figure 7: Extract from 2017 plan indicating the RoW giving access to Portion 1 of Farm Paulinenhof No. 492</i>	19
<i>Figure 8: Extension of Right of Way Servitude to new Portions</i>	20
<i>Figure 9: Confirmation of access from Roads Authority</i>	21
<i>Figure 10: City of Windhoek cover letter to the URPB reflecting approval</i>	23
<i>Figure 11: Deferral decision from URPB meeting of 13 November 2024</i>	25
<i>Figure 12: Flowchart of the Impact Process</i>	35
<i>Figure 13: Biomes in Namibia (Atlas of Namibia, 2002)</i>	36
<i>Figure 14: Geology of Namibia (Atlas of Namibia Project, 2002)</i>	37

LIST OF TABLES

<i>Table 1: Laws, Acts, Regulations and Policies</i>	29
<i>Table 2: Impact Evaluation Criterion (DEAT 2006)</i>	39

LIST OF ABBREVIATIONS

CAN	Central Area of Namibia
EC	Environmental Clearance
ECO	Environment Control Officer
EIA	Environmental Impact Assessment
EMP	Environmental Management Plan
I&APs	Interested and Affected Parties
MEFT	Ministry of Environment, Forestry and Tourism
SQM	Square Meters
URPB	Urban and Regional Planning Board

1. INTRODUCTION

The Proponent, Markus Arno Batz, appointed Green Earth Environmental Consultants to conduct an Environmental Impact Assessment and develop an Environmental Management Plan to obtain an Environmental Clearance to create public roads in the form of an extension of a "right of way servitude" over Portion 1 of the Farm Paulinenhof No. 492 (Khomas Region) to provide access to the newly created Portions 2 to 5 and the Remainder of Portion 1 of the Farm Paulinenhof No. 492. The right of way servitude link Portion 1 of the Farm Paulinenhof No. 492 and the other newly subdivided Portions 2 to 5 with Main Road C23 – the road linking Windhoek and Dordabis. The Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 in GG 4878 of 6 February 2012) stipulates that an Environmental Impact Assessment (EIA) report and management plan is required as the following 'Listed Activities' are involved:

INFRASTRUCTURE

The construction of:

- *Public roads.*

The route determination of roads and design of associated physical infrastructure where:

- *It is a public road;*
- *The road reserve is wider than 30 meters;*
- *The road caters for more than one lane of traffic in both directions.*

The Environmental Impact Assessment below contains information on the proposed project and the surrounding areas, the proposed activities, the applicable legislation to the study conducted, the methodology that was followed, the public consultation that was conducted, and the receiving environment's sensitivity and any potential ecological, environmental, and social impacts.

2. TERMS OF REFERENCE

To be able to implement the proposed project, 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 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.

3. MOTIVATION, NEED AND DESIRABILITY

The owner intends to subdivide Portion 1 of Farm Paulinenhof No. 492 into 4 new portions and the remainder as follows:

Portions	Size
Portion 2	± 5,0078ha
Portion 3	± 5,0178ha
Portion 4	± 5,0868ha
Portion 5	± 5,5996ha
Re/Portion 1 of Farm Paulinenhof No. 492	± 155,9763ha

The City of Windhoek has approved the application in a letter dated 28 August 2024. In terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018), the application was then submitted to the URPB for final approval by the Minister. The application served on the meeting of 13 November under Item 338/2024 and was subsequently deferred to a next meeting.

The proposed subdivision to create Portions 2 to 5 for Mr Batz are motivated as follows:

- A large portion of Portion 1 of Farm Paulinenhof No. 492 is vacant and thus underutilised.
- Due to the Portion's close proximity to Windhoek and the Hosea Kutako International Airport, this area is popular for people/investors who wants to reside on larger portions of land with a farming/rural character and who also want to be close to the workplace and amenities as offered by City of Windhoek and the Hosea Kutako Airport.

- The owner has been approached by various people who are interested in obtaining a land portion for these purposes.
- Portion 1 of Farm Paulinenhof No. 492 is located within the Windhoek Municipal Boundaries which permits that it can be subdivided into smaller portions.
- The portions to be created will be large enough to be used for small intensive agricultural production which is in line with the uses permitted under the Title Conditions.
- The site has access to its own ground and surface water from existing boreholes and surface dams from where the proposed new portions will receive water.
- Electricity will be supplied from green technologies like solar and wind to be installed by each of the prospective owners which means that no grid connection is required.
- Sewer will be collected and treated in French drains and soakaways and the solid waste will be collected on site and separated in recyclable (glass, metal, plastic, paper and others) and non-recyclable waste for collection by a professional waste collector for further processing and disposal.

The owner appointed Du Toit Town Planning Consultants to attend to the town planning procedures to create Portions 2 to 5 and the Remainder of Portion 1 of Farm Paulinenhof No. 492. City of Windhoek approved the subdivision of the Portion 1 of the Farm Paulinenhof No. 492 per delegated authority applicable to the granting of subdivision applications per Council Resolution 283/11/2017 in a letter dated 28 August 2024.

As mentioned above, the application was then submitted by the City of Windhoek to the URPB for final approval of the subdivision by the Minister of Urban and Regional Development. The URPB deferred the application to obtain an Environmental Clearance Certificate for the extension of the right of way servitude.

According to the information mentioned above, it is believed that there is a need and desirability for the project.

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 either by the Municipality or by the proponent, land will be used for the proposed activities, a sewage system might 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.

4. BACKGROUND INFORMATION ON THE PROJECT

4.1.HISTORY OF THE SITE

Mr Batz purchased Portion 1 of the Farm Paulinenhof No. 492 in 2019 and is occupying the original farmhouse located on the southern part of the portion. He was approached by a number of friends and relatives that wish to purchase smaller portions of land from him.

The beautiful, natural environment, as well as easy accessibility from the Hosea Kutako International Airport and Windhoek, emphasise the suitability for the creation of the new portions.

To be able to finalise the subdivision process, an Environmental Clearance must be obtained for the creation/extension of the public roads (right of way servitude which are used as access to Portions 2 to 5 and the Remainder of Portion 1 of Farm Paulinenhof No. 492).

4.2.SITE INFORMATION (LOCALITY, SIZE AND ZONING)

Locality and use: Portion 1 of Farm Paulinenhof No. 492, Windhoek is 176,6883ha in extent and does not have a zoning as it falls outside of the boundaries of the Windhoek Zoning Scheme. There is only a farmhouse on Portion 1 – located in the southern part of the portion.

Access to Portion 1 of Farm Paulinenhof No. 492 is via a 13m wide right of way servitude, registered over Consolidated Farm Voigtland No. 472 which link up with Road C23 linking Windhoek with Dordabis. The right of way servitude is shown on the diagram below. Notarial Deed of Servitude of the No. 500/2019S confirms the right of way servitude access. The locality of the site is shown on the *Plan* below:

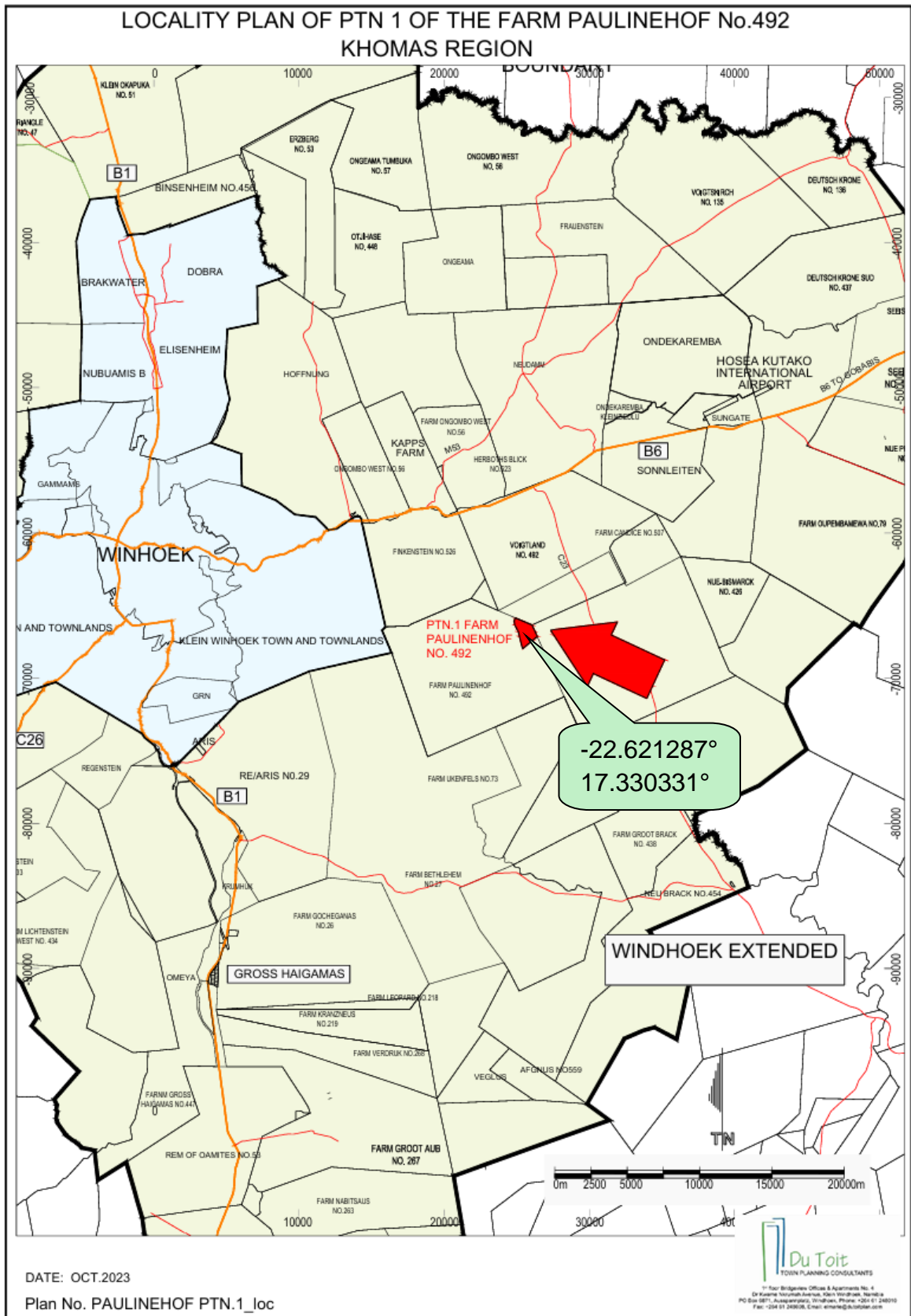


Figure 1: Locality of Portion 1 of Farm Paulinenhof No. 492 within Windhoek area

The *Photo* below shows the proposed new portions 2 to 5 as well as the location of the farmhouse:

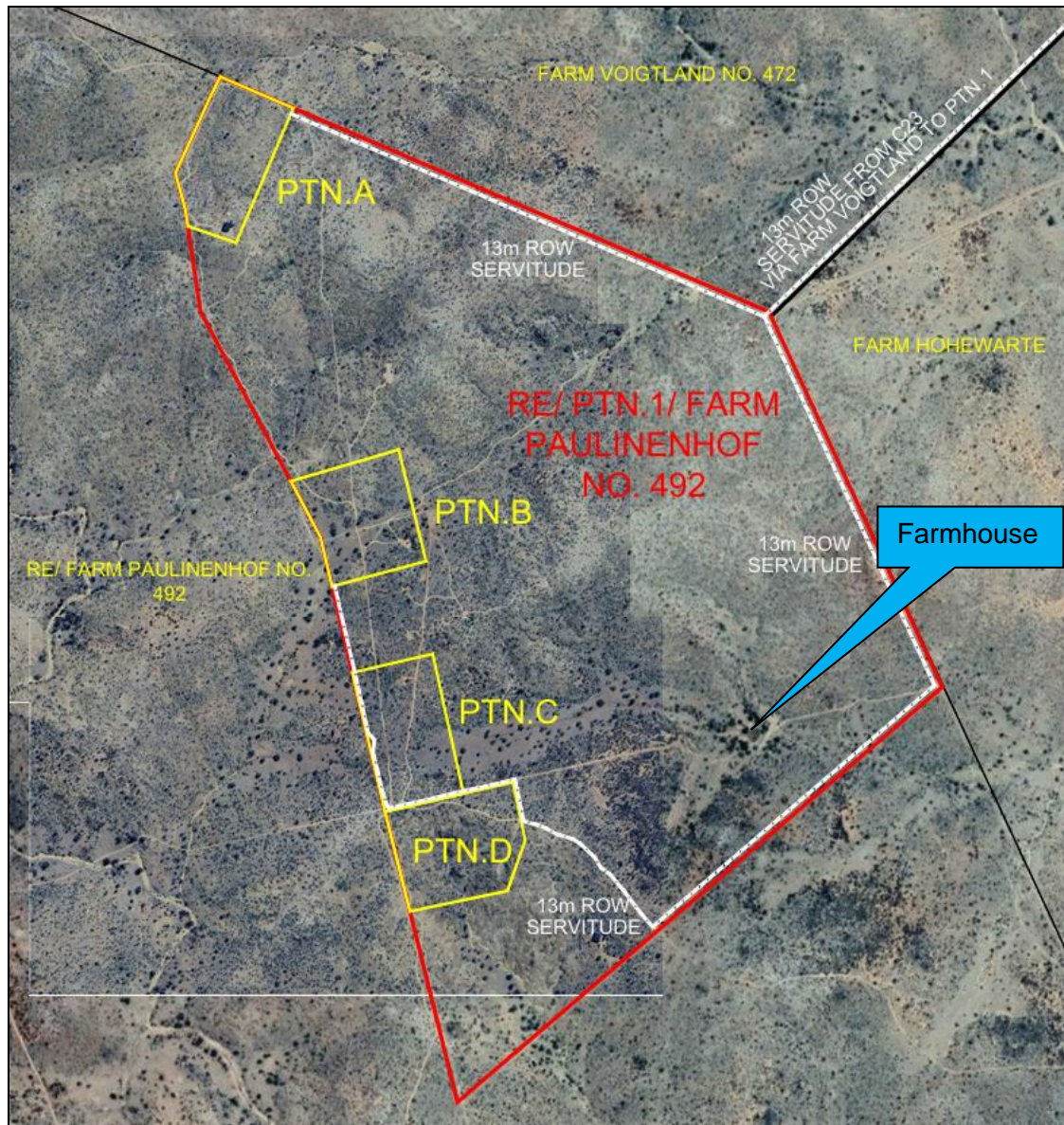


Figure 2: Locality of farmhouse on Portion 1 of Farm Paulinenhof No. 492 and the location of Portions 2-5 (numbered A to D)

Zoning: Portion 1 of Farm Paulinenhof No. 492 does not fall under the Windhoek Zoning Scheme, nor the Kapps Farm Zoning Scheme. With the extension of Windhoek Local Authority boundaries, the farms were included but the Scheme boundaries not yet extended.

A condition pertaining to the use was registered in the Title Deed, namely that the land may only be used for rural residential or agricultural purposes.

A. SUBJECT to the following conditions imposed in terms of Section 21 of the Townships and Division of land Ordinance 1963 (Ordinance 11 of 1963) as amended, namely:

IN FAVOUR OF THE LOCAL AUTHORITY

The land must only be used or occupied for rural residential and agricultural purposes.

B. SUBJECT to a Right of Way 13 metres wide over and along the south-eastern border represented by line C-D on Diagram SG no A849/2018 of the within transferred property in favour of the Remainder of Consolidated Farm Paulinenhof no 492, "K", held by the aforesaid Deed of Transfer no T2982/2002

C. ENTITLED to a servitude of right of way, 13 metres wide over and along the full length of the eastern boundary represented by line B-L on the on annexed Diagram SG no A849/2018 over Consolidated Farm Voigtland no 472, "K, created in Notarial in Notarial Deed of Servitude no K 500 /2019S

Figure 3: Extract from Title Deed conditions

Topography and vegetation: The natural terrain is a mixture of flat, hilly and steep areas, with a few valleys and riverbeds which act as drainage systems.



Figure 4: Entrance to Consolidated Farm Paulinenhof No. 492

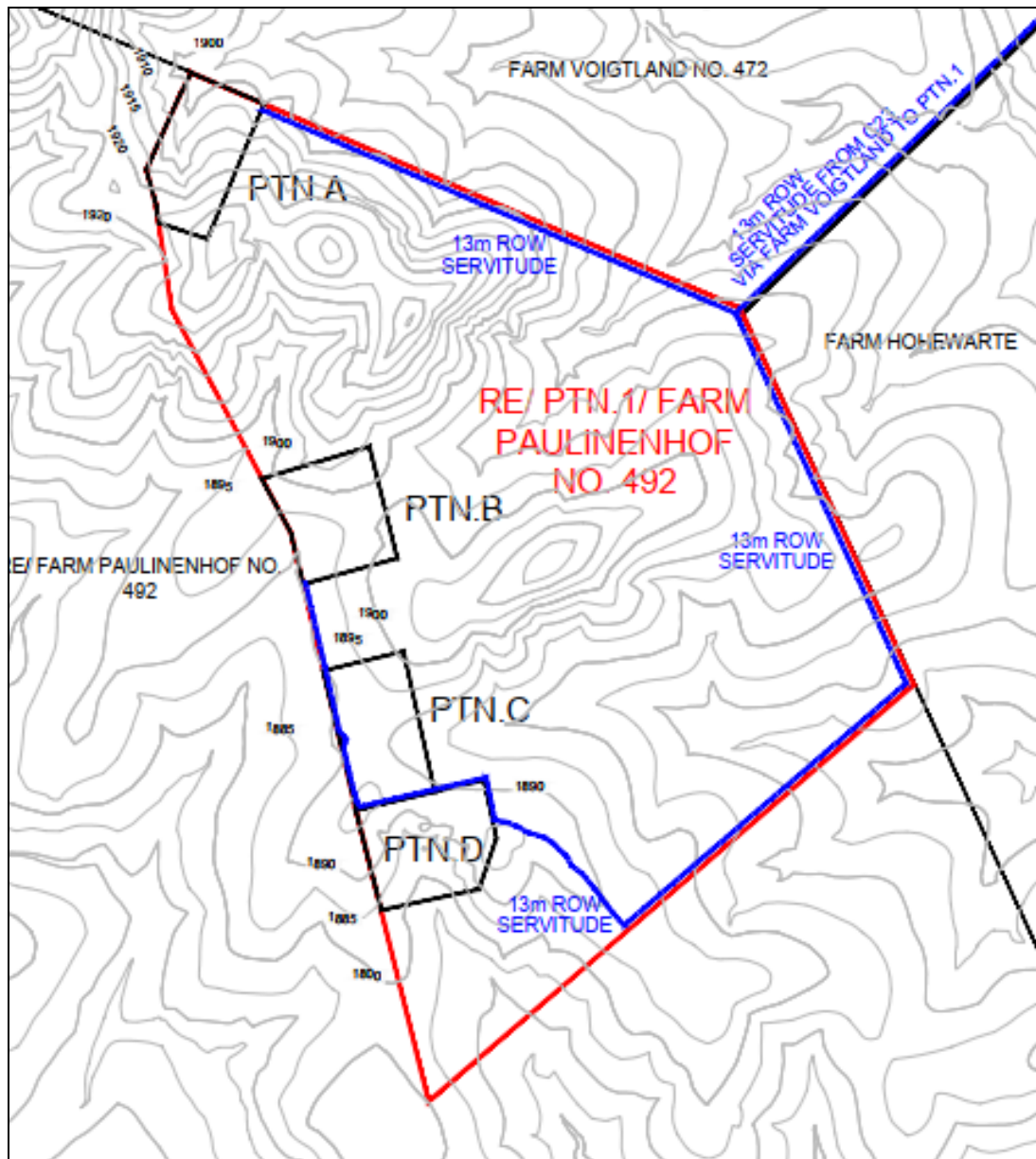


Figure 5: Contour Map

5. BULK SERVICES AND INFRASTRUCTURE

The Project Site is not connected to any municipal infrastructure. All the necessary services are provided by the owner in the following manner.

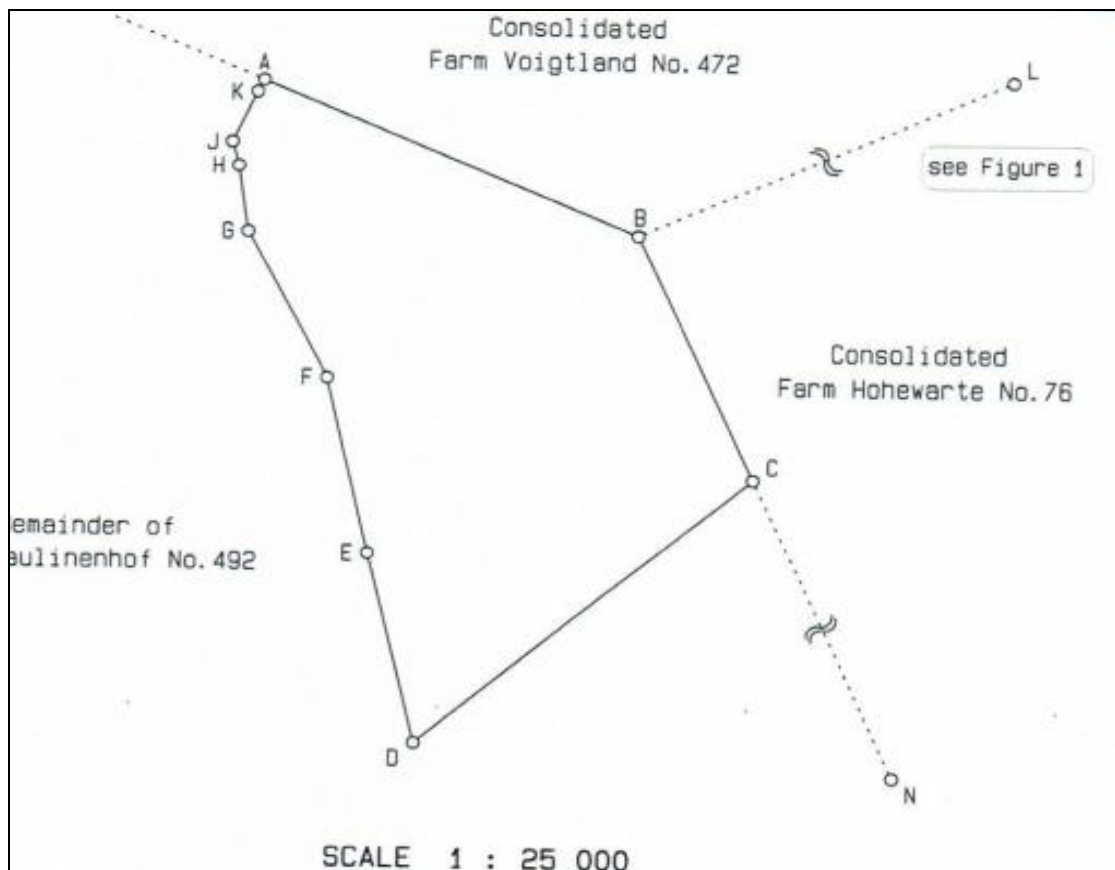
5.1.ACCESS AND PARKING

As explained above, the main access to Portion 1 of Farm Paulinenhof No. 492 is via a 13m wide right of way servitude, registered over Consolidated Farm Voigtland No. 472 which link up with Road C23 linking Windhoek with Dordabis. This was approved by the Roads Authority in 2018 when the subdivision for the creation of Portion 1 was made. See below the Roads Authority letter.



Figure 6: Nature of the right of way servitude

The right of way servitude is shown on the diagram below. A plan, date stamped by City of Windhoek in 2017 indicating the entire right of way is also shown below. The servitudes are described in Notarial Deed of Servitude No. K500/2019S.



Servitude Notes:

- 1) The Line B C represents the eastern boundary of a 13m wide servitude.
- 2) The Line B L represents the southern boundary of a 13m wide servitude over the Consolidated Farm Voigtland No.472.

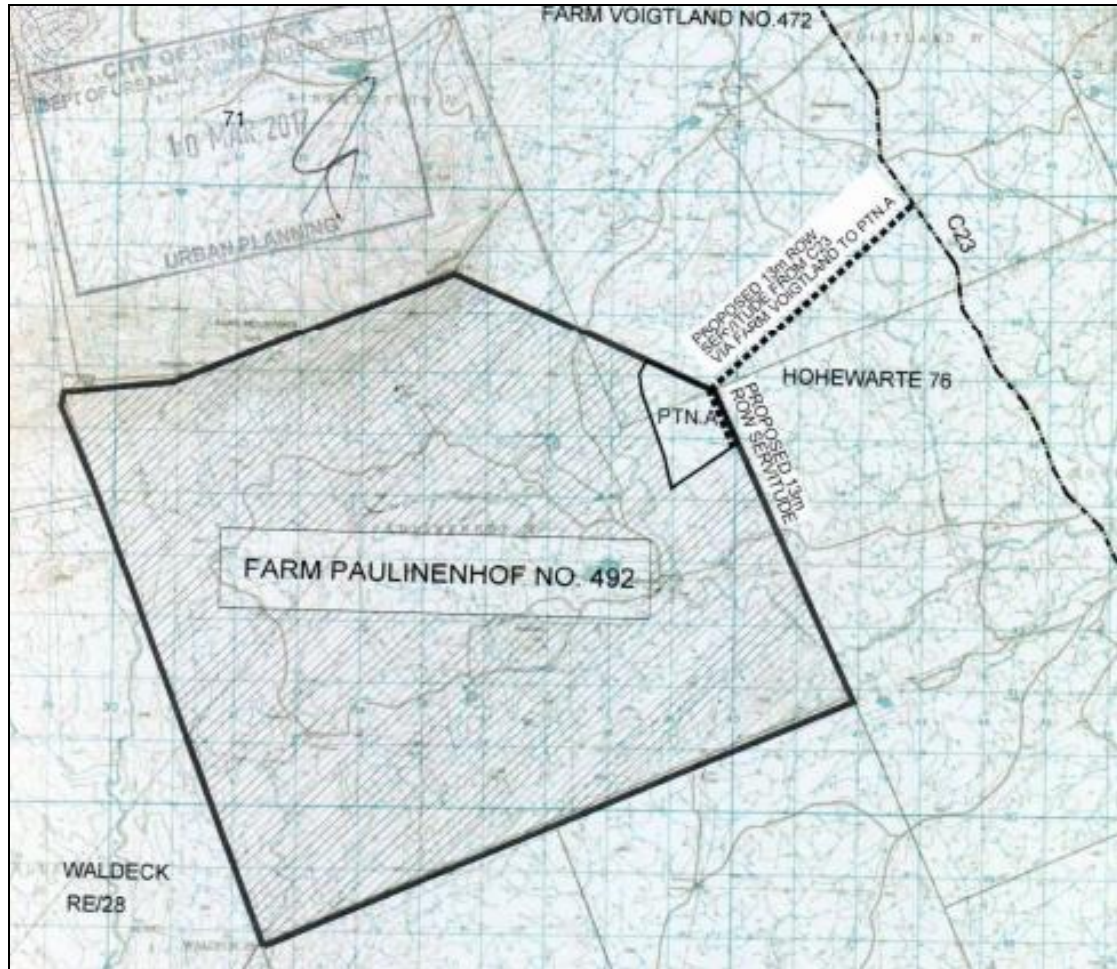


Figure 7: Extract from 2017 plan indicating the RoW giving access to Portion 1 of Farm Paulinhof No. 492

Access to the newly created portions and Remainder will be via a revision/extension of the existing 13m wide right of way servitude as is indicated on the subdivision plan.

It follows the northern boundary of Portion 1 to provide access to the proposed Portion A and then the southern boundary up to an existing tract to provide access to Portion B, C and D:

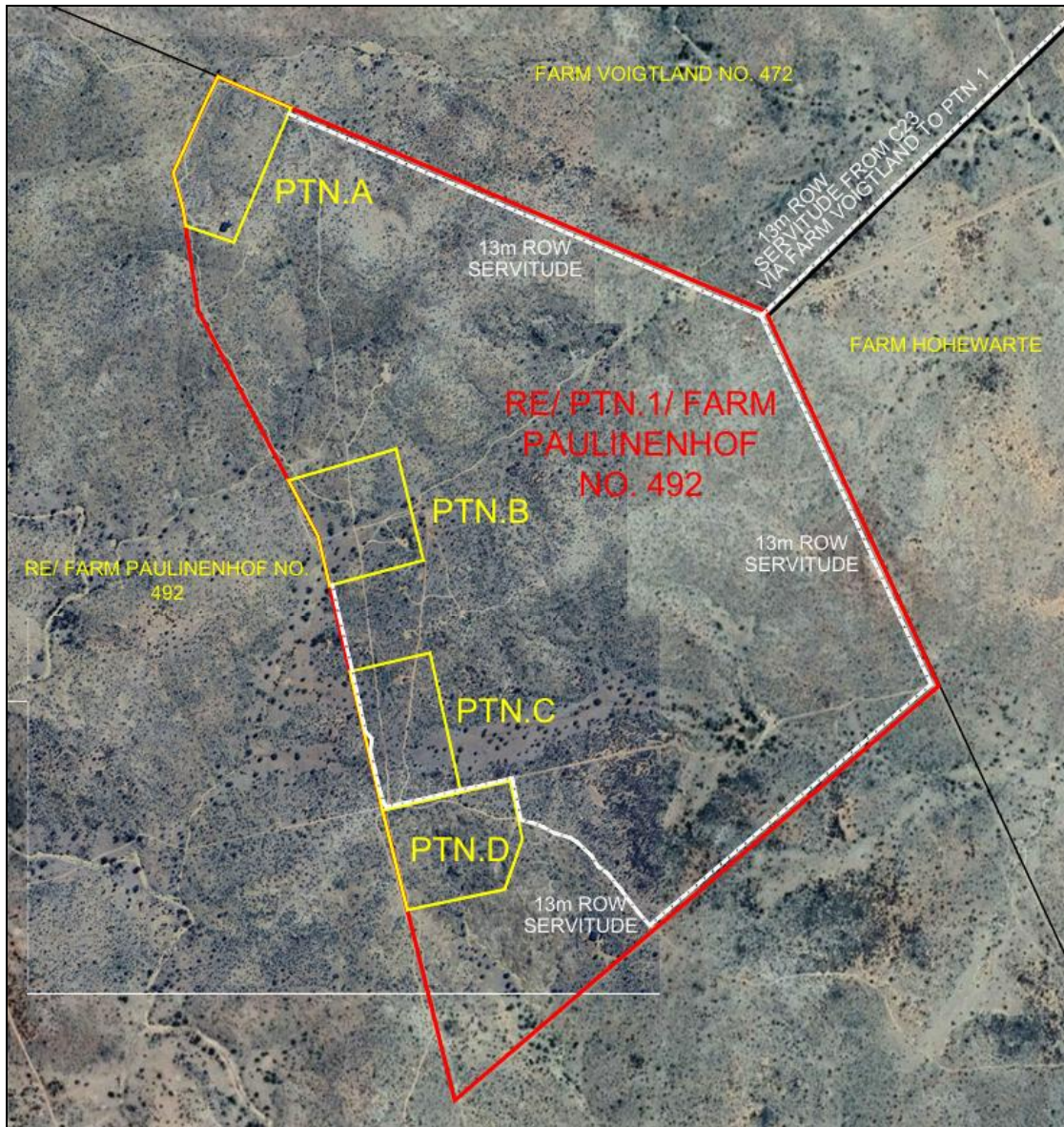
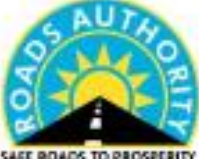


Figure 8: Extension of Right of Way Servitude to new Portions

The accesses are supported by the Roads Authority as can be seen from their letter below:



ROADS AUTHORITY
PRIVATE BAG 12030
AUSSPANNPLATZ
WINDHOEK
NAMIBIA

Enquiries: Elina Lumbu
Telephone: +264 61 284 7427
E-mail: lumbu@ra.org.na

Our Ref: 17/18/33
Location: 2014-RL05 Encroachments
Your Ref:

19 July 2024

Ms. Dorette Opperman
Du Toit Planning Consultants
PO Box 6871
Ausspannplatz
WINDHOEK

Dear Ms. Opperman,

CONFIRMATION OF APPROVED ACCESS TO MAIN ROAD 33 FOR FARM PAULINEHOF NO. 492 – WINDHOEK DISTRICT, WINDHOEK MAINTENANCE REGION

1. Your letter dated 8 June 2024 refers (Annexure A).
2. We hereby reaffirm that the access point to MR 33 for the farm Paulinehof No. 492 as indicated in Figure 1 is approved as confirmed in our letter dated 24 April 2018 (attached to your letter).




Figure 1: Position of approved access point

Figure 9: Confirmation of access from Roads Authority

5.2.WATER SUPPLY

Portion 1 of Farm Paulinenhof No. 492 as well as the newly created portions A to D has access to its own ground and surface water from existing boreholes and surface dams from where the proposed new portions will receive water.

5.3.ELECTRICITY

Electricity will be supplied from green technologies like solar and wind to be installed by each of the prospective owners which means that no grid connection is required.

5.4.SEWAGE DISPOSAL

Sewer will be collected and treated in French drains and soak-aways.

5.5.SOLID WASTE

Solid waste will be collected on site and separated in recyclable (glass, metal, plastic, paper and others) and non-recyclable waste for collection by a professional waste collector for further processing and disposal.

5.6.FIRE PROTECTION

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.

5.7.STORMWATER

The natural flow of storm water and drainage must be minimally disturbed, and the natural flow accommodated where possible. Any new structures or developments on the site must be planned to accommodate surface water/stormwater and ensure that it does not endanger neighbouring structures.

6. APPROVAL ALREADY OBTAINED

City of Windhoek recommended that application for approval to the Urban and Regional Planning Board vide Council Resolution 283/11/2017 and letter of approval dated 28 August 2024.

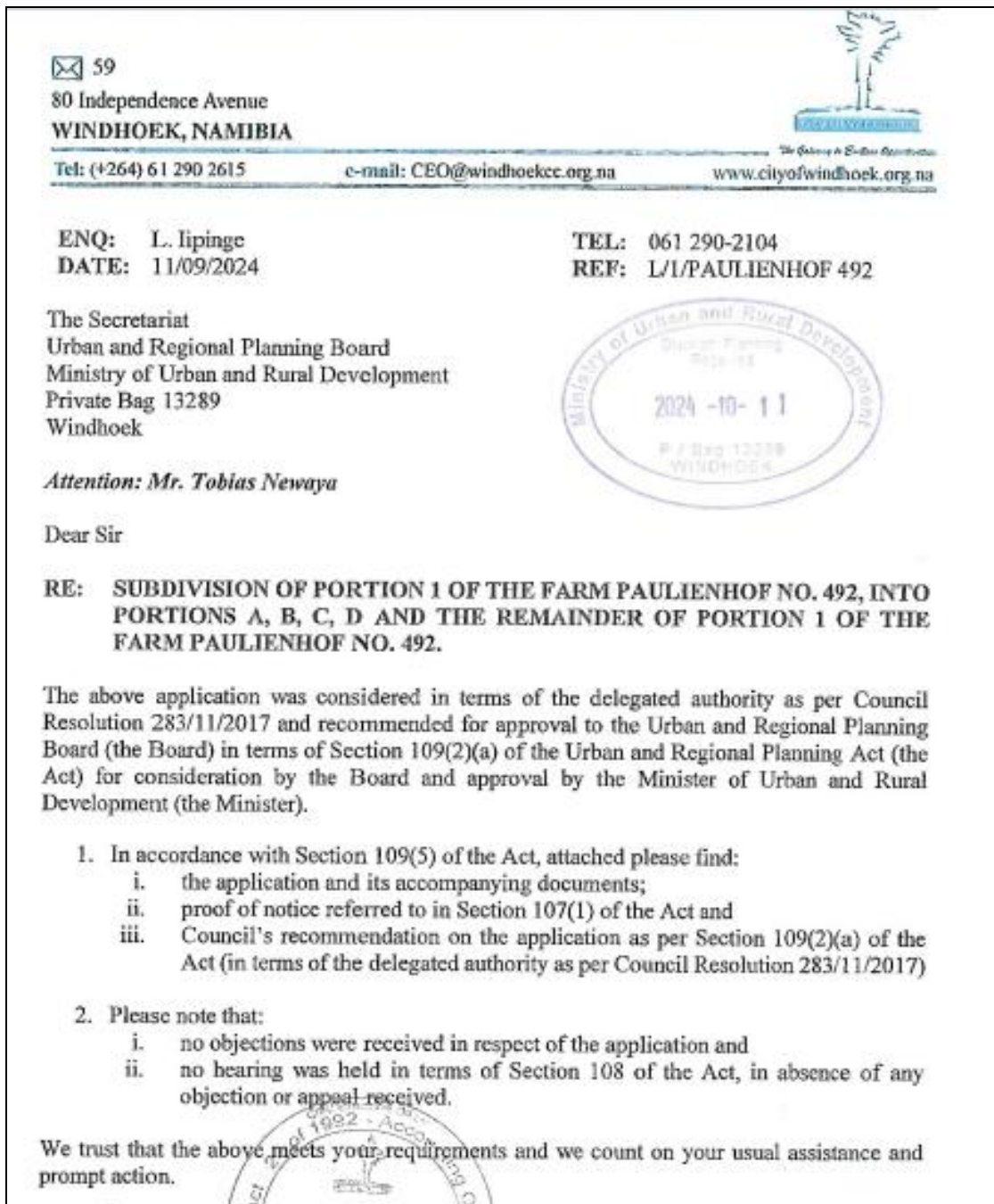


Figure 10: City of Windhoek cover letter to the URPB reflecting approval

The application served on the URPB meeting of 13 November 2024 per Item 338/2024 where it was deferred for the reason to obtain an Environmental Clearance Certificate for the extension of the Right of Way Servitude.



Republic of Namibia

Ministry of Urban and Rural Development

Enquiries: N. Khoa
Tel: (+264+61) 297-5221
Fax: (+264+61) 297-5305
Email: nkhoa@murd.gov.na

Government Office Park
Luther Street

Private Bag 13289
Windhoek, 10001
Namibia

Our Ref: 17/3/1/W3
Your Ref: Ptn 1 Farm Paulinenhof 492

Du Toit Town Planning Consultants
P. O. Box 6871
Ausspannplatz
Windhoek

Attention: Ms. D. Opperman

SUBJECT: ITEM 338/2024: WINDHOEK: SUBDIVISION OF PORTION 1 OF THE CONSOLIDATED FARM PAULINENHOF NO. 492 INTO PORTIONS 2 TO 5 AND THE REMAINDER

Your application letter dated 09 September 2024 has reference.

Kindly be informed that the Urban and Regional Planning Board has during its meeting held on 13 November 2024, recommended that the application must be deferred to a next meeting.

Please find attached the Urban and Regional Planning Board minutes of the above mentioned meeting.

Yours faithfully,

**SECRETARIAT
URBAN AND REGIONAL PLANNING BOARD**



All official correspondence must be addressed to the Executive Director


Item	Date
338/2024 17/3/1/W3	13 November 2024
<p>WINDHOEK: SUBDIVISION OF PORTION 1 OF THE CONSOLIDATED FARM PAULINENHOF NO. 492 INTO PORTIONS 2 TO 5 AND THE REMAINDER (MUNICIPAL COUNCIL OF WINDHOEK / DU TOIT TOWN PLANNING CONSULTANTS)</p>	
<p>The Board recommended that the matter be deferred to a next meeting to enable the applicant to submit the Environmental Clearance Certificate for the extension of the right of way servitude.</p>	
	

Figure 11: Deferral decision from URPB meeting of 13 November 2024

To be able to finalise the subdivision process, an Environmental Clearance must be obtained for the creation/extension of the public roads (right of way servitudes which are used as access to Portion 2 to 5 and the Remainder of Portion 1 of the Farm Paulinenhof No. 492).

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 participation

The neighbouring properties were informed of the proposed subdivision and extension of the right of way servitude in terms of the new Urban and Regional Planning Act, 2018 (Act 5 of 2018), Part 7 of sub regulation 10(4).

Proof of the emails sent to the neighbours are attached as well as an example of the letter. No objections were received.

The closing date for the Background Information Document was 14 March 2025.

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 development 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 AND LIMITATIONS

It is assumed that the information provided by the proponent (Markus Arno Batz), the Roads Authority and Du Toit Town Planning Consultants is accurate. No alternative site for the proposed project was examined as this road was approved by the Roads Authority. 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. 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 are the following:

- The Namibian Constitution
- The Environmental Management Act (No. 7 of 2007)
- 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, 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:

INFRASTRUCTURE

The construction of:

- *Public roads.*

The route determination of roads and design of associated physical infrastructure where:

- *It is a public road;*
- *The road reserve is wider than 30 meters;*
- *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.

OTHER LAWS, ACTS, REGULATIONS AND POLICIES

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

Table 1: Laws, Acts, Regulations and Policies

Laws, Acts, Regulations & Policies consulted:		
Electricity Act (No. 4 of 2007)	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.	The Proponent must abide to the Electricity Act.
Pollution Control and Waste Management Bill (guideline only)	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 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	The Proponent must adhere to the Pollution Control and Waste Management Bill.

	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.	
Water Resources Management Act	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.	The Act must be consulted. Fresh water abstraction and waste-water discharge permits should be obtained when required.
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 Namibia (No. 11 of 1976)	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 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	The proponent should adhere to the stipulations of the Atmospheric Pollution Prevention Ordinance.

	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.
EU Timber Regulation: FSC (2013)	Forest Stewardship Council (FSC) came into effect in March 2013, with the aim of preventing sales of illegal timber and timber products in the EU market. Now, any actor who places timber or timber products on the market for the first time must ensure that the timber used has been legally harvested and, where applicable, exported legally from the country of harvest.	The Proponent is advised to adhere to the regulation.
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	The proponent and contractor should adhere to the Labour Act.

	Labour Act 6 of 1992 (GN156, GG1617 of 1 August 1997).	
Communal Land Rights	Communal land is land that belongs to the State and is held in trust for the benefit of the traditional communities living in those areas. Communal land cannot be bought or sold, but one can be given a customary land right or right of leasehold to a part of communal land in accordance with the provisions of the Communal Land Reform Act (No. 5 of 2002) and Communal Land Reform Amendment Act (No. 13 of 2013) . The Communal Land Reform Act provide for the allocation of rights in respect of communal land to establish Communal Land Boards to provide for the powers of Chiefs and Traditional Authorities and boards in relation to communal land and to make provision for incidental matters. Consent and access to land for the proposed project should be requested from the relevant traditional authority through the Regional Council and Regional Communal Land Boards.	Consent should be obtained from Traditional Authorities, Communal Boards, Chiefs, Kings, Queens etc. if required.
Traditional Authorities Act (No. 17 of 1995)	The Traditional Authorities Act (No. 17 of 1995) provide for the establishment of traditional authorities, the designation and recognition of traditional leaders; to define their functions, duties and powers; and to provide for matters incidental thereto.	Traditional Authorities should be consulted when required.
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 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	The proponent and contractor should adhere to the Public and Environmental Health Act.

	participation in order to create a healthy environment; and (e) provide for early detection of diseases and public health risks.	
National Heritage Act (No. 27 of 2004)	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.	The National Heritage Council should be consulted when required.
National Monuments Act of Namibia (No. 28 of 1969) as amended until 1979	No person shall destroy, damage, excavate, alter, remove from its original site or export from Namibia: (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.	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.
Public Health Act (No. 36 of 1919)	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 nuisance or other condition liable to be injurious or dangerous to health."	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 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.
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 4th NDP which pursues three overarching goals for the Namibian nation: high and sustained economic growth; increased income equality; and employment creation.	The proposed project is an important element in employment creation.

CONCLUSION AND IMPACT

It is believed the above administrative, legal and policy requirements which specifically 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.

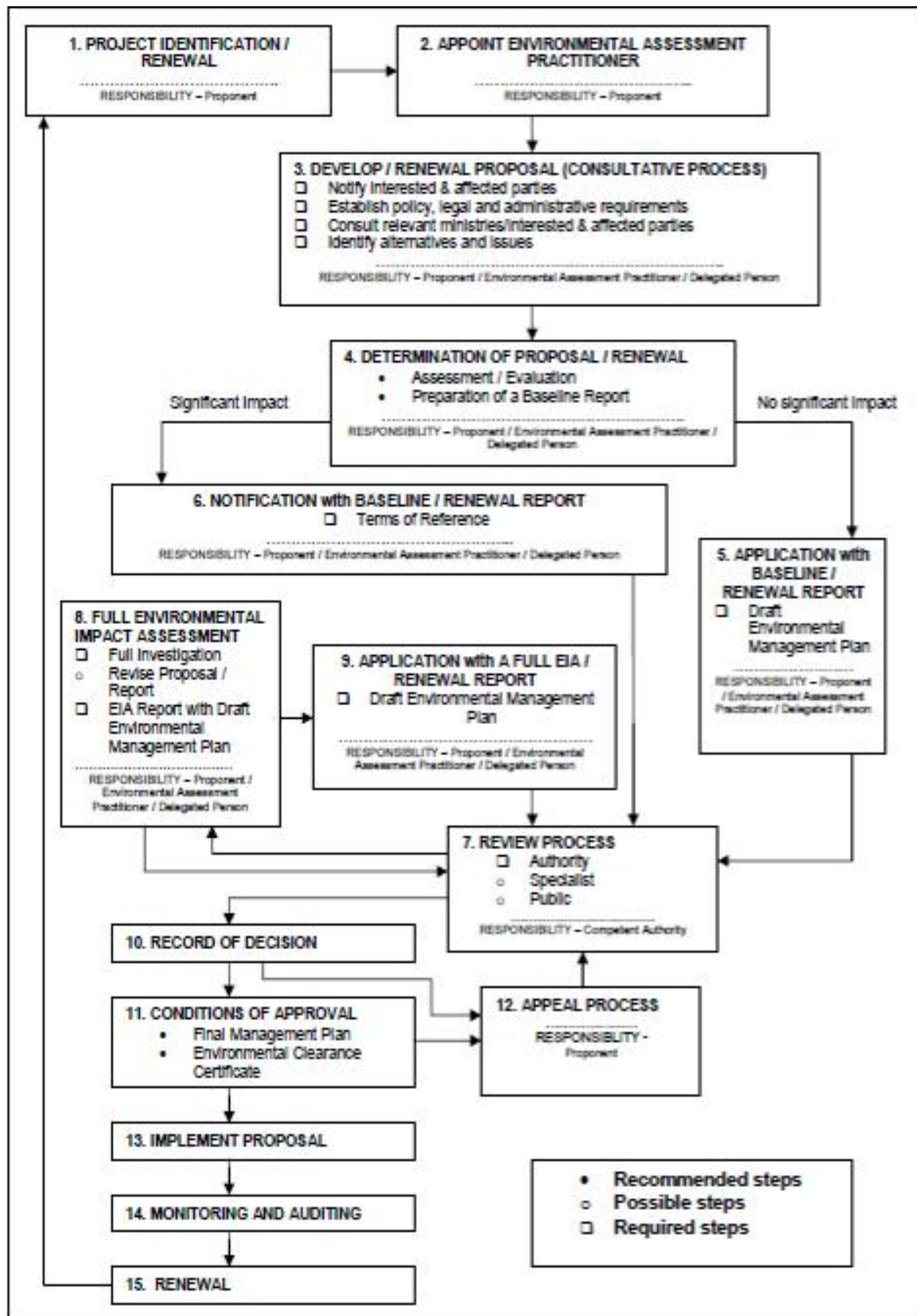


Figure 12: Flowchart of the Impact Process

10. AFFECTED RECEIVING ENVIRONMENT

10.1. BIODIVERSITY AND VEGETATION

The project site is located in the Tree and Scrub Savanna Biome. Although Windhoek in general contains a large diversity of annual and perennial grass, it is estimated that there is up to 101 grass species. Four of these species are endemic namely *Eragrostis omahekensis*, *Eragrostis scopelophila*, *Pennisetum foermeranum* and *Setaria finite* (Mannheimer & Curtis, 2009). See Map below:

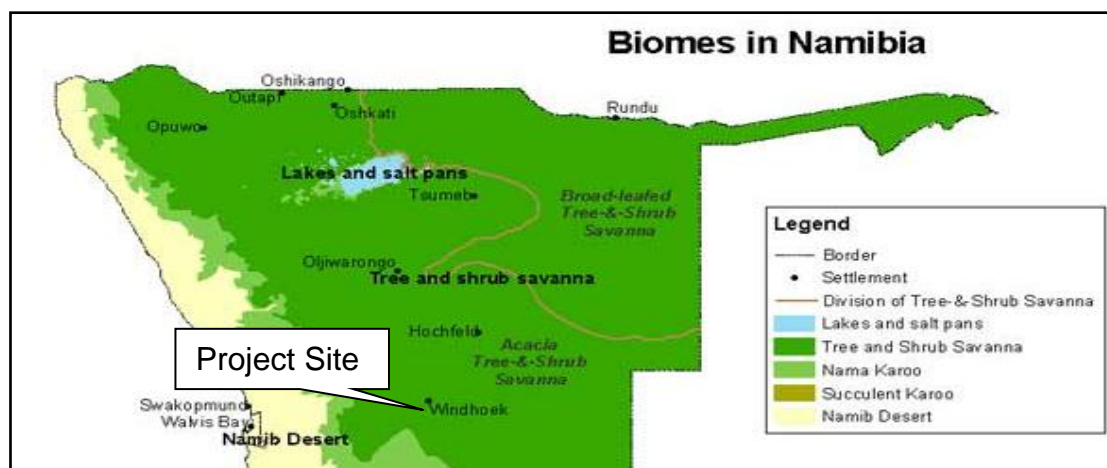


Figure 13: Biomes in Namibia (Atlas of Namibia, 2002)

The road has already been constructed and is in use. It is already wide enough and will not be widened any further and the use of the road is expected to have a low impact on the natural environment. There are a few large trees along the road that has been retained.

CONCLUSION AND IMPACT

The activities will have a low impact on vegetation, shrubs and trees.

10.2. GEOLOGY AND SOILS

The project site area is located in the Khomas Trough on a geological area classified as Damara Supergroup and Gariiep Complex. See Map below:

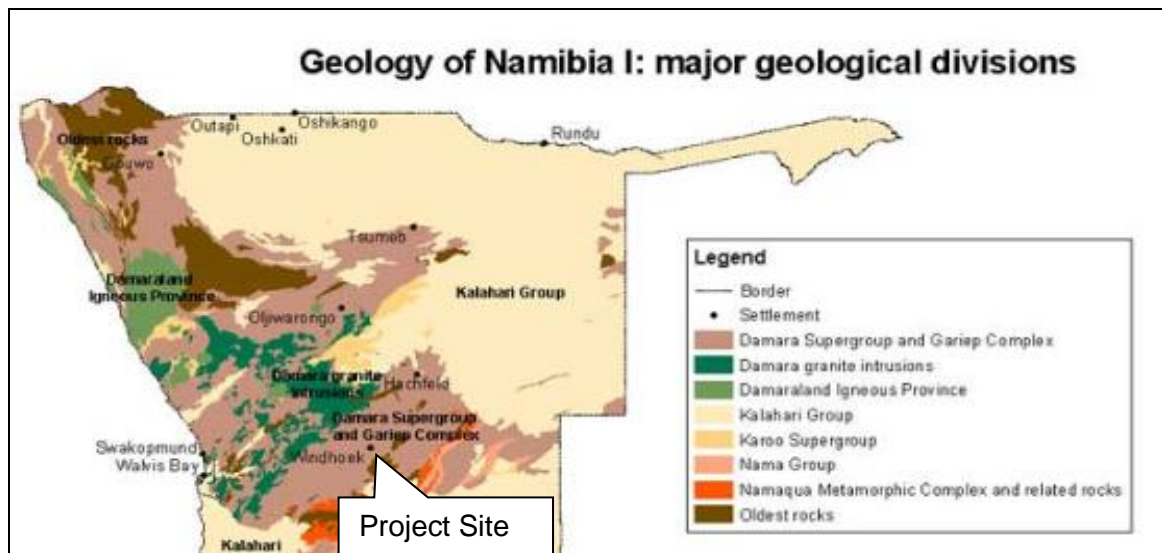


Figure 14: Geology of Namibia (Atlas of Namibia Project, 2002)

CONCLUSION AND IMPACT

The activities will not have a large impact on the geology, soils and geohydrology of the area. The surface drainage canals have been kept open in order that water can flow through.

10.3. SOCIO ECONOMIC ENVIRONMENT

The proposed right of way will have a positive impact on the socio-economic environment because additional 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 and a right of way will be created.

10.4. CLIMATE

No specific climate data is available for the site 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 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.

CONCLUSION AND IMPACT

The activities will not have an impact on the climate.

10.5. CULTURAL HERITAGE

The proposed project site on which the road was aligned and constructed 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.

CONCLUSION AND IMPACT

No heritage resources or graveyards were observed on the site or in the area.

10.6. SENSE OF PLACE

The proposed right of way 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 will be low.

10.7. 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 are 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 proposed activities will have a low impact on the health of the community.

11. IMPACT ASSESSMENT AND EVALUATION

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

Table 2: 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 project will have on the environment includes water will be used for the construction and operation activities, electricity will be used, a sewer system might 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	M	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	M	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

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.

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 they 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	2	4	2	L	L

11.1.12. SENSE OF PLACE

The placement, design and construction of the proposed infrastructure 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 erven / portions and it will not be visually displeasing.

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 will be generated. This waste will be 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

Food will be prepared on gas fired stoves. 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 proposed project when added to other past, present, and reasonably foreseeable future actions regardless of what 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 project include sewer damages/maintenance, vegetation and animal disturbance, uncontrolled traffic and destruction of the natural 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	-	1	3	4	3	L	L

12. ENVIRONMENTAL MANAGEMENT PLAN

The Environmental Management Plan (EMP) provides management options to ensure impacts of the proposed construction are minimised. An EMP is an environmental management tool used to ensure that undue or reasonably avoidable adverse impacts of the operations are prevented, and the positive benefits of the projects are enhanced.

The objectives of the EMP are:

- ✓ to include all components of the proposed project.
- ✓ to prescribe the best practicable control methods to lessen the environmental impacts associated with the project.
- ✓ to monitor and audit the performance of the project personnel in applying such controls.
- ✓ to ensure that appropriate environmental training is provided to responsible project personnel.

The EMP acts as a document that can be used during the various phases of the proposed project. The contractor as well as the management and staff should be made aware of the contents of the EMP. See Appendix for EMP.

13. CONCLUSION

The EIA has been completed in line with the requirements of the Environmental Management Act, 2007 and Regulations and it is concluded and recommended that the specific site identified has the full potential to be used for the proposed activities. The identified environmental and social impacts can be minimized and managed through implementing preventative measures and sound management systems. It is recommended that the environmental performance be monitored regularly to ensure compliance and that corrective measures be taken if necessary.

In general, the construction and operation of the proposed project would pose limited environmental risks, provided that the EMP for the activity is used properly. The EMP should be used as an onsite tool during the construction and operation of the project. Parties responsible for non-conformances of the EMP should be held responsible for any rehabilitation that has to be undertaken. After assessing all information available on this project, Green Earth Environmental Consultants are of the opinion that the proposed project site is suitable for the proposed activities. The accompanying EMP will focus on mitigation measures that will remediate or eradicate the negative or adverse impacts.

14. RECOMMENDATION

It is therefore recommended that the Ministry of Environment, Forestry and Tourism through the Environmental Commissioner support and approve the Environmental Impact Assessment to create public roads in the form of an extension of an existing “right of way servitude” over Portion 1 of the Farm Paulinhof No. 492 (Khomas Region) to provide access to newly created Portions 2 to 5 and the Remainder of Portion 1 of the Farm Paulinhof No. 492 and to issue an Environmental Clearance for the following ‘Listed Activities’:

INFRASTRUCTURE

The construction of:

- *Public roads.*

The route determination of roads and design of associated physical infrastructure where:

- *It is a public road;*
- *The road reserve is wider than 30 meters;*
- *The road caters for more than one lane of traffic in both directions.*

LIST OF REFERENCES

- Atlas of Namibia Project, 2002. *Directorate of Environmental Affairs, Ministry of Environment, Forestry and Tourism*.
<http://www.unikoeln.de/sfb389/e/e1/download/atlasnamibia/pics/climate/temperature-annual.jpg> [accessed: February 19, 2014].
- Christelis, G.M. & Struckmeier, W. 2001. Groundwater in Namibia, an Explanation of the Hydrogeological Map. *Ministry of Agriculture, Water and Rural Development*. Windhoek. Namibia, pp 128.
- 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.
- DEAT. 2006 Guideline 4: *Public Participation in support of the Environmental Impact Assessment Regulations, 2006. Integrated Environmental Management Guideline Series*, Department of Environmental Affairs and Tourism (DEAT), Pretoria.
- DEAT. 2006 Guideline 5: *Assessment of Alternatives and Impacts in support of the Environmental Impact Assessment Regulations, 2006. Integrated Environmental Management Guideline Series*, Department of Environmental Affairs and Tourism (DEAT), Pretoria.
- 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.
- 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.
- 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.
- Weather - the Climate in Namibia*, 2012. <http://www.info-namibia.com/en/info/weather> [accessed: June 24, 2013].

APPENDIX A: 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	Namibia Development Corporation	Chief Agricultural Consultant
1985	1988	Ministry of Agriculture	Agricultural Researcher

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.

Handwritten signature

Charl du Toit

APPENDIX B: 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 C: PUBLIC PARTICIPATION

Dorette Opperman

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Friday, June 21, 2024 11:44 AM
To: 'alfred.oetker@aro-europa.com'; 'matthijs.hazen@aro-europa.com'
Subject: Neighbour notification : Subdivision of Ptn 1 of Farm Paulinenhof No. 492 : Letter for owner of Hohewarte
Attachments: Letter to Farm Hohewarte_.pdf

Dear Dr Oetker and Mr Hazen,

Your contact details was provided to me by Mr Bernhard Vente.

Our office was appointed by Mr Markus Batz, the owner of Portion 1 of Farm Paulinenhof No. 492 to attend to a subdivision application for the creation of 4 new portions. In terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) I need to contact the adjacent property owners to inform them about the application.

The attached letter and plan give more information about the application and sizes of the new portion. Please let me know if you have any comments at your earliest convenience but not later than 12 Julu 2024.

Kind Regards
Dorette Opperman



Dorette Opperman
Mobile: +264 81 835 2021

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

Dorette Opperman

From: Bernhard Vente <bvente@svanam.com>
Sent: Friday, May 31, 2024 12:17 PM
To: Dorette Opperman
Subject: RE: Subdivision of Ptn 1 of Farm Paulinenhof No. 492 : Letter for owner of Hohewarte

Dear Mrs Oppermann

The beneficial owner of Farm Hohewarte is Dr Alfred Oetker.
I can forward your email to him or you can directly contact him under:
Alfred Oetker alfred.oetker@aro-europa.com
Or his secretary
Matthijs Hazen matthijs.hazen@aro-europa.com

Kind regards,

Bernhard Vente
Partner



STIER VENITE ASSOCIATES
CHARTERED ACCOUNTANTS

50 Olof Palme Street, P O Box 90001, Klein Windhoek, Windhoek, Khomas, Namibia.
Tel: +264 (61) 26 4440 Fax: +264 (61) 26 4490 E-mail: bvente@svanam.com



Please consider the environment before printing this email.

The information in this email is confidential and is legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorised. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted in reliance on it, is prohibited and may be unlawful. Whilst all reasonable steps are taken to ensure the accuracy and integrity of information and data transmitted electronically and to preserve the confidentiality thereof, no liability or responsibility whatsoever is accepted if information or data is, for whatever reason, corrupted or does not reach its intended destination.

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Friday 31 May 2024 12:12
To: Bernhard Vente <bvente@svanam.com>
Subject: Subdivision of Ptn 1 of Farm Paulinenhof No. 492 : Letter for owner of Hohewarte

Dear Mr Vente,

I received your email address from my client Mr Markus Batz, who proposed that I send the correspondence to you.

In the attached letter address to the owner of Farm Hohewarte, the intended subdivision is explained. The Urban and Regional Planning Act, 2018 (Act 5 of 2018) requires that neighbouring property owners' comments are obtained.

Please let me know if you would be able to assist on behalf of the owner of Farm Hohewarte. If so, I can revise the letter accordingly and also adjust the due date for comments.

Kind Regards

Dorette Opperman

From: 'Stephan Voigts' <stephanvoigts@gmail.com>
Sent: Wednesday, May 22, 2024 9:48 AM
To: Dorette Opperman
Subject: Re: Subdivision of Ptn 1 Farm Paulinenhof- neighbour comments_ Farm Voigtland 492
Attachments: Markus Batz Approval .pdf

On 21-May-24 3:48 PM, Dorette Opperman wrote:

Dear Stephan,

Hope you are doing well!

This subdivision application for Markus took a while to get going. It has been submitted to the City of Windhoek, and we now need to notify the neighbours. Attached is your letter as owner of Farm Consolidated Voigtland.

Kindly complete the form and return to me. Please do not hesitate to contact me should you have any questions.

Kind Regards
Dorette



1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 81 248010
Fax: +264 81 248008, Email: planner1@dutoitpin.com

Dorette Opperman
Mobile: +264 81 835 2021

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

--

Kind regards
Stephan Voigts
+264 81 1244430



Dorette Opperman

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Tuesday, May 21, 2024 4:00 PM
To: 'Jens Roland'
Subject: Neighbour notification - owner Re/Farm Paulinenhof 472 : Subdivision of Ptn 1 Farm Paulinenhof No. 472

Attachments: Letter to RePaulinenhof 492_J Roland.pdf

Tracking:	Recipient	Read
	'Jens Roland'	
	Jens Roland	Read: 5/22/2024 8:37 AM

Dear Jens,

Trust you are doing well.

Mr Markus Batz, the owner of Ptn 1 of Farm Paulinenhof appointed our office to tend to the subdivision of Ptn 1 of Farm Paulinenhof into Ptns A-D and Remainder. He also provided me with an MoA of the Cancellation of right of pre-emption and granting of right of pre-emption where it indicated you as representative of Buoyancy Investments (Pty) Ltd, the purchaser of the Remainder of Farm Paulinenhof No. 472.

In light of this, I have addressed the attached letter for your attention. It contains information about the proposed subdivision. Please let me know if you need further information, alternatively kindly complete the attached form (page 4) and send it back to me.

Kind Regards
Dorette



1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 81 248010
Fax: +264 81 248608, Email: planner1@dutoitplan.com

Dorette Opperman
Mobile: +264 81 835 2021

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

SUBDIVISION OF PORTION 1 OF FARM PAULINENHOF NO. 492, WINDHOEK INTO PORTIONS A, B, C, D AND THE REMAINDER OF PORTION 1 OF FARM PAULINENHOF NO. 492, WINDHOEK

Name: HGS VOIGTS

Address: P.O. BOX 11301

Windhoek

Telephone: 081 124 4430 Email: stephanvoigts@gmail.com

I, the owner of Farm Farm Voigtland # 472

(Please indicated with "x" in appropriate box)

do not object to

do object to

- subdivision of Portion 1 of Farm Paulinenhof No. 492, Windhoek into Portion A (\pm 5,0078ha), Portion B (\pm 5,0178ha), Portion C (\pm 5,0868ha), Portion D (\pm 5,5996ha) and the Remainder of Portion 1 of Farm Paulinenhof No. 492, Windhoek (\pm 155,9763ha).

If objecting, please state the reasons:

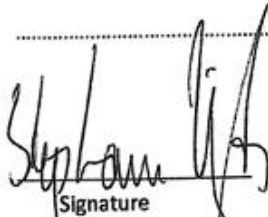
.....

.....

.....

.....

.....


Signature

22-05-2024

Date

Kindly take note that comments should reach our office by **11 June 2024**.
You can return the form to the following email address: planner1@dutoitplan.com

Example of letter
sent



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@dutoitplan.com

Enquiries: D Opperman
Tel: +264 81 835 2021
Ref: Ptn 1 Paulinenhof_Letters

21 May 2024

The Owner
Consolidated Farm Voigtland No. 472

Per email : stephanvoigts@gmail.com

Dear Mr. Voigts,

COMMENTS REQUIRED: SUBDIVISION OF PORTION 1 OF FARM PAULINENHOF NO. 492, WINDHOEK INTO PORTIONS A, B, C, D AND THE REMAINDER OF PORTION 1 OF FARM PAULINENHOF NO. 492, WINDHOEK

Our office is currently applying on behalf of the owner the portion, Markus Arno Batz in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the City of Windhoek and the Urban and Regional Planning Board for the:

- subdivision of Portion 1 of Farm Paulinenhof No. 492, Windhoek into Portion A ($\pm 5,0078\text{ha}$), Portion B ($\pm 5,0178\text{ha}$), Portion C ($\pm 5,0868\text{ha}$), Portion D ($\pm 5,5996\text{ha}$) and the Remainder of Portion 1 of Farm Paulinenhof No. 492, Windhoek ($\pm 155,9763\text{ha}$).

In terms of the new Urban and Regional Planning Act, 2018 (Act 5 of 2018), you as the owner of an adjacent property (see attached locality plan) are hereby granted the opportunity to comment on the proposal. We kindly request that you provide us with your comments no later than **11 June 2024**.

Portion 1 of Farm Paulinenhof No. 492, Windhoek is 176,6883ha in extent and does not have a zoning as it falls outside of the boundaries of the Windhoek Zoning Scheme. Portion 1 of Farm Paulinenhof No. 492 has been created from the subdivision of Consolidated Farm Paulinenhof No. 492.

Subdivision: The owner intends to subdivide Portion 1 of Farm Paulinenhof No. 492 into 4 new portions and the remainder. A large portion of Portion 1 of Farm Paulinenhof No. 492 is vacant and thus underutilised. Due to the Portion's close proximity to Windhoek and the Hosea Kutako International Airport this area is popular for people/investors who wants to reside on larger portions of land with a farming/rural character and who also want to be close to the workplace and amenities as offered by City of Windhoek and the Hosea Kutako Airport. The owner has been approached by family/friends who are interested in obtaining a land portion for these purposes.

The proposed Portions A, B, C and D are all ± 5 hectare in size while the Remainder of Portion 1 will be $\pm 155,9763$ hectare.

See below and attached the proposed subdivision plan.



Figure 1 : Proposed subdivision

Access: the main access to Portion 1 of Farm Paulinenhof No. 492 is currently via a 13m wide right of way servitude, registered over Consolidated Farm Voightland No. 472 which links up with Road C23 linking Windhoek with Dordabis.

Access to the newly created portions and Remainder will be via a revision/extension of the existing 13m wide right of way servitude as is indicated on the subdivision plan above.

It follows the northern boundary of Portion 1 to provide access to the proposed Portion A and then the southern boundary up to an existing tract to provide access to Portion B, C and D.

To conclude, the subdivision of Portion 1 of Farm Paulinenhof No. 492 will result in four additional portions, generally large in size. The intended activities will remain for farming and residential purposes.

In light of the above, your comments on the intended application will be highly appreciated. Kindly note that should we not receive any comments by the closing date of **11 June 2024**, we would assume you do not have any objection.

Kind regards

Dorette Opperman

APPENDIX D: ENVIRONMENTAL MANAGEMENT PLAN