

***ENVIRONMENTAL IMPACT ASSESSMENT
FOR THE ALIGNMENT AND CREATION OF
RIGHT OF WAY SERVITUDES (PUBLIC
ROADS) TO PROVIDE ACCESS TO THE
NEW PORTIONS TO BE CREATED FROM
THE SUBDIVISION OF PORTIONS 321, 328,
329 AND THE REMAINDER OF PORTION
52 OF FARM BRAKWATER NO. 48,
WINDHOEK, KHOMAS REGION***

February 2026

App – 251120006703

Project Name:	<p>ENVIRONMENTAL IMPACT ASSESSMENT FOR THE ALIGNMENT AND CREATION OF RIGHT OF WAY SERVITUDES (PUBLIC ROADS) TO PROVIDE ACCESS TO THE NEW PORTIONS TO BE CREATED FROM THE SUBDIVISION OF PORTIONS 321, 328, 329 AND THE REMAINDER OF PORTION 52 OF FARM BRAKWATER NO. 48, WINDHOEK, KHOMAS REGION</p>
The Proponent:	<p>Willem Schutz Town and Regional Planning Consultant P O Box 31761 WINDHOEK</p>
Prepared by:	 <p>Green Earth ENVIRONMENTAL CONSULTANTS</p> <p>1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia PO Box 6871, Ausspannplatz, Windhoek</p>
Release Date:	February 2026
Consultant:	<p>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, Willem Schutz Town and Regional Planning Consultants (WSTRPC), to conduct an Environmental Impact Assessment to obtain an Environmental Clearance for the alignment and creation of right of way servitudes (public roads) to provide access to the new portions to be created from the subdivision of Portions 321, 328, 329 and the Remainder of Portion 52 of Farm Brakwater No. 48, Windhoek, Khomas Region. The land within the immediate vicinity of the project site is predominately characterized by residential, commercial, and business activities.

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':

LAND USE AND DEVELOPMENT ACTIVITIES

5.2 Establishment of land resettlement schemes

INFRASTRUCTURE

10.1 The construction of-

(b) public roads;

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

- a) It is a public road*
- b) the road reserve is more than 30m wide, or*
- c) the road caters for more than one lane of traffic in both directions*

The key characteristics/environmental impacts of the proposed project are as follows:

Impact on environment	Nature of impact
More efficient and intensive use of land.	Positive for Brakwater, Windhoek and Namibia in general.
Creation of employment and transfer of skills.	Positive as employment is created during operation.
Provision of additional land portions.	Positive as land is required.
Impact on utilization of municipal and other infrastructure and facilities.	Positive due to the better utilization of existing municipal infrastructure.
The creation of dust.	Negative during operation and use as some of the roads will be gravel roads.
There will be an impact on traffic.	Negative during operation as the site will result in the increase in traffic on the main roads in the area.
The creation of noise.	Low and on par with the noise levels associated with the residential uses on the neighbouring land.
Possible impact on cultural/heritage aspects.	No items of archeologic value or graves were observed during the site visit which means the impact will be

	low. If any items or graves are found during construction, the impact will be high and irreversible.
Impact on fauna and flora.	Limited impact on the fauna and flora since most infrastructure is already on site. Permits must be obtained to remove protected tree species.
There might be a possible visual impact.	No new infrastructure will be constructed.
Impact on groundwater, surface water and soil.	The impact will be negative in case of spilling of hazardous materials.
Impact on health and safety.	Low if mitigated during operations.

The negative impacts associated with the project are the impact on the vegetation, the natural drainage systems, noise and dust, the danger of residents and visitors being injured, the transmission of diseases from people or to people 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 portions 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 for the alignment and creation of right of way servitudes (public roads) to provide access to the new portions to be created from the subdivision of Portions 321, 328, 329 and the Remainder of Portion 52 of Farm Brakwater No. 48, Windhoek, Khomas Region and for the following "listed activities":

LAND USE AND DEVELOPMENT ACTIVITIES

5.2 Establishment of land resettlement schemes

INFRASTRUCTURE

10.1 The construction of-

(b) public roads;

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

- a) It is a public road*
- b) the road reserve is more than 30m wide, or*
- c) the road caters for more than one lane of traffic in both directions*

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LIST OF ABBREVIATIONS

CAN	Central Area of Namibia
COW	City of Windhoek
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

1. INTRODUCTION

The Proponent, Willem Schutz Town and Regional Planning Consultants (WSTRPC), appointed Green Earth Environmental Consultants to conduct an Environmental Impact Assessment and develop an Environmental Management Plan to obtain an Environmental Clearance for the alignment and creation of right of way servitudes (public roads) to provide access to the new portions to be created from the subdivision of Portions 321, 328, 329 and the Remainder of Portion 52 of Farm Brakwater No. 48, Windhoek, Khomas Region. 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 are required as the following 'Listed Activities' are involved:

LAND USE AND DEVELOPMENT ACTIVITIES

5.2 Establishment of land resettlement schemes

INFRASTRUCTURE

10.1 The construction of-

(b) public roads;

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

a) It is a public road

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

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

The 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 are required. For this environmental impact exercise, Green Earth Environmental Consultants followed the terms of reference as stipulated under the Environmental Management Act.

The aim of the environmental impact assessment was:

- To ascertain existing environmental conditions on the site to determine its environmental sensitivity.
- To inform I&APs and relevant authorities of the details of the proposed development and to provide them with an opportunity to raise issues and concerns.
- To assess the significance of issues and concerns raised.

- To compile a report detailing all identified issues and possible impacts, stipulating the way forward and identify specialist investigations required.
- To outline management guidelines in an Environmental Management Plan (EMP) to minimize and/or mitigate potentially negative impacts.
- To comply with Namibia's Environmental Management Act (2007) and its regulations (2012).

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

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

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

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

3. NEED, DESIRABILITY AND MOTIVATION

The information below was obtained from *Willie Schutz Town and Regional Planning Consultants* (2025):

MOTIVATION FOR DEVELOPMENT:

Rural to urban migration is a reality in Windhoek. With the increasing population, severe pressure is placed on the City to provide developed land for housing.

While the City of Windhoek is attempting to meet the demand in housing with higher densities and smaller erf sizes in the City, some private landowners are also in the position to contribute to meeting the housing demand.

The demand however, is not only for high density small sized erven.

There is a definite increase in demand for residential plots outside the city that is bigger than the average erf provided in Windhoek and this can be seen by the many private developments around the city providing bigger sized erven.

The problem with plot sizes in Brakwater has always been that the sizes were restricted to maximum 5 hectare portions due to the density factors allowed in the town planning scheme although the Development Guidelines for Brakwater allowed for densities between 500m² and 700m². There was therefore no provision for the demand for plot sizes between the current sizes and densities of 1:5 hectare and the approved densities of 1:500m² and 1:900m² provided by the Brakwater Policy Guidelines.

The City of Windhoek approved the creation of 1:2,5 and 1:1 hectare densities in Amendment Scheme 94 to provide two levels of density factors to meet the demand for a density factor between 1:900 and 1:5 hectare.

There are several applications for subdivision into 1:1 hectare already approved, the City of Windhoek which is proof of the demand for these density levels.

Several reasons can be given for this demand in density levels in Brakwater:

- Brakwater is since its inception in the Windhoek town planning scheme area, no longer ideal for agricultural use. The area has changed considerably to provide in the demand for residential and restricted business zoned erven.
- Small scale agriculture and smallholdings are very limited in the area.
- The current improvement of infrastructure such as the B1 and sanitation to be provided at Mix settlement serves as a further pull factor to the area.
- The higher density allows for an increase in security due to more neighbours.
- More cost effective due to the sharing of the cost of security and municipal services.

A further important point to consider is that the Policy Plan for Brakwater already made provision for higher levels of densities in the Policy Area B. Several large Plots in this area have already been subdivided to the 5 hectare level and the 2,5 and 1 hectare provisions are natural increases in density.

The subdivisions enable optimal use of land for residential purposes and meet a demand for such sized properties. The application will not impact the use of the area negatively in any way as the use will remain residential.

The site is desirable for the proposed operations, the activities have a limited impact on the bio-physical environment, enough water is available for the operations and has a proper and safe access.

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

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

criteria:

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

The Probability of the impacts to occur: The probability of the above-named impacts to occur and have a negative or harmful impact on the environment and the community is small since the Environmental Management Plan will also guide these activities. Water will still be used, and wastewater produced, however guidelines will be set that will ensure the impact is minimum.

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

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

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

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

4. BACKGROUND INFORMATION ON PROJECT

4.1. SITE DETAILS (LOCALITY, SIZE, ZONING AND USE)

Portions 321, 328, 329 and the Remainder of Portion 52 of Farm Brakwater No. 48 are located in the far north-central area of the Brakwater area in the northern townlands of City of Windhoek. These portions have been created from the subdivision of Portion 52 of Farm Brakwater No. 48. Portions 321, 328, and 329 are 5ha in extent each while the Remainder of Portion 52 is 4,6ha in extent.

The Portions are zoned 'residential' with a density of 1 dwelling per 1 hectare. The Portions are currently used for residential and small scale agricultural (livestock, vegetables and fruit trees) purposes.

See below the plan showing the locality of Portions 321, 328, 329 and the Remainder of Portion 52 of Farm Brakwater No. 48:

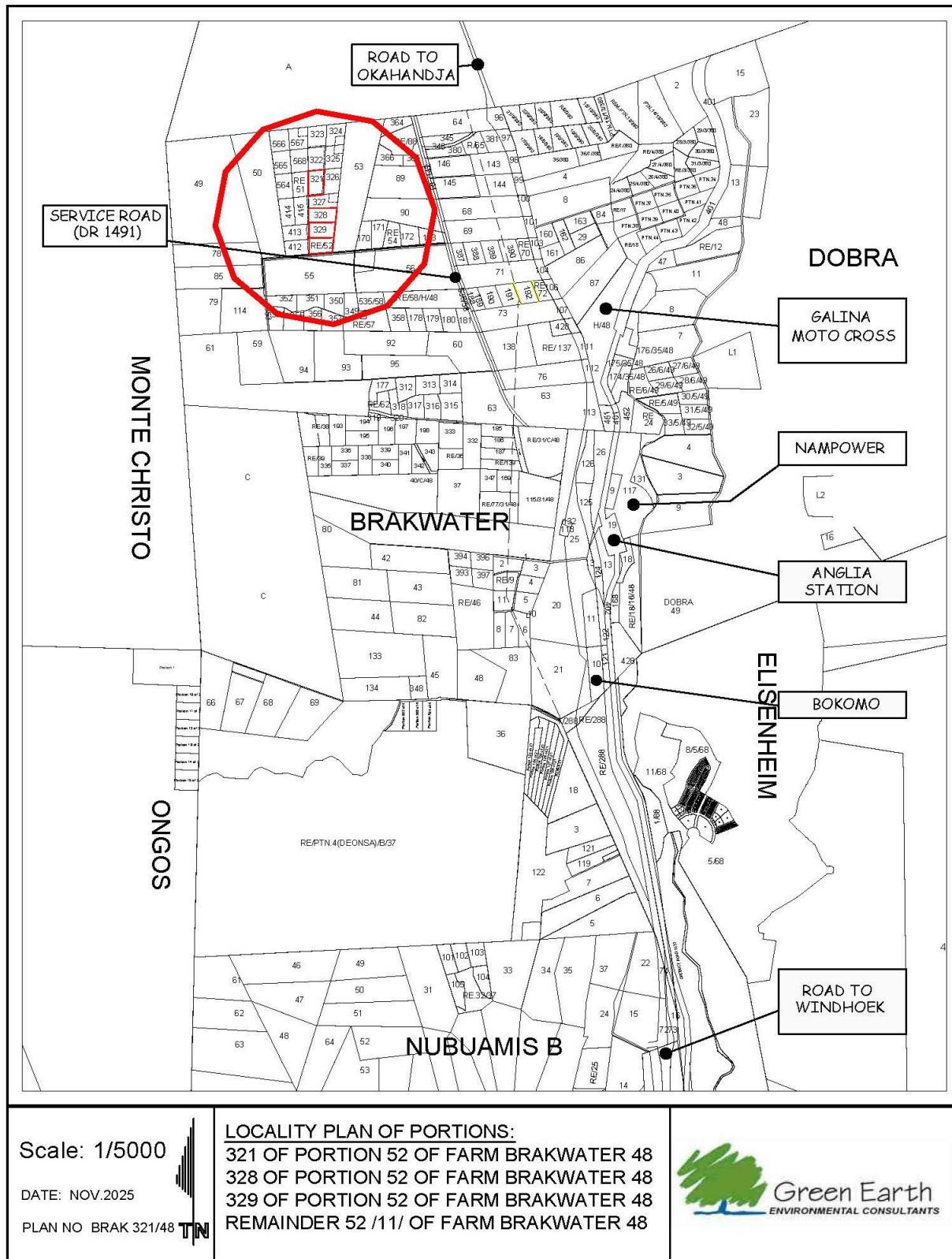
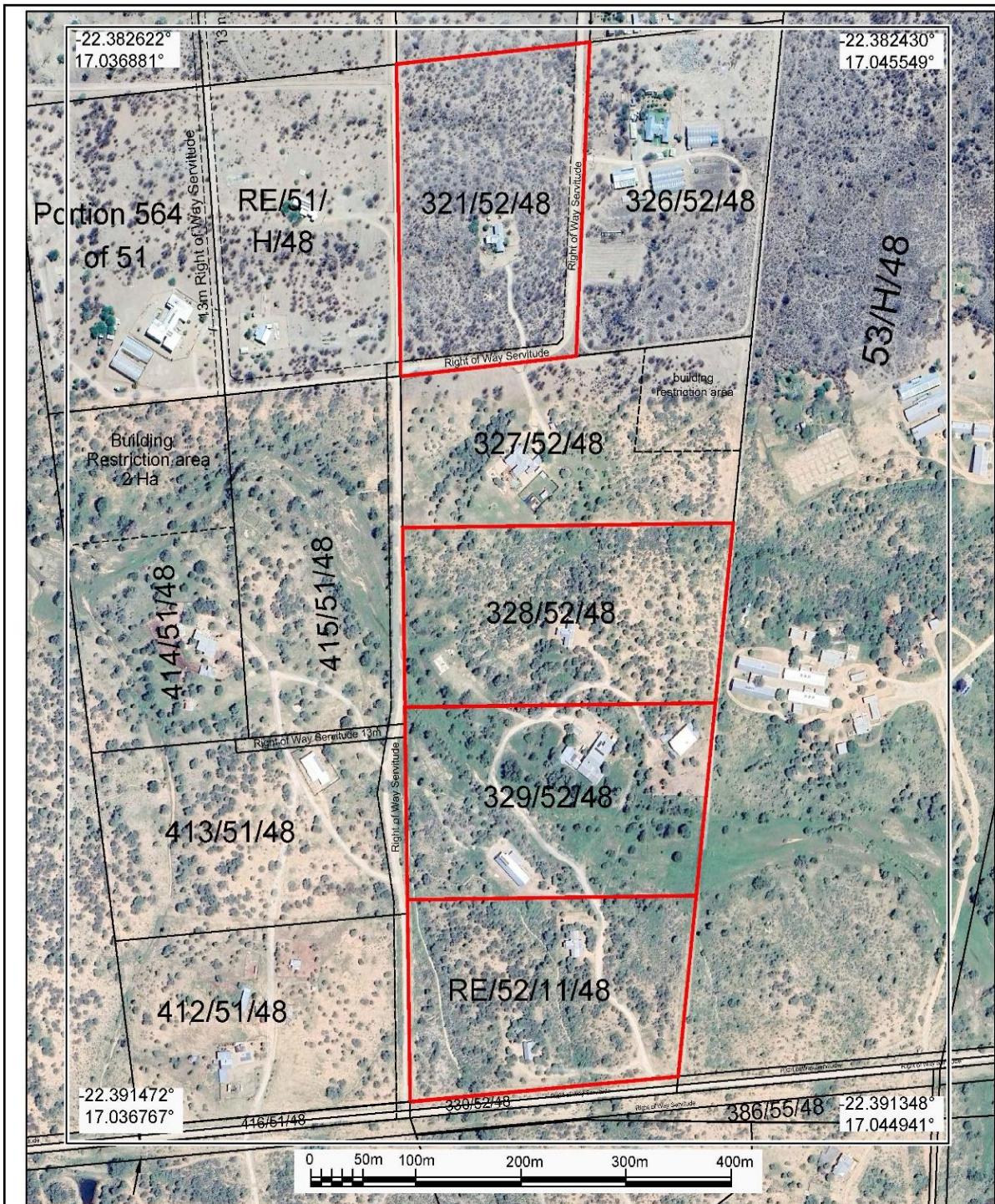


Figure 1: Locality Map for Portions 321, 328, 329 and the Remainder of Portion 52 of Farm Brakwater No. 48



<p>Scale: 1/5000</p> <p>DATE: NOV.2025</p> <p>PLAN NO BRAK 321/48 TN</p>	<p>LOCALITY PLAN OF PORTIONS:</p> <p>321 OF PORTION 52 OF FARM BRAKWATER 48 328 OF PORTION 52 OF FARM BRAKWATER 48 329 OF PORTION 52 OF FARM BRAKWATER 48 REMAINDER 52 /11/ OF FARM BRAKWATER 48</p>	 <p>Green Earth ENVIRONMENTAL CONSULTANTS</p>
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Figure 2: Photo and Map for Portions 321, 328, 329 and the Remainder of Portion 52 of Farm Brakwater No. 48

5. THE PROPOSED PROJECT

It is the intention of the owners of the portions to subdivide it into 1-hectare portions to be used for residential purposes. The Proponent appointed *Willie Schutz Town and Regional Planning Consultants* to do the layout, align the public roads (as right of way servitudes) and to apply to the Windhoek City Council and Urban and Regional Planning Board for the approval of the subdivision of the site.

The plan below, obtained from *Willie Schutz Town and Regional Planning Consultants* (2025), shows how it is intended to subdivide the portions:

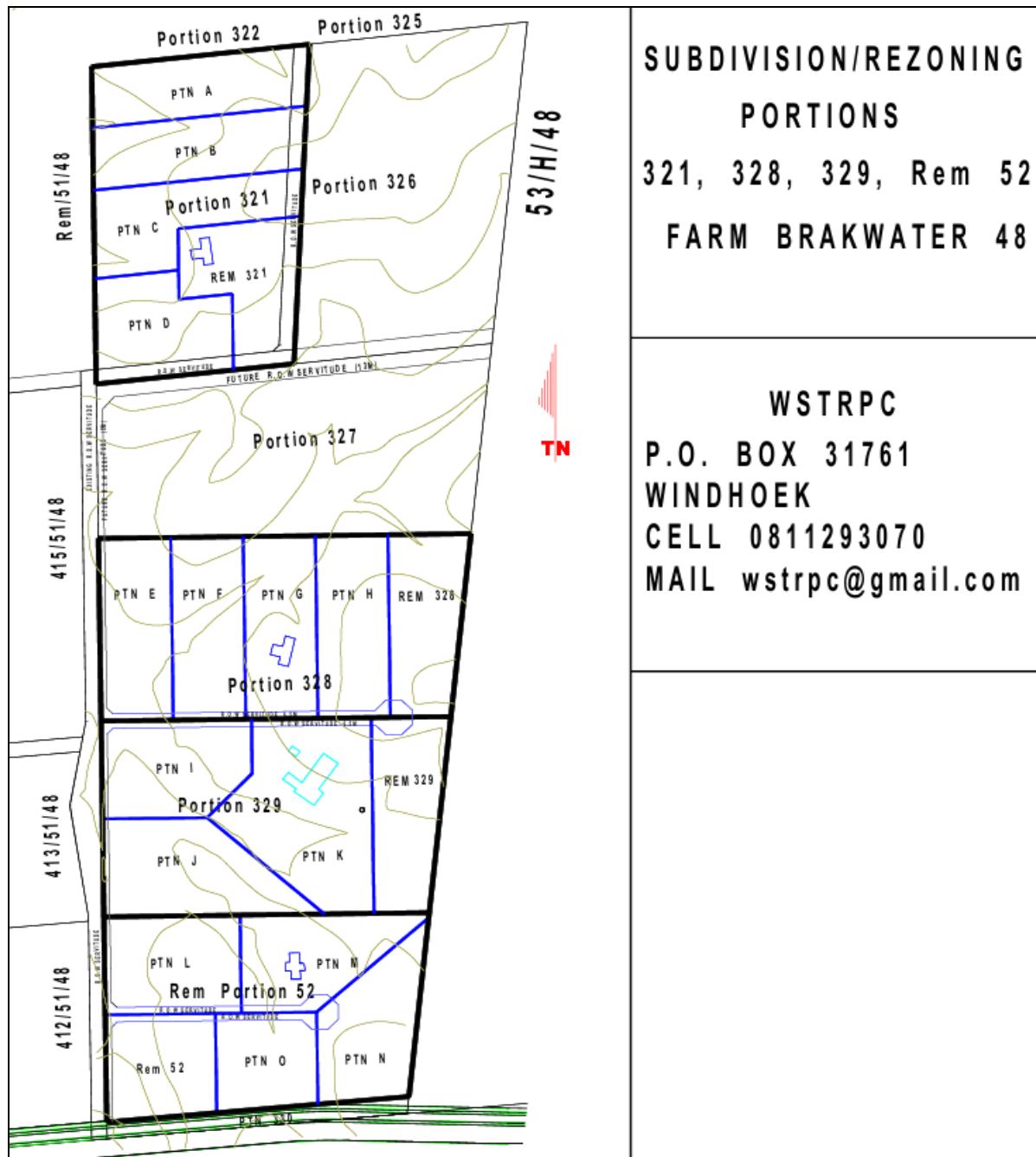


Figure 3: Subdivision Plan for Portions 321, 328, 329 and the Remainder of Portion 52 of Farm Brakwater No. 48

The proposed subdivision of each individual portion and provision of access is discussed and shown in the paragraph below:

Portion 321 BW

The subdivision of Portion 321 (a Portion of Portion 52) of the Farm Brakwater No. 48 into 4 Portions and the Remainder is indicated on the subdivision plan 321BW_Subd below.

The new portions will obtain access from the 13m wide right of way servitude in favour of Portion 51 (the future collector road) that connects to the Brakwater North Road.

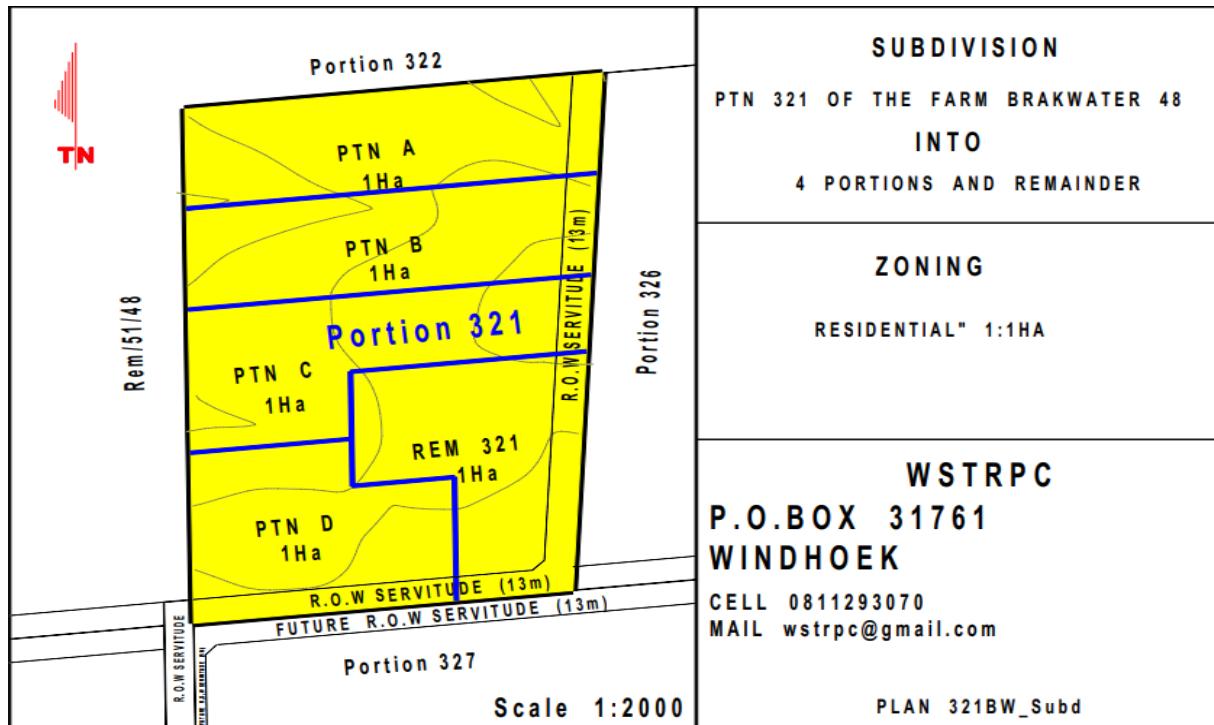


Figure 4: Subdivision Plan of Portion 321 of Farm Brakwater No. 48

The sizes of the new portions are as follows:

Portion A	1ha
Portion B	1ha
Portion C	1ha
Portion D	1ha
Remainder 321	1ha

Portion 328 BW

The subdivision of Portion 328 (a Portion of Portion 52) of the Farm Brakwater No 48 into 4 Portions and the Remainder is indicated on the subdivision plan 328BW_Subd below.

The new portions will obtain access from the 13m wide reciprocal right of way servitude in favour of Portion 51 (the future collector road) that connects to the Brakwater North Road.

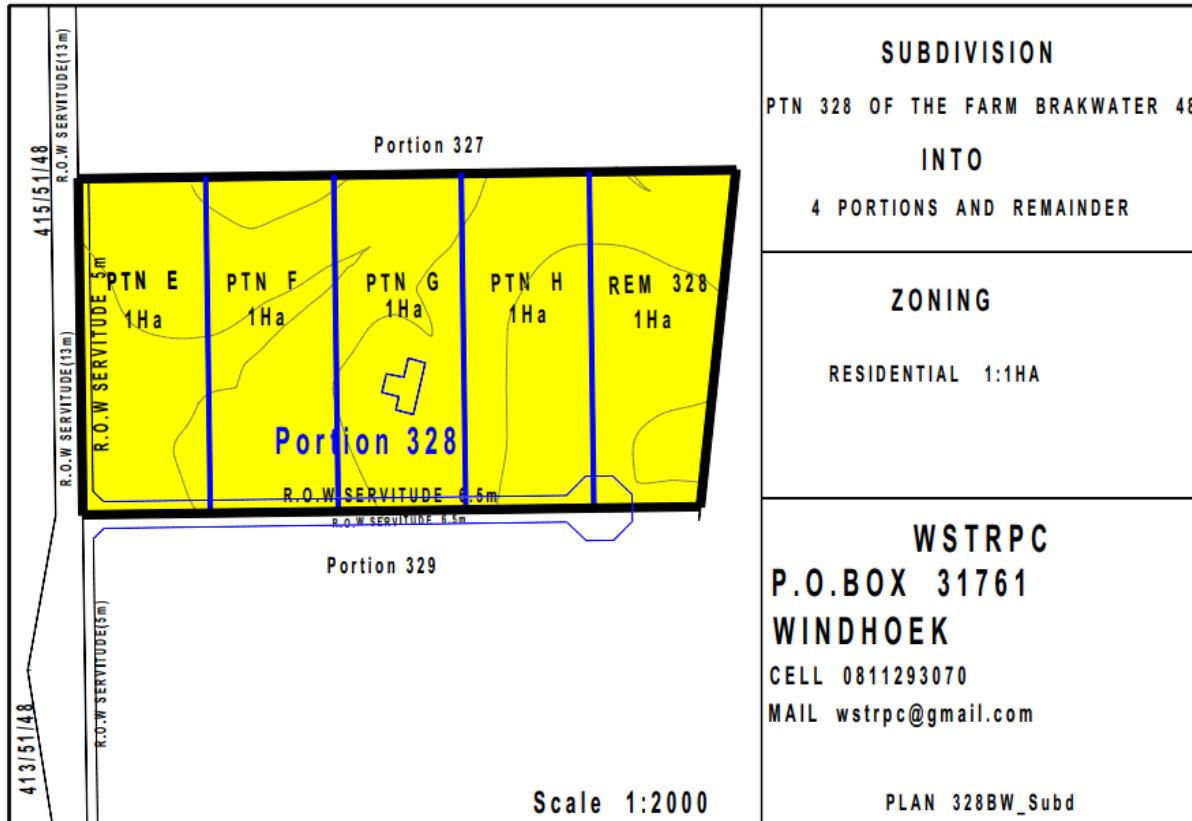


Figure 5: Subdivision Plan Portion 328 of Farm Brakwater No. 48

The sizes of the new portions are as follows:

Portion E	1ha
Portion F	1ha
Portion G	1ha
Portion H	1ha
Remainder 328	1ha

Portion 329 BW

The subdivision of Portion 329 (a Portion of Portion 52) of the Farm Brakwater No. 48 into 3 Portions and the Remainder is indicated on the subdivision plan 329BW_Subd below.

The new portions will obtain access from the 13m wide reciprocal right of way servitude in favour of Portion 51 (the future collector road) that connects to the Brakwater North Road.

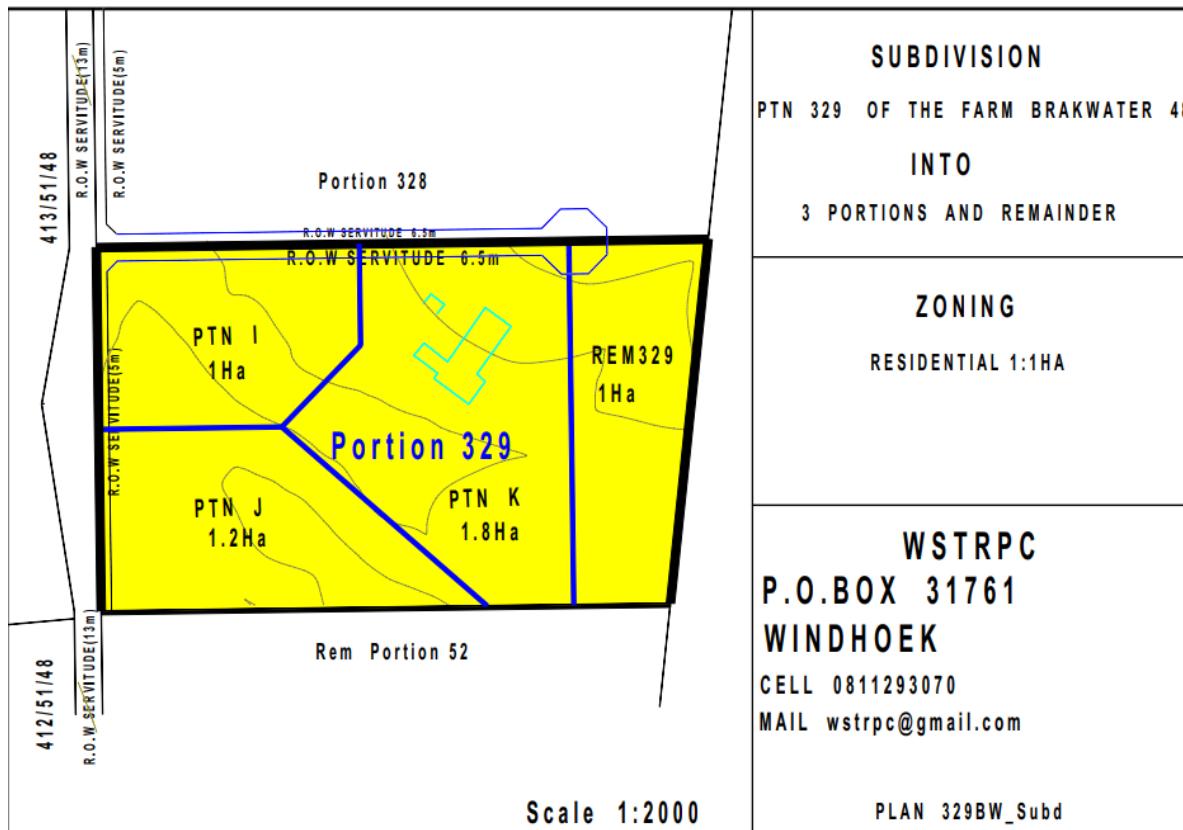


Figure 6: Subdivision Plan Portion 329 of Farm Brakwater No. 48

The sizes of the new portions are as follows:

Portion I	1ha
Portion J	1.2ha
Portion K	1.8ha
Remainder 329	1ha

Portion Rem/52 BW

The subdivision of Remainder Portion 52 of the Farm Brakwater No 48 into 4 Portions and the Remainder is indicated on the subdivision plan 52BW_Subd below.

The new portions will obtain access from the 13m wide reciprocal right of way servitude in favour of Portion 51 (the future collector road) that connects to the Brakwater North Road.

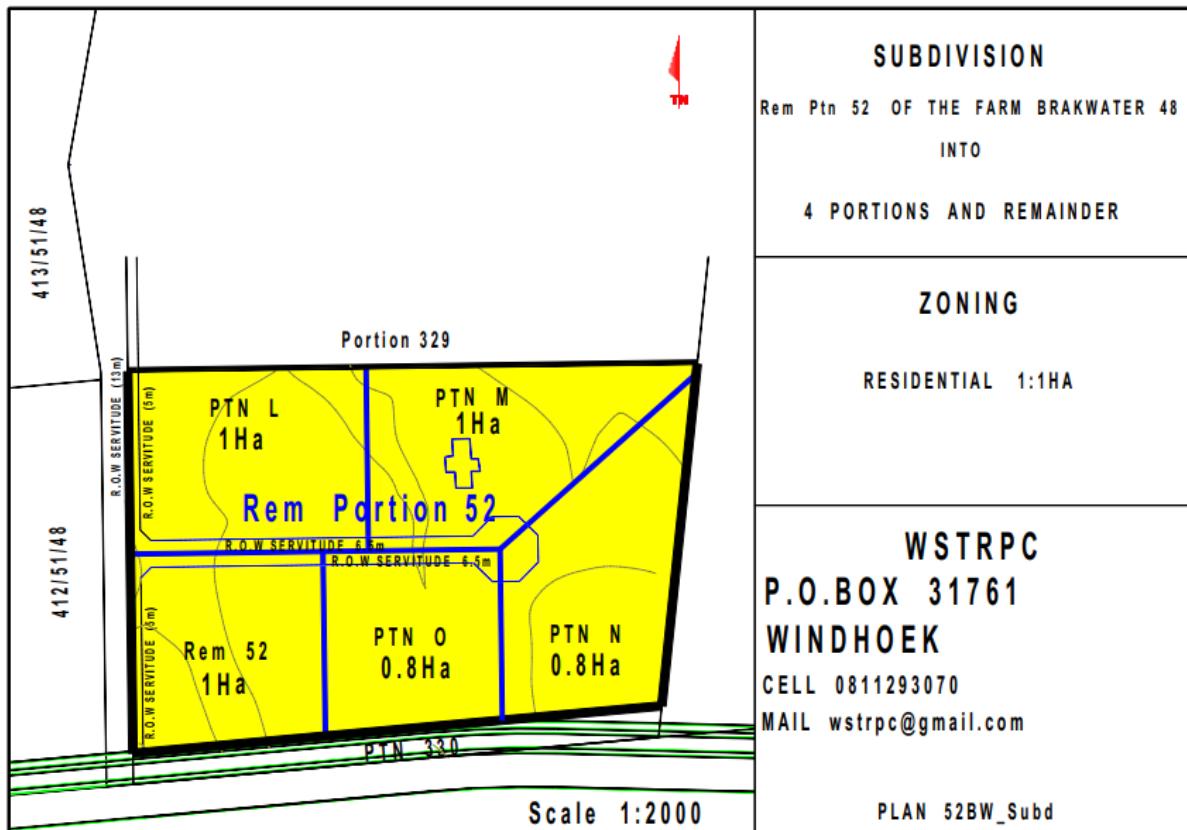


Figure 7: Subdivision Plan of Portion Re/52 of Farm Brakwater No. 48

The sizes of the new portions are as follows:

Portion L	1ha
Portion M	1ha
Portion N	1ha
Portion O	0.8ha
Remainder 52	0.8ha

To be able to complete the town planning procedures for the subdivision of the Portions, an environmental clearance is required for the creation of infrastructure, including right of way servitudes to be used as public roads to provide access to the newly created portions.

6. APPROVAL OBTAINED

The following letter dated 2 October 2024 was obtained from the City of Windhoek:

OFFICE OF THE CHIEF EXECUTIVE OFFICER

✉ 59

80 Independence Avenue
WINDHOEK, NAMIBIA



www.cityofwindhoek.org.na

Tel: (+264) 61 290 2615

e-mail: CEO@windhoekcc.org.na

ENQ: H Rust

TEL: 290 2378

DATE: 02/10/2024

REF: L/321,328, 329 & Re/52/H/48/BW

**Willie Schutz Town and Regional Planning Consultant
P. O. Box 31761
Windhoek**

Dear Sir

RE: NOTICE IN TERMS OF SECTION 109(3) OF THE URBAN AND REGIONAL PLANNING ACT (ACT 5 OF 2018): PROPOSED SUBDIVISION OF PORTIONS 321, 328, 329 (PORTIONS OF PORTION 52) AND THE REMAINDER OF PORTION 52 OF FARM BRAKWATER NO. 48

In accordance with the delegation of authority assigned to the Strategic Executive: Urban and Transport Planning as resolved per Council Resolutions No. 283/11/2017, the proposed subdivision of Portions 321, 328, 329 and the Remainder of Portion 52 of Farm Brakwater No. 48 be recommended for approval to the Urban and Regional Planning Board in accordance with Section 109(2)(a) of the Urban and Regional Planning Act, subject to the following conditions:

- 1 That Portion 321 (a Portion of Portion 52) of the Farm Brakwater No. 48 be subdivided into Portions A (1ha), B (1ha), C (1ha), D (1ha) and the Remainder (1ha) as per attached Plan No. 321BW_Subd, which bears the stamp of the City of Windhoek.
- 2 That Portion 328 (a Portion of Portion 52) of the Farm Brakwater No. 48 be subdivided into Portions E (1ha), F (1ha), G (1ha), H (1ha) and the Remainder (1ha) as per attached Plan No. 328BW_Subd, which bears the stamp of the City of Windhoek.
- 3 That Portion 329 (a Portion of Portion 52) of the Farm Brakwater No. 48 be subdivided into Portions I (1ha), J (1.2ha), K (1.8ha) and the Remainder (1ha) as per attached Plan No. 329BW_Subd, which bears the stamp of the City of Windhoek.
- 4 That the Remainder of Portion 52 of the Farm Brakwater No. 48 be subdivided into Portions L (1ha), M (1ha), N (0.8ha), O (0.8ha) and the Remainder (1ha) as per attached Plan No. 52BW_Subd, which bears the stamp of the City of Windhoek.
- 5 That the applicant pays 9% Endowment Fee for each new portion created.
- 6 That the standard conditions registered against Portions 321 and 328 (Portions of Portion 52) of the Farm Brakwater No. 48 be retained and be registered against the subdivided portions.

All official correspondence must be addressed to the Chief Executive Officer

- 7 That the outdated conditions registered against Portion 329 and Remainder of Portion 52 of the Farm Brakwater No. 48 be replaced with the standard conditions, but that Conditions B and C be retained and be registered against the subdivided portions.
- 8 That all "right of way" servitudes be registered against the portions as proposed in the attached accepted plans 321BW_Subd, 328BW_Subd, 329BW_Subd and 52BW_Subd.
- 9 That the applicant takes note that a future arterial road is planned along the southern boundary of the Remainder of Portion 52 of the Farm Brakwater No. 48. No direct Erf access will be allowed from the arterial road to Portions N, O, and Remainder of Portion 52 of the Farm Brakwater No. 48.
- 10 That a Homeowner's Association be established in title between the respective plot owners for the maintenance and development of all internal streets.
- 11 That a minimum of 1 parking bay per equal or less than 3-bedroom units, or 2 parking bays per equal or greater than 4 bedroom unit, plus one bay per 3 units or part thereof explicitly for visitors parking must be provided on site.
- 12 That surface stormwater run-off be accommodated according to Clause 35 of the Windhoek Town Planning Scheme, stating:
 - (I) *That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:*
 - (a) *The flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or*
 - (b) *The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.*
 - (c) *That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.*
- 14 That prior approval be obtained from the Strategic Executive: Urban Planning and Property Management if the accommodation of the stormwater on the erf is contemplated.
- 15 That Engineering drawings on how the stormwater would be accommodated to the satisfaction of the Chief Engineer, Planning, Design & Traffic Flow be submitted for approval simultaneously with the building plans.
- 16 That no building plan will be approved until the above stormwater conditions are met.
- 17 That a condition be included into the title deed whereby selling to a third party may only take place once the proposed stormwater conditions had been addressed by the owner.

18 That the applicant takes note that no municipal sewers are available and the applicant should therefore appoint a professional Consultant to propose an acceptable waste water disposal system, subject to the following conditions:

- a. That no pollution of the groundwater occurs.
- b. That there be no health risks to the users and surrounding residents.
- c. That the possibility to re-use the purified effluent for irrigation purpose also be addressed.
- d. That the costs related thereto be for the Developers' account, and the sewer system and proposed treatment of waste water be submitted and approved by the Strategic Executive: Infrastructure, Water and Technical Services.
- e. That the City of Windhoek be subject to the issuing of Waste Water Discharge Permit and the applicant have to observe all conditions applicable to the application for such a permit.
- f. That only full waterborne waste water systems be accepted.
- g. That all services standards comply with the City of Windhoek's standards.
- h. That a waste water treatment plant form part of the development.
- i. That the City of Windhoek not be held responsible for the provision of water if the groundwater supply deteriorates.
- j. That any further sewer requirements, due to the rezoning of the erven, be for the applicant's account, subject to the following standard conditions for large subdivisions in respect of services, and that no costs be involved for the City of Windhoek.
- k. That the design of the water and sewerage reticulation networks be done according to the standards and specifications of the Strategic Executive: Infrastructure, Water and Technical Services and be submitted for approval to the Strategic Executive: Infrastructure, Water and Technical Services before any work may proceed.
- l. That all reticulation networks connect to the main services provided by the City of Windhoek and all connection points be approved by the Chief Engineers: Engineering Services; and Bulk Water and Waste Water and the Strategic Executive: Infrastructure, Water and Technical Services.
- m. That the applicant be responsible to provide on-site water storage to cater for at least 48 hours of the daily demand.
- n. That the Developer bear the full costs (internal water and sewerage network included) of all water and sewer services, including the professional fees for planning, design and supervision, and the construction costs.

- 19 That the applicant be informed that the existing electrical reticulations in the area belong to and is operated by NamPower, therefore the applicant is advised to approach NamPower for power supply connection.
- 20 That the applicant or electrical Engineering representative should approach the Strategic Executive: Electricity for advice and approval prior to design of internal reticulations and all other related design drawings.
- 21 That the applicant submits an Environmental Clearance Certificate to the satisfaction of the Strategic Executive: Urban and Transportation Planning, sanctioned by the Strategic Executive: Economic Development and Community Services.
- 22 That it is recommended that the Minister of Urban and Rural Development grants approval in terms of Section 127 of the Urban and Regional Planning Act (Act No. 5 of 2018) to exempts the applicant from notifying the subdivision application pursuant to Section 105(3) of the Urban and Regional Planning Act (Act No. 5 of 2018), because the subdivision was lodged with Council in 2016 (and was pending submission of additional information as requested by Council), prior to the commencement of the Urban and Regional Planning Act (Act No. 5 of 2018).
- 23 That the applicant acknowledges receipt of this Delegated Authority letter in writing within 21 working days of the notification.
- 24 That the applicant takes note that in terms of Section 110 of Urban and Regional Planning Act, 5 of 2018 any person who is aggrieved by the decision of the local authority may appeal against that decision to the Minister of Urban and Rural Development (the Minister). Notice of the appeal and the grounds for the appeal must be lodged within 21 working days from the date of this Notice to the Minister and Local Authority whose decision is the subject of the appeal.

Yours Sincerely,



Moses Matyayi

CHIEF EXECUTIVE OFFICER

7. BULK SERVICES AND INFRASTRUCTURE

The bulk / Municipal services will be provided as follows:

7.1. ACCESS

These original portions (Portions 321, 328, 329 and RE/51) have been created from the subdivision of Portion 52 of Farm Brakwater No. 48. During the earlier subdivision, a 13m right of way servitude was created to link these portions with the Brakwater North Road. This right of way servitude, providing access to the original portions, is shown on the *Photo/Map* below:

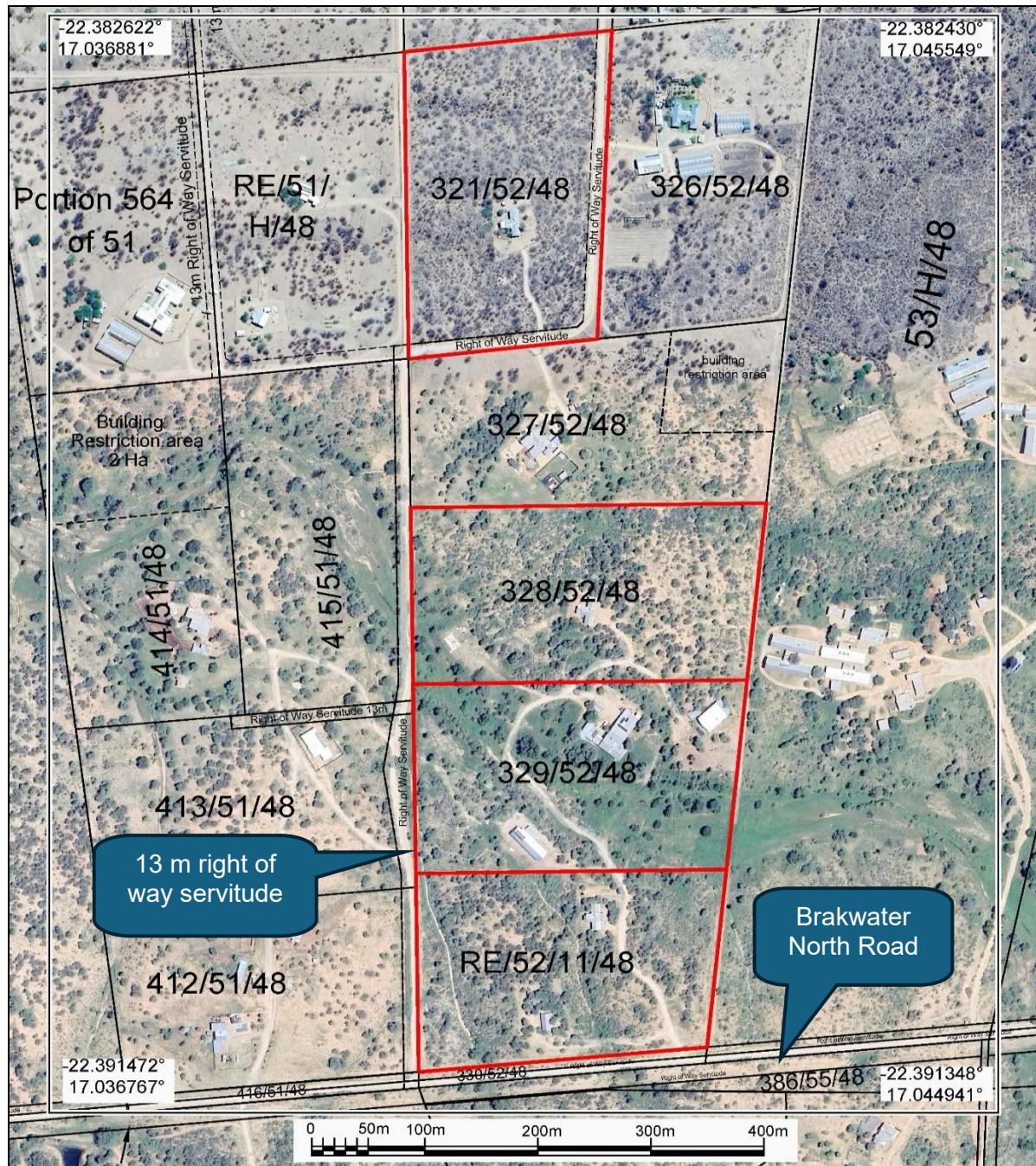


Figure 8: Photo/Map showing the right of way servitude providing access to the mother portions

The new portions to be created from the further subdivision of Portions 321, 328, 329 and Re/51 of Farm Brakwater, as discussed above, will obtain access from newly aligned and created right of way servitudes to link up with the originally created right of way servitudes providing access to the mother portions to allow them to be linked to the Brakwater North Road.

The right of way servitudes to be aligned and created for the newly created Portions is shown on the *Map* below:

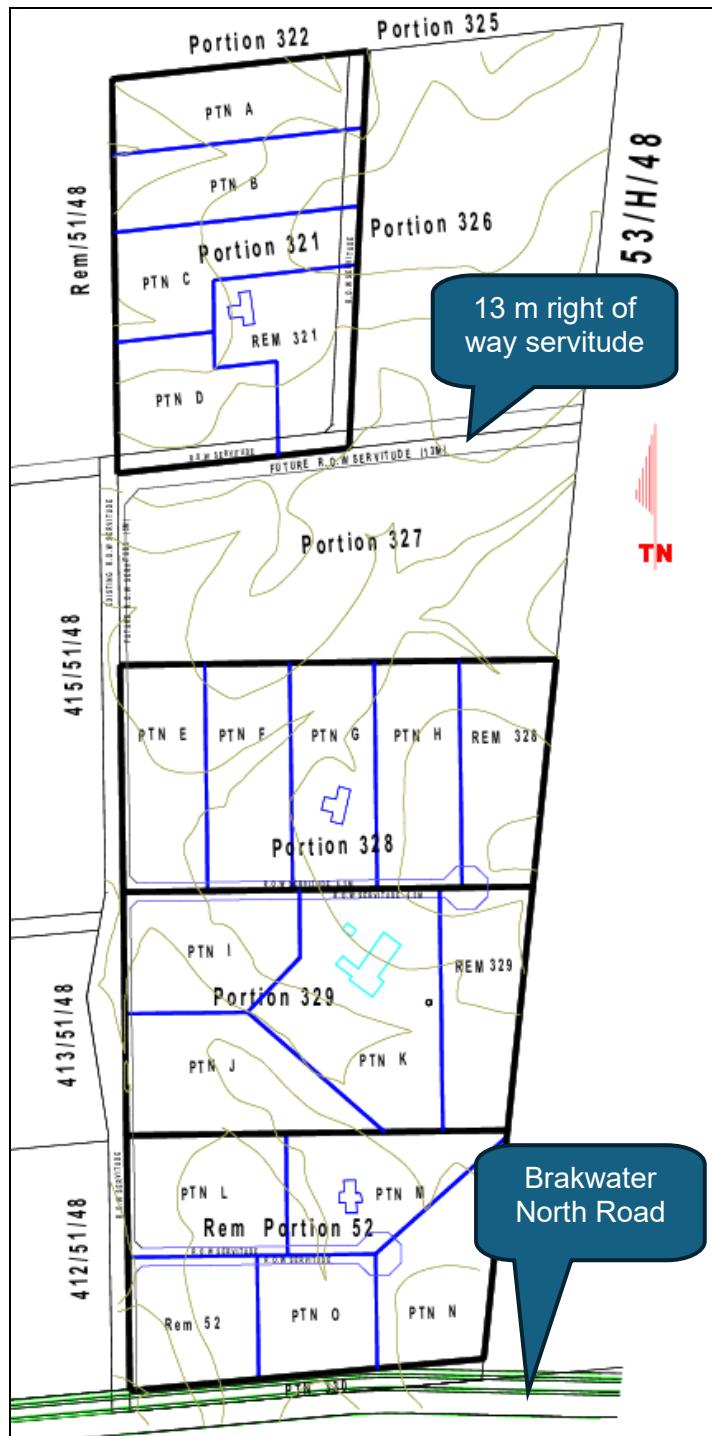


Figure 9: Plan showing the alignment of right of way servitudes that will provide access to the proposed newly created portions

The internal right of way servitudes / roads will be of the standard widths ($\pm 13\text{m}$ wide) as per Windhoek Municipal Requirements. The roads will be of the gravel standard.

7.2.WATER SUPPLY

Water to the portions will be obtained from the existing boreholes as well as the NamWater Bulk linked to the COW water distribution network in the Brakwater Area.

7.3.ELECTRICITY

The Portion is already supplied with electricity from the NamPower Network. The future owners of the newly created portions will have the option to link up with the NamPower Network or to put up an off-grid system like solar.

7.4.SEWAGE DISPOSAL/MANAGEMENT

The existing residential dwelling units is served with a French drain.

There are no wastewater treatment facilities in the Brakwater area and preliminary discussions with the City of Windhoek Infrastructure Department indicated that a waste water disposal system, which will include the possible reuse of the purified effluent for irrigation purposes, should be proposed by a registered engineer prior to construction for land use changes and subdivisions in Brakwater in the absence of a waterborne system.

It is anticipated that a bigger system with a retention tank capacity specified by the City of Windhoek will be sufficient for residential use.

7.5.SOLID WASTE

Household waste/domestic refuse generated at the site will be sorted into the different recyclables and stored on site and then taken to the Brakwater COW Municipal waste transfer station situated at the Brakwater Recreational Area on the D1491 and from there removed by the City of Windhoek to the Kupferberg Waste Disposal Site.

7.6.STORM WATER AND DRAINAGE

Seasonal flooding in the area has been observed in the past. The natural flow of storm water and drainage must be minimally disturbed, and the natural flow accommodated where possible. Provision must be made for the accommodation of surface water/stormwater management as it may endanger infrastructure.

7.7.FIRE PROTECTION

Each buyer will have their respective responsibility to clear their boarder lines as per the normal municipal regulations to prevent fire spreading. The structures to be constructed on the newly created portions will have to comply with the Municipal Building Control regulations relevant to fire protection.

8. 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 public was invited to give input, comments, and opinions regarding the proposed project. Notices were placed in the Namibian and New Era (see Appendix) on two consecutive weeks (25 September and 2 October 2025) inviting public participation and comments on the proposed project. The closing date for any questions, comments, inputs or information was 31 October 2025. A Background Information Document (BID) was sent to neighbours / I&APs. The closing date for comments / inputs on the BID was 6 February 2026.

List of Interested and Affected Parties / Neighbours that was contacted:

Portion	Name:	Email:
568/51	Ashley Gibson	gibs@iafrica.com.na
322/52	Mwahafar	
325/52	Heiko Halbich	heiko.haelbich@gmail.com
326/52	Jacques	phpagri@gmail.com
327/52	Jannie Coetzee	nelda@trip.com.na
53/ H	Namibian Police	nationalcommunitypolicing@gmail.com
55/ H	Volker Meyer	audislimline@gmail.com
412/51	Mattheus	
413/51	Gerhard van Rooyen	vanrooyen22@gmail.com
415/51	Gert van Rooyen (Snr)	Same email as above
RE51	Dylan	lizel@namflooring.com.na
321	Marietha Marais	maraism02@gmail.com
	Hanlie Lofty Eaton	hanlielofty@gmail.com

Written Notice to Owners and Occupiers of land adjacent:

Background Information Document for the alignment and creation of right of way servitudes to provide access to the new portions to be created...

carien@greenearthnamibia.com
To: 'Charlie Du Toit'
Bcc: 'gibson@afrika.com.na'; 'phpagri@gmail.com'; 'nelda@trip.com.na'; 'nationalcommunitypolicing@gmail.com'; 'audislimline@gmail.com'; 'vanrooyen22@gmail.com'; 'lizel@namflooring.com.na'

Mon 26/01/2026 4:17 pm

Parts 321 328 329 and Remainder of Farm Brakwater - BID.pdf 3 MB

Dear Sir / Madam

Green Earth Environmental Consultants are conducting an Environmental Impact Assessment and an Environmental Management Plan for the alignment and creation of right of way servitudes (public roads) to provide access to the new portions to be created from the subdivision of Portions 321, 328, 329 and the Remainder of Portion 52 of Farm Brakwater No. 48, Windhoek, Khomas Region. See attached a Background Information Document which provides information on the proposed project, 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 6 February 2026.

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: 081 471 8073
Email: carien@greenearthnamibia.com

Carien van der Walt

See Appendix for the full details of the public participation.

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.

9. ASSUMPTIONS AND LIMITATIONS

It is assumed that the information provided by the proponent (*Willie Schutz Town and Regional Planning Consultants*) and *City of Windhoek* are accurate. No alternative erven/portsions/farms for the proposed project were examined. 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.

10. ADMINISTRATIVE, LEGAL AND POLICY REQUIREMENTS

To protect the environment and achieve sustainable development, all projects, plans, programs and policies deemed to have adverse impacts on the environment require an EIA according to Namibian legislation. The administrative, legal and policy requirements to be considered during the Environmental Assessment for the proposed project are the following:

- The Namibian Constitution
- The Environmental Management Act (No. 7 of 2007)
- The Windhoek Town Planning Scheme
- 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, Willem Schutz Town and Regional Planning Consultants (WSTRPC) (the Proponent) should consider the following in devising an action plan in response to these articles:

- Implement a “zero-harm” policy 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:

LAND USE AND DEVELOPMENT ACTIVITIES

5.2 Establishment of land resettlement schemes

INFRASTRUCTURE

10.1 The construction of-

(b) public roads;

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

a) It is a public road

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

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

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

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

Cradle to Grave Responsibility

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

Precautionary Principle

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

The Polluter Pays Principle

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

Public Participation and Access to Information

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

CONCLUSION AND IMPACT

The activity fits in with the surrounding activities and do not have a negative impact on the prevailing environment.

THE WINDHOEK TOWN PLANNING SCHEME

The Windhoek Town Planning Scheme (as amended in Windhoek Amendment Scheme No. 96 – promulgated 30 January 2018) applies to the area as indicated on the scheme maps and corresponds with the Townlands Diagram for Windhoek Town and Townlands.

The general purpose of this Scheme is the coordinated and harmonious development of the area of Windhoek (including, where necessary, the reconstruction and redevelopment of any part which has already been subdivided whether there are buildings on it or not) in such a way as will most effectively tend to promote health, safety, order, amenity, convenience and general welfare as well as efficiency and economy in the process of development and improvement of communications, and where it is expedient in order to promote proper planning or development, may provide for the suspending the operation of any provision of law or any bylaw or regulation made under such law, in so far as such provision is similar to or inconsistent with any of the provisions so the Scheme.

The Portions are zoned 'residential' with a density of 1 dwelling per 1 hectare. The Portions are currently used for residential and small scale agricultural (livestock, vegetables and fruit trees) purposes.

CONCLUSION AND IMPACT

The proposed project has been considered under the stipulations of the Windhoek Town Planning Scheme and the Local Authorities Act. The project is in line with City of Windhoek's Town Planning Scheme and will not have a negative impact on the surrounding environment. City of Windhoek approved/recommended the subdivision per Council Resolution on 2 October 2024.

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.
Local Authorities Act (No. 23 of 1992)	The purpose of the Local Authorities Act is to provide for the determination, for purposes of local government, of local authority councils; the establishment of such local authority councils; and to define the powers, duties and functions of local authority councils; and to provide for incidental matters.	COW considered and approved the subdivision of the portions as per the stipulations of the Local Authorities Act.
Pollution Control and Waste Management Bill (guideline only)	The Pollution Control and Waste Management Bill are 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	The Proponent must adhere to the Pollution Control and Waste Management Bill.

	<p>hazardous substances or products containing hazardous substances shall notify the competent authority, in accordance with subsection (2), of the presence and quantity of those substances. The competent authority for the purposes of section 74 shall maintain a register of substances notified in accordance with that section and the register shall be maintained in accordance with the provisions. Part 8 provides for emergency preparedness by the person handling hazardous substances, through emergency response plans.</p>	
Water Resources Management Act	<p>The Water Resources Management Act (No. 11 of 2013) stipulates conditions that ensure effluent that is produced to be of a certain standard. There should also be controls on the disposal of sewage, the purification of effluent, measures should be taken to ensure the prevention of surface and groundwater pollution and water resources should be used in a sustainable manner.</p>	<p>The Act must be consulted. Fresh water abstraction and waste-water discharge permits should be obtained when required.</p>
Solid and Hazardous Waste Management Regulations: Local Authorities 1992	<p>Provides for management and handling of industrial, business and domestic waste.</p>	<p>The Proponent must abide to the solid waste management provisions.</p>
Hazardous Substances Ordinance (No. 14 of 1974)	<p>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.</p>	<p>The Proponent must abide to the Ordinance's provisions.</p>
Atmospheric	<p>Part 2 of the Ordinance governs</p>	<p>The proponent should adhere</p>

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

	GG1617 of 1 August 1997).	
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 participation in order to create a healthy environment; and (e) provide for early detection of diseases and public health risks.	The proponent and contractor should adhere to the Public and Environmental Health Act.
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 is 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	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.

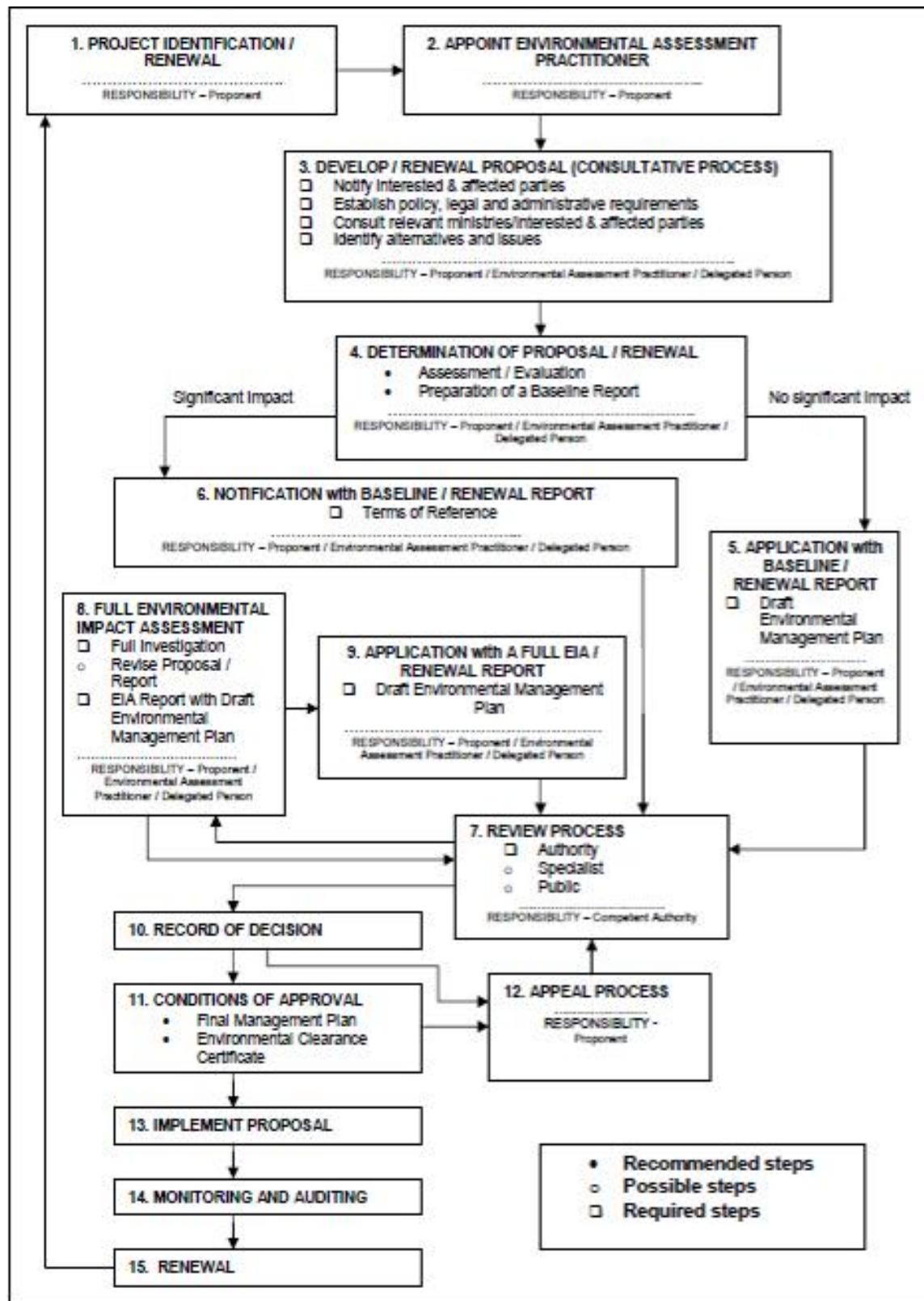


Figure 10: Flowchart of the Impact Process

11. AFFECTED RECEIVING ENVIRONMENT

11.1. BIODIVERSITY AND VEGETATION

Portions 321, 328, 329 and the Remainder of Portion 52 of Farm Brakwater forms part of the Tree and Shrub Savannah Biome (specifically the Highland Savannah). The project site is showing evidence of some human interference namely informal tracks are present and vegetation was cleared on some areas of the site and a few gravel roads are present on the site.

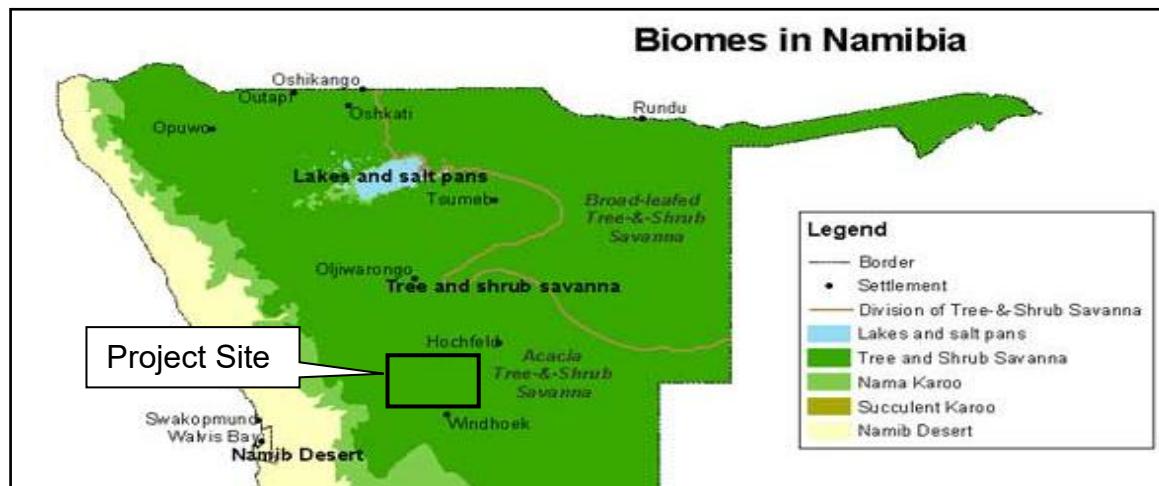


Figure 11: Biomes in Namibia (Atlas of Namibia, 2002)

Only the necessary plants/vegetation will be removed for the construction/operation phase. The natural characteristics of the project site namely the vegetation clearance and the destruction of habitats is expected to further on have a low impact on the environment before the mitigation measures are taken and after the mitigation measures are taken, the impact will be very low.

11.2. GEOLOGY AND SOILS

Portions 321, 328, 329 and the Remainder of Portion 52 of Farm Brakwater is located in the Khomas Trough on a geological area classified as Damara Supergroup and Gariep Complex. The surface geology of the area also consists of formations of Damara granite intrusions. See Map below:

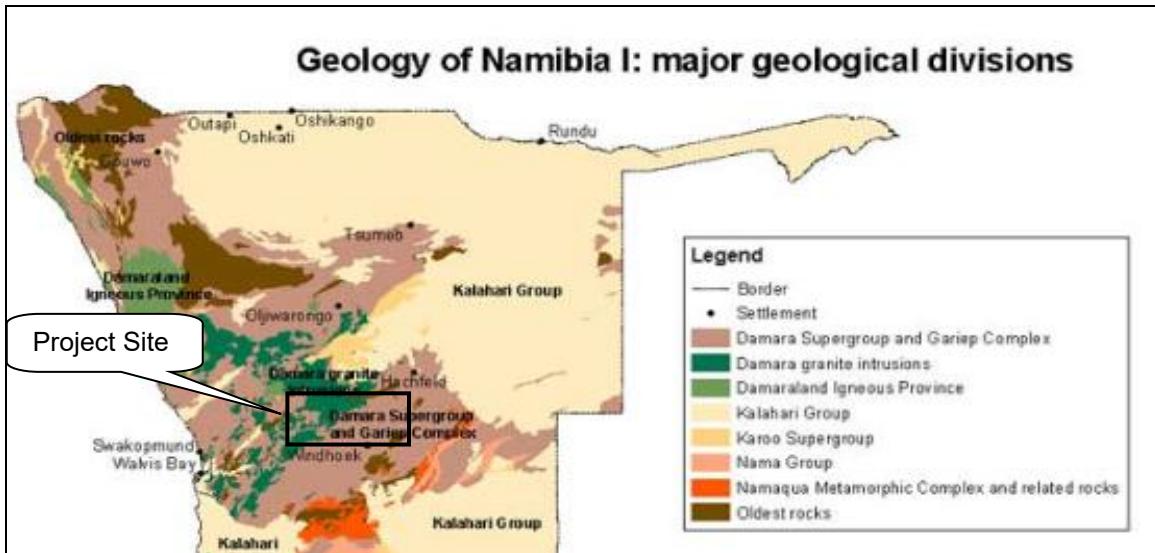


Figure 12: Geology of Namibia (Atlas of Namibia Project, 2002)

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

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

11.3. SOCIO ECONOMIC ENVIRONMENT

The Project Site is mainly surrounded by some residential and farming uses, business buildings and industrial activities. The proposed/current utilisation will have a positive impact on the socio-economic environment because of additional employment and the supply of portions of land. The operations will be conducted with little disturbance to the environment and towards the individuals that are residing or working in the area.

11.4. CLIMATE

No specific climate data is available for the project site. Windhoek and surroundings in general are characterized with a semi-arid highland savannah climate typified as very 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 18°C. The coldest temperatures, conversely, are measured in July with an average daily maximum of 20°C and minimum 3°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 the area is 350mm to 400mm however the average evaporation rate is 3 400mm a year (*Weather - the Climate in Namibia, 1998 – 2012*). Over 70% of the rainfall occurs in the summer months' period between November and March. Rainfall in the area is typically sporadic and unpredictable however the average highest rainfall months are January to March.

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

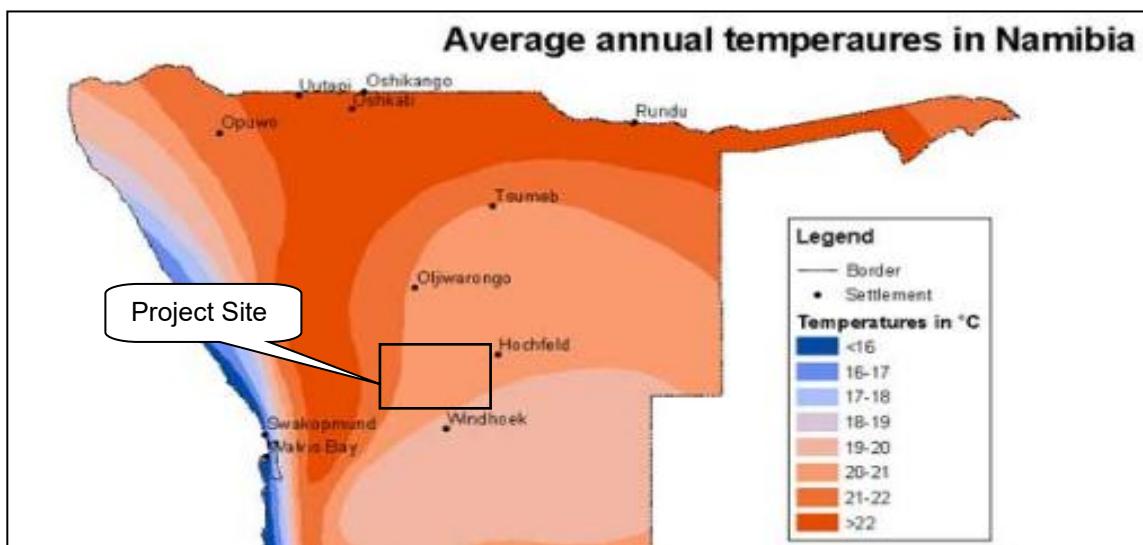


Figure 13: Average temperatures (Atlas of Namibia Project, 2002)

11.5. CULTURAL HERITAGE

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

12. 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:

Table 1: Impact Evaluation Criterion (DEAT 2006)

Criteria	Rating (Severity)	
Impact Type	+	Positive
	0	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:

12.1. IMPACTS DURING THE OPERATIONAL PHASE

12.1.1. ECOLOGICAL IMPACTS

Staff and visitors should only make use of walkways and existing roads to minimise the impact on vegetation. No firewood may be collected on the site. 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	L	L

12.1.2. 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 of 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

12.1.3. 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	L	L

12.1.4. 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

12.1.5. 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

12.1.6. 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

12.1.7. 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

12.2. 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

13. 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.

14. 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 site identified namely Portions 321, 328, 329 and the Remainder of Portion 52 of Farm Brakwater, 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 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 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.

15. RECOMMENDATION

It is therefore recommended that the Ministry of Environment, Forestry and Tourism through the Environmental Commissioner support and approve the Environmental Clearance for the alignment and creation of right of way servitudes (public roads) to provide access to the new portions to be created from the subdivision of Portions 321,

328, 329 and the Remainder of Portion 52 of Farm Brakwater No. 48, Windhoek, Khomas Region and to issue an Environmental Clearance for the following 'Listed Activities':

LAND USE AND DEVELOPMENT ACTIVITIES

5.2 Establishment of land resettlement schemes

INFRASTRUCTURE

10.1 The construction of-

(b) public roads;

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

a) It is a public road

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

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

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APPENDIX A: NEWSPAPER NOTICES

Classifieds

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

DEADLINE: 12H00 - 2 WORKING DAYS PRIOR TO PLACEMENT

INDEX

Personal
 1210 Anniversaries
 1220 Weddings
 Announcements
 1230 Birthday Wishes
 1240 Reunions
 1250 Graduations
 1260 Special Messages
 1270 Thank You Messages
 1280 Valentine's Messages

Business & Finance

1410 Opportunities
 1420 Business for Sale
 1430 Tax Licences
 Services
 17420 House & Garden
 1810 General
 Communications &
 Post
 19450 Lost & Missing
 2460 Transport Wanted &
 Offered

Education & Training
 2610 Education & Training

Employment

2710 Wanted
 2720 Offered

Food & Beverage

3210 Food & Beverages

Goods

3610 Wanted
 3630 For Sale
 3700 Auctions

Health & Beauty

3910 Health & Beauty

Hospitality

4010 Hospitality
 (See also Travel & Tourism)

Housing & Property

4110 Wanted
 4210 For Rent
 4310 For Sale

Leisure & Entertainment

4910 Leisure & Entertainment

Livestock & Pets

5010 Livestock & Pets
 5010 Auctions
 5010 For Sale
 5010 Lost & Missing
 5010 Wanted

Motoring

5310 Vehicles Wanted
 5320 Vehicles for Hire
 5360 Vehicles for Sale
 5370 Vehicle Auctions
 5380 Vehicle Spares &
 Accessories

Notices

5610 Legal
 5620 Public
 5630 Tenders
 5710 Churches
 5620 Name Change
 5620 Rezoning

Obituaries

6000 In Memoriam
 6010 Tombstone Unveiling
 6020 Death & Funeral Notices
 6030 Condolences
 1270 Thank you messages

Travel & Tourism

7800 Travel & Tourism

Rates and Deadlines

DEADLINES 2025
 ✓ To avoid disappointment of an
 advertisement not appearing on
 the date you wish, please book
 timely

✓ Classifieds smalls and notices
 12h00 two working days prior to
 placement

✓ Cancellations and alterations
 16h00 two days before date of
 publication in writing only

RATES:
 Visit www.namibian.com.na
 Please note: ID card / Passport
 required for advertisement
 placement

1410 Business & Finance

• Opportunities •

DO YOU URGENTLY NEED CASH?
 Get up to 75% of your vehicle's value in less than
 just a car Moon with when you need it.
 AutoCash (061 488 816)

CLAC020000217

CLAC020000287

China Jiangxi International (Phy) Ltd

We are seeking qualified professionals to join our Fresh Pines Solar PV Project in Namibia.

Details are as follows:

• Civil Electrical Engineer (1)

• Project Manager, Civil, Water and
 transformer installing.

• Bachelor's degree in Electrical Engineering
 - Strong knowledge of power systems, familiar
 with 33kV and below standards.

• 5 years experience.

• PV project experience required, Namibian
 qualifications preferred.

• PV project experience required, Namibian
 qualifications preferred.

• Civil Engineer (1)

• Bachelor's degree or above in Civil Engineering.

• Familiar with local standards and construction
 processes.

• PV project experience required, Namibian
 qualifications preferred.

• Civil Engineers (2)

• Support civil works management.

• Bachelor's degree or above in Civil Engineering.

• Familiar with local standards and construction
 processes.

• PV project experience required, Namibian
 qualifications preferred.

• Civil Engineers (2)

• Conduct quality inspections, recording and reporting.

• Bachelor's degree or above in Electrical Engineering.

• Familiar with 33kV and below standards.

• Over 10 years of experience.

• PV project experience required, Namibian
 qualifications preferred.

• Civil Engineers (2)

• Conduct quality inspections, recording and reporting.

• Bachelor's degree or above in Electrical Engineering.

• Familiar with 33kV and below standards.

• Over 10 years of experience.

• PV project experience required, Namibian
 qualifications preferred.

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EMPLOYMENT OFFERED



Andara Catholic Hospital invites applications for the following vacancies:

POST: REGISTERED NURSE & MIDWIFE & 3-MATERIALITY HND IN CHARGE

DUTY STATION: ANDARA CATHOLIC HOSPITAL

Key competencies required for the post:

- Responsible to implement existing fundamental guidelines regarding comprehensive nursing care
- To uphold the ethics of the nursing profession
- To create a conducive atmosphere of patients, relatives and colleagues
- To maintain confidentiality at all times
- 5 years and above working experience as an in-charge for Maternal and Neonatal unit

Minimum requirements

- Diploma in General Nursing and Midwifery
- Recommendation from previous employer if needed
- Must be willing to work in a remote area
- We appreciate an open and friendly attitude, well developed interpersonal skills and a positive attitude towards delivering quality patient care
- Adherence to the guiding principles of the Roman Catholic Church

Other:

- Housing, Remunerations & Transport allowances. Medical Aid, 13th cheque and separation gratuity/pension.
- Gallery Scale: Grade B: N\$238.825-285.420

All applicants must be registered with the Health Professions Council of Namibia (HPCN).

Forward your application to:
Physical address: Andara District Hospital
Mutawintsa Constituency
Kavango East Region
Andara Village
Applications for the post close on 28th October 2025
Tel: 066-299 3112 closing date: 15th October 2025

Applications from Namibians are strongly encouraged.

NOTICE LEGAL NOTICE

NOTICE OF INTENTION TO ESTABLISH A NEW TOWNSHIP IN COBABIS

Please take note that Urban Dynamics Africa (PTY) Ltd, intends to apply to the Gobabis Municipal Council for the Urban and Regional Planning Board for consent to establish a new township. The township is to be established on the northern side of Gobabis Townlands No. 114 The Township will consist of 240 plots.

Please further take note that -

- a) The plan lies for inspection at the Gobabis Municipality.
- b) Any person having objections to the establishment concerning or who wishes to comment on the proposed plan may lodge such objections and comments, together with grounds thereof, in writing with the council/Board and with the applicant within 14 days of the last publication of this notice.

NOTICE OF AN ENVIRONMENTAL IMPACT ASSESSMENT (EIA) FOR TOWNSHIP ESTABLISHMENT IN GOBABIS

Urban Dynamics Africa (PTY) Ltd, hereby gives notice to interested and affected parties that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act 2007 (Act 7 of 2007) and the EIA Regulations (GNNo.30 of 2012).

Proponent: Gobabis Municipality.

Environmental Assessment Practitioner (EAP): Urban Dynamics Africa

Locality: Portion 180 of Gobabis Townlands No. 114 within the Omaheke Region.

Proposed Activities: Construction of public roads, infrastructure through township establishment at Gobabis.

The purpose of the review and registration period is to allow the public to provide comments to afford registered Interested and Affected Parties (I&APs) an opportunity to comment on the Background Information Document (BID) to ensure that issues and concerns are brought forward for consideration in the assessment.

Public meeting: A public meeting is scheduled to take place on 17th of October 2025 at 14H30, Nossobvlei Community Hall.

INTERESTED AND AFFECTED PARTIES

I&APs are also invited to register to receive a background information document and/or submit their written comments/questions/concerns before 23rd of October 2025 to Heidi Nel at

Email: heidi.nel@udafn.com

Phone: 061 240 300

CONTACT: Van Der Westhuizen Town Planning & Properties Tel: 061 240 5651 Email: andrea@vdwtp.com P O Box 1598, Swakopmund

PROPERTY WANTED

WE ARE URGENTLY LOOKING FOR PROPERTIES TO SELL!

WE ARE URGENTLY LOOKING

CALL FOR PUBLIC PARTICIPATION/ COMMENTS ENVIRONMENTAL IMPACT ASSESSMENT FOR THE ALIGNMENT AND CREATION OF RIGHT OF WAY SERVITUDES (PUBLIC ROADS) TO PROVIDE ACCESS TO THE NEW PORTIONS TO BE CREATED FROM THE SUBDIVISION OF PORTIONS 321, 328, 329 AND THE REMAINDER OF PORTION 52 OF FARM BRAKWATER NO. 48, WINDHOEK, KHOMAS REGION	CALL FOR PUBLIC PARTICIPATION/ COMMENTS ENVIRONMENTAL IMPACT ASSESSMENT FOR THE ALIGNMENT AND CREATION OF RIGHT OF WAY SERVITUDES (PUBLIC ROADS) TO PROVIDE ACCESS TO THE NEW PORTIONS TO BE CREATED FROM THE SUBDIVISION OF PORTIONS 321, 328, 329 AND THE REMAINDER OF PORTION 52 OF FARM BRAKWATER NO. 48, WINDHOEK, KHOMAS REGION	CALL FOR PUBLIC PARTICIPATION/ COMMENTS ENVIRONMENTAL IMPACT ASSESSMENT FOR THE ALIGNMENT AND CREATION OF RIGHT OF WAY SERVITUDES (PUBLIC ROADS) TO PROVIDE ACCESS TO THE NEW PORTIONS TO BE CREATED FROM THE SUBDIVISION OF PORTIONS 321, 328, 329 AND THE REMAINDER OF PORTION 52 OF FARM BRAKWATER NO. 48, WINDHOEK, KHOMAS REGION	CALL FOR PUBLIC PARTICIPATION/ COMMENTS ENVIRONMENTAL IMPACT ASSESSMENT FOR THE ALIGNMENT AND CREATION OF RIGHT OF WAY SERVITUDES (PUBLIC ROADS) TO PROVIDE ACCESS TO THE NEW PORTIONS TO BE CREATED FROM THE SUBDIVISION OF PORTIONS 321, 328, 329 AND THE REMAINDER OF PORTION 52 OF FARM BRAKWATER NO. 48, WINDHOEK, KHOMAS REGION
<p>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 alignment and creation of right of way servitudes (public roads) to provide access to the new portions to be created from the subdivision of Portions 321, 328, 329 and the Remainder of Portion 52 of Farm Brakwater No. 48, Windhoek, Khomas Region.</p>	<p>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 alignment and creation of right of way servitudes (public roads) to provide access to the new portions to be created from the subdivision of Portions 321, 328, 329 and the Remainder of Portion 52 of Farm Brakwater No. 48, Windhoek, Khomas Region.</p>	<p>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 alignment and creation of right of way servitudes (public roads) to provide access to the new portions to be created from the subdivision of Portions 321, 328, 329 and the Remainder of Portion 52 of Farm Brakwater No. 48, Windhoek, Khomas Region.</p>	<p>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 alignment and creation of right of way servitudes (public roads) to provide access to the new portions to be created from the subdivision of Portions 321, 328, 329 and the Remainder of Portion 52 of Farm Brakwater No. 48, Windhoek, Khomas Region.</p>
<p>Name of proponent: Willem Schutz Town and Regional Planning Consultants (WSTRPC)</p>	<p>Name of proponent: Willem Schutz Town and Regional Planning Consultants (WSTRPC)</p>	<p>Name of proponent: Willem Schutz Town and Regional Planning Consultants (WSTRPC)</p>	<p>Name of proponent: Willem Schutz Town and Regional Planning Consultants (WSTRPC)</p>
<p>Project location and description: Portions 321, 328, 329 and the Remainder of Portion 52 of Farm Brakwater No. 48 are located in the Brakwater area in the northern townlands of City of Windhoek. Portions 321, 328, and 329 are 5ha in extent each while the Remainder of Portion 52 is 4,6ha in extent. The Portions are zoned 'residential' with a density of 1 dwelling per hectare. It is the intention of the owners of the portions to subdivide it into 1 hectare portions to be used for residential purposes. To provide access to the newly created portions, to be created from the subdivision, access roads in the form of right of way servitudes must be aligned and created for which an Environmental Clearance is required.</p>	<p>Project location and description: Portions 321, 328, 329 and the Remainder of Portion 52 of Farm Brakwater No. 48 are located in the Brakwater area in the northern townlands of City of Windhoek. Portions 321, 328, and 329 are 5ha in extent each while the Remainder of Portion 52 is 4,6ha in extent. The Portions are zoned 'residential' with a density of 1 dwelling per hectare. It is the intention of the owners of the portions to subdivide it into 1 hectare portions to be used for residential purposes. To provide access to the newly created portions, to be created from the subdivision, access roads in the form of right of way servitudes must be aligned and created for which an Environmental Clearance is required.</p>	<p>Project location and description: Portions 321, 328, 329 and the Remainder of Portion 52 of Farm Brakwater No. 48 are located in the Brakwater area in the northern townlands of City of Windhoek. Portions 321, 328, and 329 are 5ha in extent each while the Remainder of Portion 52 is 4,6ha in extent. The Portions are zoned 'residential' with a density of 1 dwelling per hectare. It is the intention of the owners of the portions to subdivide it into 1 hectare portions to be used for residential purposes. To provide access to the newly created portions, to be created from the subdivision, access roads in the form of right of way servitudes must be aligned and created for which an Environmental Clearance is required.</p>	<p>Project location and description: Portions 321, 328, 329 and the Remainder of Portion 52 of Farm Brakwater No. 48 are located in the Brakwater area in the northern townlands of City of Windhoek. Portions 321, 328, and 329 are 5ha in extent each while the Remainder of Portion 52 is 4,6ha in extent. The Portions are zoned 'residential' with a density of 1 dwelling per hectare. It is the intention of the owners of the portions to subdivide it into 1 hectare portions to be used for residential purposes. To provide access to the newly created portions, to be created from the subdivision, access roads in the form of right of way servitudes must be aligned and created for which an Environmental Clearance is required.</p>
<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>
<p>The last date for comments and/or registration is 31 October 2025. Contact details for registration and further information:</p>	<p>The last date for comments and/or registration is 31 October 2025. Contact details for registration and further information:</p>	<p>The last date for comments and/or registration is 31 October 2025. Contact details for registration and further information:</p>	<p>The last date for comments and/or registration is 31 October 2025. Contact details for registration and further information:</p>
<p>Green Earth Environmental Consultants Contact Persons: Charlie Du Toit/Carien van der Walt Tel: 0811273145 E-mail: carien@greenearthnamibia.com</p>	<p>Green Earth Environmental Consultants Contact Persons: Charlie Du Toit/Carien van der Walt Tel: 0811273145 E-mail: carien@greenearthnamibia.com</p>	<p>Green Earth Environmental Consultants Contact Persons: Charlie Du Toit/Carien van der Walt Tel: 0811273145 E-mail: carien@greenearthnamibia.com</p>	<p>Green Earth Environmental Consultants Contact Persons: Charlie Du Toit/Carien van der Walt Tel: 0811273145 E-mail: carien@greenearthnamibia.com</p>

APPENDIX B: LIST OF INTERESTED AND AFFECTED PARTIES

List of Interested and Affected Parties / Neighbours:

Portion	Name:	Email:
568/51	Ashley Gibson	gibs@iafrica.com.na
322/52	Mwahafar	
325/52	Heiko Halbich	heiko.haelbich@gmail.com
326/52	Jacques	phpagri@gmail.com
327/52	Jannie Coetzee	nelda@trip.com.na
53/ H	Namibian Police	nationalcommunitypolicing@gmail.com
55/ H	Volker Meyer	audislimline@gmail.com
412/51	Mattheus	
413/51	Gerhard van Rooyen	vanrooyen22@gmail.com
415/51	Gert van Rooyen (Snr)	Same email as above
RE51	Dylan	lizel@namflooring.com.na
321	Marietha Marais	maraism02@gmail.com
	Hanlie Lofty Eaton	hanlielofty@gmail.com

APPENDIX C: BID SENT TO I&APS AND NEIGHBOURS

Background Information Document for the alignment and creation of right of way servitudes to provide access to the new portions to be created...

To 'Charlie Du Toit'
Bcc 'gibs@iafrica.com.na'; 'phpagni@gmail.com'; 'helda@trip.com.na'; 'nationalcommunitypolicing@gmail.com'; 'audislimline@gmail.com'; 'vanrooyen22@gmail.com'; 'lize@namflooring.com.na'

Mon 26/01/2026 4:17 pm

3 MB

Dear Sir / Madam

Green Earth Environmental Consultants are conducting an Environmental Impact Assessment and an Environmental Management Plan for the alignment and creation of right of way servitudes (public roads) to provide access to the new portions to be created from the subdivision of Portions 321, 328, 329 and the Remainder of Portion 52 of Farm Brakwater No. 48, Windhoek, Khomas Region. See attached a Background Information Document which provides information on the proposed project, 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 6 February 2026.

Kind regards

Carien


1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek
Phone: 081 471 8073
Email: carien@greenearthnamibia.com

Carien van der Walt

Portions 321 328 329 and Remainder of Farm Brakwater - Neighbour contact details

CD Charlie Du Toit <charlie@greenearthnamibia.com>
To heiko.haelbich@gmail.com
Cc carien@greenearthnamibia.com

Mon 21/01/2026 2:26 pm

3 MB

Dear Heiko

I hope this email finds you well.

Your intention to object to the proposed subdivision of Portions 321, 328, 329 and the Remainder of Portion 52 of Farm Brakwater No. 48, as sent by an earlier WhatsApp message refers.

We were appointment to attend to and complete an Environmental Impact Assessment and Environmental Management Plan (EMP) to obtain an Environmental Clearance Certificate (ECC) 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 alignment and creation of right of way servitudes (public roads) to provide access to the new portions to be created from the subdivision of Portions 321, 328, 329 and the Remainder of Portion 52 of Farm Brakwater No. 48, Windhoek, Khomas Region.

See attached a Background Information Document (BID) providing additional information on the proposed subdivision and alignment of access roads.

The town plaining application was handled by Willie Schuts, and he obtained COW approval for the subdivision in October 2024. A copy of the COW approval is included in the BID attached.

The final approval of the subdivision by the Urban and Regional Planning Board (URPB) is subject to obtaining an ECC for the listed activities triggered by the proposed subdivision. Once the ECC is obtained Willie Schutz will apply to the URPB for the final approval of the subdivision.

You are herewith invited to provide comments on the proposed subdivision for inclusion in the EIA and EMP.

You are also welcome to share this info with other neighbouring affected landowners for comments.

Kind regards

Charlie

Portions 321 328 329 and Remainder of Farm Brakwater - Neighbour contact details

C

carien@greenearthnamibia.com
To 'maraism02@gmail.com'; 'hanliearloft@gmail.com'
Cc 'Charlie Du Toit'

Reply | Reply All | Forward | ...

Tue 20/01/2026 2:26 pm



Portions 321 328 329 and Remainder of Farm Brakwater - BID.pdf

3 MB

Dear Marietha & Hanlie

Our appointment 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 alignment and creation of right of way servitudes (public roads) to provide access to the new portions to be created from the subdivision of Portions 321, 328, 329 and the Remainder of Portion 52 of Farm Brakwater No. 48, Windhoek, Khomas Region, refers.

The application has been submitted to the MEFT for screening and verification. The application has been verified.

See below the status of the application as per the MEFT's EIA Tracking Website.

251120006703	THE ALIGNMENT AND CREATION OF RIGHT OF WAY SERVITUDES (PUBLIC ROADS) TO PROVIDE ACCESS TO THE NEW PORTIONS TO BE CREATED FROM THE SUBDIVISION OF PORTIONS 321, 328, 329 AND THE REMAINDER OF PORTION 52 OF FARM BRAKWATER NO. 48, WINDHOEK, KHOMAS REGION	20-Nov-2025	VERIFIED
	LAND USE AND DEVELOPMENT ACTIVITIES 5.2 Establishment of land resettlement schemes INFRASTRUCTURE 10.1 The construction of- (b) public roads; 10.2 The route determination of roads and design of...		

The MEFT requested us to obtain comments from the owners of the neighbouring portions before they will finally review the application for the issuing of the Environmental Clearance Certificate. The previous comments obtained by the town planner is too old, thus they want new comments.

Thank you in advance for your assistance.

Kind regards

Carien



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

PO Box 6871, Ausspannplatz, Windhoek

Phone: 081 471 8073

Email: carien@greenearthnamibia.com

Carien van der Walt

APPENDIX D: COMMENTS / RESPONSE RECEIVED

Read: Background Information Document for the alignment and creation of right of way servitudes to provide access to the new portions to be created from the subdivision of Portions 321, 328, 329 and the Remainder of Portion 52 of Farm Brakwater

Ashley Gibson <gibs@iafrica.com.na>
Sent: Mon 26/01/2026 4:19 pm
To:

Your message

To: Unknown
Subject:

Re: Portions 321 328 329 and Remainder of Farm Brakwater - Neighbour contact details

 Heiko Haelbich <heiko.haelbich@gmail.com>
To Charlie Du Toit
Cc carien@greenearthnamibia.com

ⓘ You replied to this message on 27/01/2026 10:19 am.

Reply Reply All Forward ...

Tue 27/01/2026 6:51 am

Morning Charlie,

Yes we do intend to comment / object and is in the process of drafting the document.
Do we have a deadline for submitting the document.

Regards
Heiko Haelbich

APPENDIX E: 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>	
	English	Good	Good	
	Afrikaans	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 Namibia	Manager Trade
	1989	1995	Development	Chief Agricultural Consultant

1985	1988	Corporation Ministry of Agriculture	Agricultural Researcher
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Certification:

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



Charl du Toit

APPENDIX F: 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 G: ENVIRONMENTAL MANAGEMENT PLAN