


***ENVIRONMENTAL IMPACT ASSESSMENT FOR THE
REZONING OF PORTION H OF FARM BRAKWATER
NO. 48, WINDHOEK, FROM RESIDENTIAL TO
INDUSTRIAL, THE SUBDIVISION OF THE PORTION
INTO 21 PORTIONS AND THE REMAINDER AND FOR
THE DETERMINATION OF ROADS IN THE FORM OF
RIGHT OF WAY SERVITUDES AND ASSOCIATED
INFRASTRUCTURE***

May 2026

App - 260330007255

<p>Project Name:</p>	<p>ENVIRONMENTAL IMPACT ASSESSMENT FOR THE REZONING OF PORTION H OF FARM BRAKWATER NO. 48, WINDHOEK, FROM RESIDENTIAL TO INDUSTRIAL, THE SUBDIVISION OF THE PORTION INTO 21 PORTIONS AND THE REMAINDER AND FOR THE DETERMINATION OF ROADS IN THE FORM OF RIGHT OF WAY SERVITUDES AND ASSOCIATED INFRASTRUCTURE</p>
<p>The Proponent:</p>	<p>Eckhard Otto Waldschmidt PO Box 20206 Windhoek</p>
<p>Prepared by:</p>	<div data-bbox="574 1014 1455 1350" style="border: 1px solid black; padding: 10px;">  <p>Green Earth ENVIRONMENTAL CONSULTANTS</p> <hr/> <p>1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia PO Box 6871, Ausspanplatz, Windhoek</p> </div>
<p>Release Date:</p>	<p>May 2026</p>
<p>Consultant:</p>	<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, Eckhard Otto Waldschmidt, to apply for the Environmental Clearance Certificate for the rezoning of Portion H of Farm Brakwater No. 48, Windhoek, from residential to industrial, the subdivision of the portion into 21 portions and the Remainder and for the determination of roads in the form of right of way servitudes and associated infrastructure to be used as access roads to the newly created portions.

An Environmental Clearance for the proposed industrial use of the Portion was obtained on 24 April 2012. City of Windhoek approved the rezoning from residential to industrial and subdivision into 11 portions on 2 August 2018. Since the previous approval, City of Windhoek requested to realign the previous collector and arterial roads and provide for additional collector roads to provide access to newly created portions in this area which impacts on the earlier subdivision approved. Based on this, the Proponent appointed Du Toit Town Planning Consultants to submit a revised subdivision application to City of Windhoek to accommodate the realignment of roads and to subdivide the Portion into 21 new portions and the Remainder of Portion H of Farm Brakwater No. 48.

In accordance with the Environmental Impact Assessment Regulations (GN 30 in GG 4878 of 6 February 2012) of the Environmental Management Act (No. 7 of 2007), the activities listed below, which forms part of the proposed operations, may not be undertaken without an Environmental Clearance:

ENERGY GENERATION, TRANSMISSION AND STORAGE ACTIVITIES

1. *The construction of facilities for -*
 - (b) *the transmission and supply of electricity;*

WASTE MANAGEMENT, TREATMENT, HANDLING AND DISPOSAL ACTIVITIES

- 2.1 *The construction of facilities for waste sites, treatment of waste and disposal of waste.*
- 2.2 *Any activity entailing a scheduled process referred to in the Atmospheric Pollution Prevention Ordinance, 1976.*
- 2.3 *The import, processing, use and recycling, temporary storage, transit or export of waste.*

LAND USE AND DEVELOPMENT ACTIVITIES

- 5.2 *Establishment of land resettlement schemes*

WATER RESOURCE DEVELOPMENTS

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

INFRASTRUCTURE

- 10.1 *The construction of-*

(a) oil, water, gas and petrochemical and other bulk supply pipelines;

(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 as additional land will be created for industrial development in Windhoek.
Creation of employment and transfer of skills.	Positive as employment will be created during construction and operation.
The creation of dust.	Negative during construction and use as some of the roads will be gravel roads.
There will be an impact on traffic.	Negative during construction and once operational as the site will result in the increase in traffic on the main roads in the area.
The creation of noise.	Negative during construction but low and on par with the noise levels associated with the general operational activities.
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.	Animals, reptiles, and birds will be disturbed during the clearing of the land. Vegetation will also be removed to construct the roads. Permits must be obtained to remove protected tree species.
There might be a possible visual impact.	Medium to high as land will be cleared for the construction and new buildings will be erected.
Impact on groundwater, surface water and soil.	The future industrial activities might require more water and the impact will be negative in case of spilling of hazardous materials during construction and operation.
Impact on health and safety.	Low if mitigated during construction and operations.

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

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

The impact evaluation criterion of the proposed project:

IMPACT EVALUATION CRITERION (DEAT 2006):		
Criteria	Rating (Severity)	
Impact Type	+	Positive
	O	No Impact
	-	Negative
Significance of impacts	L	Low (Little or no impact)
	M	Medium (Manageable impacts)
	H	High (Adverse impact)

The type of activities that will be carried out on the site will not negatively affect the amenity of the locality and the activities will not adversely affect the environmental quality of the area. None of the potential impacts identified are regarded as having a significant impact to the extent that the proposed project should not be allowed. However, the operational activities further on need to be controlled and monitored by the assigned managers and the proponent. 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. It is believed that the overall cumulative impact on the biophysical environment will be low and there will be a positive impact on the socio-economic environment.

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

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

1. Accept and approve the Environmental Impact Assessment.
2. Accept and approve the Environmental Management Plan.

3. Issue an Environmental Clearance for the rezoning of Portion H of Farm Brakwater No. 48, Windhoek, from residential to industrial, the subdivision of the portion into 21 portions and the Remainder and for the determination of roads in the form of right of way servitudes and associated infrastructure to be used as access roads to the newly created portions and for the following listed activities:

ENERGY GENERATION, TRANSMISSION AND STORAGE ACTIVITIES

1. *The construction of facilities for -*
 - (b) *the transmission and supply of electricity;*

WASTE MANAGEMENT, TREATMENT, HANDLING AND DISPOSAL ACTIVITIES

- 2.1 *The construction of facilities for waste sites, treatment of waste and disposal of waste.*
- 2.2 *Any activity entailing a scheduled process referred to in the Atmospheric Pollution Prevention Ordinance, 1976.*
- 2.3 *The import, processing, use and recycling, temporary storage, transit or export of waste.*

LAND USE AND DEVELOPMENT ACTIVITIES

- 5.1 *The rezoning of land from residential use to industrial or commercial use;*

WATER RESOURCE DEVELOPMENTS

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

INFRASTRUCTURE

- 10.1 *The construction of-*
 - (b) *public roads;*
- 10.2 *The route determination of roads and design of associated physical infrastructure where -*
 - (a) *It is a public road*
 - (b) *the road reserve is more than 30m wide, or*
 - (c) *the road caters for more than one lane of traffic in both directions*

TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	3
LIST OF FIGURES.....	9
LIST OF TABLES	9
LIST OF ABBREVIATIONS	10
1. INTRODUCTION	11
2. TERMS OF REFERENCE	12
3. NEED, DESIRABILITY AND MOTIVATION	13
4. PROJECT DESCRIPTION / INFORMATION.....	13
4.1. THE PROJECT LOCATION, SIZE AND ZONING	13
4.2. TOPOGRAPHY	16
4.3. SURROUNDING USES & SITE CHARACTERISTICS	16
4.4. DEVELOPMENT PROPOSAL.....	18
5. BULK SERVICES AND INFRASTRUCTURE PROVISION.....	21
5.1. ACCESS / INTERNAL ROADS	21
5.2. WATER SUPPLY / RETICULATION	22
5.3. ELECTRICITY	22
5.4. STORM WATER AND DRAINAGE	23
5.5. SOLID WASTE / REFUSE REMOVAL.....	23
5.6. SEWERAGE INFRASTRUCTURE / DISPOSAL	23
5.7. FIRE PROTECTION	23
6. APPROVALS OBTAINED.....	24
6.1. CITY OF WINDHOEK.....	24
6.2. ENVIRONMENTAL CLEARANCE FOR PROPOSED INDUSTRIAL DEVELOPMENT.....	31
7. APPROACH TO THE STUDY	32
8. ASSUMPTIONS AND LIMITATIONS	33
9. ADMINISTRATIVE, LEGAL AND POLICY REQUIREMENTS	33
10. AFFECTED RECEIVING ENVIRONMENT	43
10.1. BIODIVERSITY AND VEGETATION.....	43
10.2. GEOLOGY AND SOILS	43
10.3. SOCIO ECONOMIC ENVIRONMENT	44
10.4. CLIMATE	44
10.5. CULTURAL HERITAGE.....	45
11. IMPACT ASSESSMENT AND EVALUATION	45
11.1. IMPACTS DURING CONSTRUCTION	46

11.1.1.	WATER USAGE	47
11.1.2.	ECOLOGICAL IMPACTS	47
11.1.3.	DUST POLLUTION AND AIR QUALITY	47
11.1.4.	NOISE IMPACT	48
11.1.5.	HEALTH, SAFETY AND SECURITY	48
11.1.6.	CONTAMINATION OF GROUNDWATER	49
11.1.7.	SEDIMENTATION AND EROSION	49
11.1.8.	GENERATION OF WASTE	49
11.1.9.	CONTAMINATION OF SURFACE WATER.....	50
11.1.10.	TRAFFIC AND ROAD SAFETY	50
11.1.11.	FIRES AND EXPLOSIONS	51
11.1.12.	SENSE OF PLACE	51
11.2.	IMPACTS DURING OPERATION.....	51
11.2.1.	ECOLOGICAL IMPACTS	51
11.2.2.	DUST POLLUTION AND AIR QUALITY	52
11.2.3.	CONTAMINATION OF GROUNDWATER	52
11.2.4.	GENERATION OF WASTE	52
11.2.5.	FAILURE IN RETICULATION PIPELINES	53
11.2.6.	FIRES AND EXPLOSIONS	53
11.2.7.	HEALTH, SAFETY AND SECURITY.....	53
11.3.	CUMULATIVE IMPACTS	54
12.	CONCLUSION.....	54
13.	RECOMMENDATION.....	55
APPENDIX A: NEWSPAPER NOTICES.....		57
APPENDIX B: NOTICES AT THE MUNICIPALITY.....		63
APPENDIX C: NOTICES ON SITE		64
APPENDIX D: WRITTEN NOTICE.....		65
APPENDIX E: WRITTEN NOTICE TO OWNERS & OCCUPIERS OF LAND ADJACENT TO THE SITE		66
APPENDIX F: COMMENTS RECEIVED FROM I&APS.....		70
APPENDIX G: LIST OF INTERESTED AND AFFECTED PARTIES, NEIGHBOURS, AUTHORITIES, ORGANISATIONS AND ORGANS OF STATE.....		74
APPENDIX H: CURRICULUM VITAE OF CHARLIE DU TOIT		75
APPENDIX I: CURRICULUM VITAE OF CARIEN VAN DER WALT		77
APPENDIX J: ENVIRONMENTAL MANAGEMENT PLAN.....		78

LIST OF FIGURES

<i>Figure 1: Locality Plan of Portion H, Farm Brakwater</i>	14
<i>Figure 2: New zoning map</i>	15
<i>Figure 3: Google map image of activities on Re/H/48 and surrounding portions</i>	17
<i>Figure 4: Subdivision map of the Project Site</i>	19
<i>Figure 5: Photo/Image showing the proposed subdivision of the site</i>	20
<i>Figure 6: Proposed collector over Re/H/48 and the New collector alignment of Re/H/48</i>	22
<i>Figure 7: Flowchart of the Impact Process</i>	42
<i>Figure 8: Biomes in Namibia (Atlas of Namibia, 2002)</i>	43
<i>Figure 9: Geology of Namibia (Atlas of Namibia Project, 2002)</i>	44
<i>Figure 10: Average temperatures (Atlas of Namibia Project, 2002)</i>	45

LIST OF TABLES

<i>Table 1: Impact Evaluation Criterion (DEAT 2006)</i>	46
---	----

LIST OF ABBREVIATIONS

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

1. INTRODUCTION

Green Earth Environmental Consultants were appointed by the proponent, Eckhard Otto Waldschmidt, to apply for the Environmental Clearance Certificate for the rezoning of Portion H of Farm Brakwater No. 48, Windhoek, from residential to industrial, the subdivision of the portion into 21 portions and the Remainder and for the determination of roads in the form of right of way servitudes and associated infrastructure to be used as access roads to the newly created portions.

An Environmental Clearance for the proposed industrial use of the Portion was obtained on 24 April 2012. City of Windhoek approved the rezoning from residential to industrial and subdivision into 11 portions on 2 August 2018. Since the previous approval, City of Windhoek requested to realign the previous collector and arterial roads and provide for additional collector roads to provide access to newly created portions in this area which impacts on the earlier subdivision approved. Based on this, the Proponent appointed Du Toit Town Planning Consultants to submit a revised subdivision application to City of Windhoek to accommodate the realignment of roads and to subdivide the Portion into 21 new portions and the Remainder of Portion H of Farm Brakwater No. 48.

In accordance with the Environmental Impact Assessment Regulations (GN 30 in GG 4878 of 6 February 2012) of the Environmental Management Act (No. 7 of 2007), the activities listed below, which forms part of the proposed operations, may not be undertaken without an Environmental Clearance:

ENERGY GENERATION, TRANSMISSION AND STORAGE ACTIVITIES

1. *The construction of facilities for -*
 - (b) *the transmission and supply of electricity;*

WASTE MANAGEMENT, TREATMENT, HANDLING AND DISPOSAL ACTIVITIES

- 2.1 *The construction of facilities for waste sites, treatment of waste and disposal of waste.*
- 2.2 *Any activity entailing a scheduled process referred to in the Atmospheric Pollution Prevention Ordinance, 1976.*
- 2.3 *The import, processing, use and recycling, temporary storage, transit or export of waste.*

LAND USE AND DEVELOPMENT ACTIVITIES

- 5.1 *The rezoning of land from residential use to industrial or commercial use;*

WATER RESOURCE DEVELOPMENTS

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

INFRASTRUCTURE

- 10.1 *The construction of-*
 - (b) *public roads;*

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

(a) It is a public road

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

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

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

2. TERMS OF REFERENCE

To be able to implement the 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 is:

- To comply with Namibia's Environmental Management Act (2007) and its regulations (2012).
- 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 activities 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.

The tasks that will be undertaken for the Environmental Impact Assessment include the evaluation of the following: climate, water (hydrology), vegetation, geology, soils, social, 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. An Environmental Clearance will only be obtained (from the DEA) once the EIA and EMP has been examined and approved for the listed activities.

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 area from the proponent and identified stakeholders. 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 need of this project is motivated as follows:

- City of Windhoek is in urgent need for additional industrially zoned land to be used for the establishment of manufacturing businesses as the current industrial land is fully developed and occupied.
- Additional employment must be created to address especially youth unemployment in Windhoek.
An increase in local processing and manufacturing is required to add value to locality produced raw materials and agricultural products.
- Local processing of agricultural products and minerals results in the substitution of imports of similar products.

The Desirability of the site is motivated as follows:

- The site is located in the City of Windhoek Policy area where the City is supporting rezoning for industrial uses and the establishment and expansion of manufacturing and processing facilities.
- Portion H of Farm Brakwater is located directly east of the Main Road A1 with good access and the railway line cross over the portion which also allows direct rail access if required in the future. It has good and safe access from the district road from where all the main trading areas in Namibia can be reached via Main Road A1.
- The site is already partly used for warehousing and value adding processes and for the parking of trucks delivering raw materials and collecting finished product.
- The site is relatively flat and has been landscaped into platforms which can support industrial facilities like warehouses and processing plants.
- The site is linked to the NamPower network for the provision of electricity.

The above confirm that there is a need for additional industrial land in Windhoek and that the site is desirable for industrial uses.

4. PROJECT DESCRIPTION / INFORMATION

4.1. THE PROJECT LOCATION, SIZE AND ZONING

The Remainder of Portion H of the Farm Brakwater No. 48 is located east of the A1 National road between Windhoek and Okahandja and wedged between the railway and the national road.

See Map below showing the locality of the site:

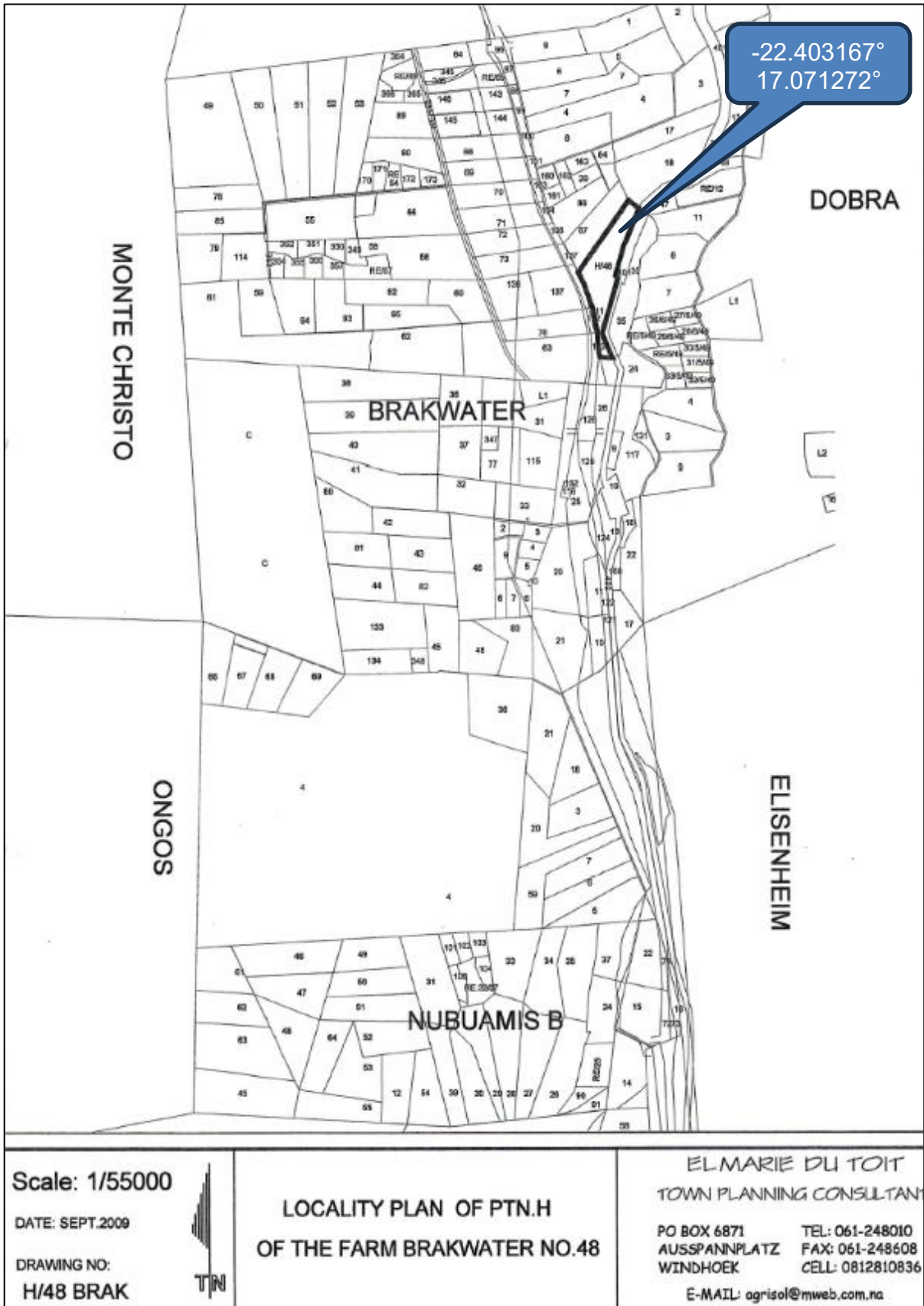


Figure 1: Locality Plan of Portion H, Farm Brakwater

The Remainder of Portion H of the Farm Brakwater No. 48 is 36,9962 ha in extent according to the Title Deed and the diagram. The portion was zoned 'residential' with a density of 1 dwelling per 5 ha. City of Windhoek approved the rezoning of the Remainder of Portion H of Farm Brakwater No. 48 to 'industrial' with a different bulk factors on 2 August 2018. The *Map* below shows the zoning of the site as well as the zoning of some of the surrounding land portions:

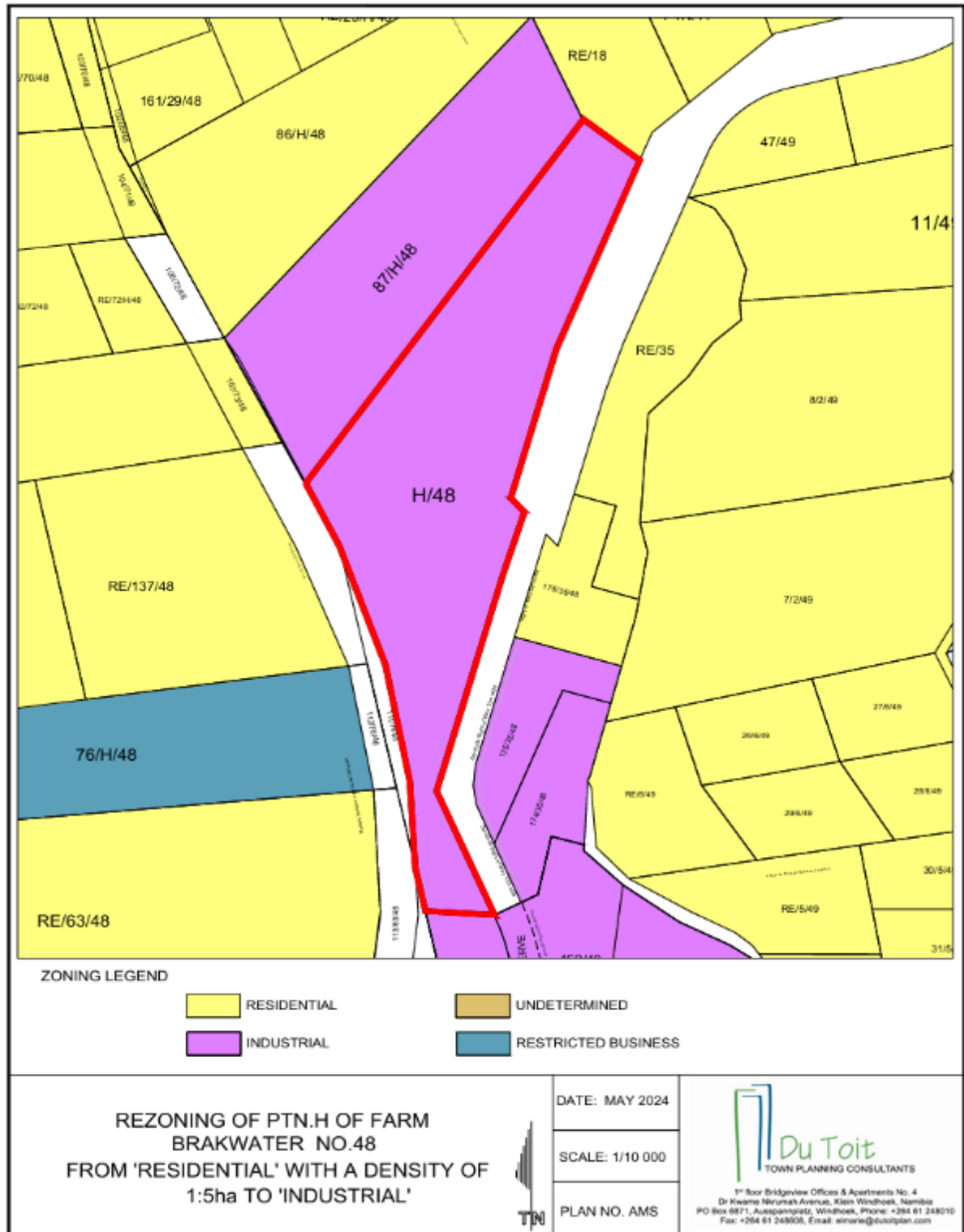


Figure 2: New zoning map

4.2. TOPOGRAPHY

The terrain can be considered flat, as most of it has been landscaped and levelled to accommodate some of the current activities. Drainage is in an easterly direction towards the Klein Windhoek River along the northern boundary of Remainder Portion H and east of the Railway Reserve (Farm 401). Culverts have been constructed under the railway line to ensure surface flow of the water towards the river.

4.3. SURROUNDING USES & SITE CHARACTERISTICS

The Gallina Motocross track and Waldschmidt Eggs are located on the Remainder of Portion H of the Farm Brakwater No. 48. Other storage and logistics facilities are also located on the southern part of the Remainder of Portion H.

The uses surrounding the Remainder of Portion H of Farm Brakwater No. 48 are all similar. It ranges from warehousing for general storage to transportation and logistical companies that need space for all their heavy vehicles.

The character of this part of Brakwater has gradually changed over the past decade and the majority of portions has been rezoned to reflect the 'industrial' nature of the activities.

The Map/Photo below shows the current uses on the site:



Figure 3: Google map image of activities on Re/H/48 and surrounding portions

4.4. DEVELOPMENT PROPOSAL

It is the intension of the proponent to subdivide the Remainder of Portion H of the Farm Brakwater No. 48 into Portions A to U (Street) (21 portions) and the Remainder.

The sizes of the individual portions with the different 'industrial' bulk factors are as follows:

PTN NUMBER	SIZE IN SQM	BULK	PTN NUMBER	SIZE IN SQM	BULK
PTN A	23024	0.75	PTN L	13042	0.75
PTN B	10060	0.75/1.0	PTN M	12363	0.75
PTN C	12748	0.75	PTN N	21828	0.75
PTN D	12322	0.75	PTN O	15850	0.75
PTN E	12248	0.75	PTN P	18805	0.75
PTN F	10458	0.75/1.0	PTN Q	9542	1.0
PTN G	16013	0.75	PTN R	13188	0.75
PTN H	19961	0.75	PTN S	14318	0.75
PTN I	23790	0.75	PTN T	14472	0.75
PTN J	13046	0.75	PTN U	39827	Street
PTN K	16100	0.75	Rem/H/48	26957	0.75
			TOTAL	369962	

See the Map below showing how Portion H will be subdivided:

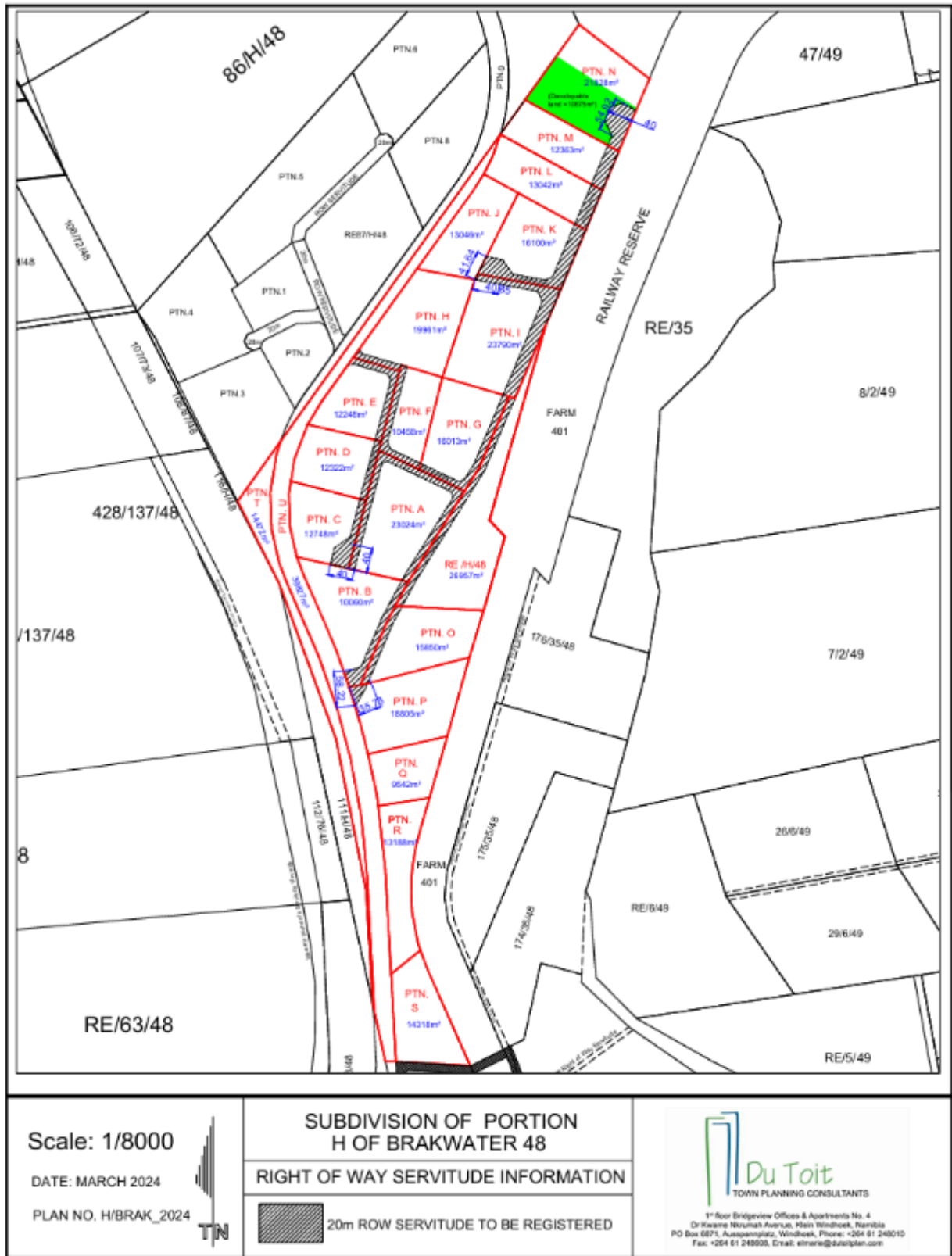


Figure 4: Subdivision map of the Project Site

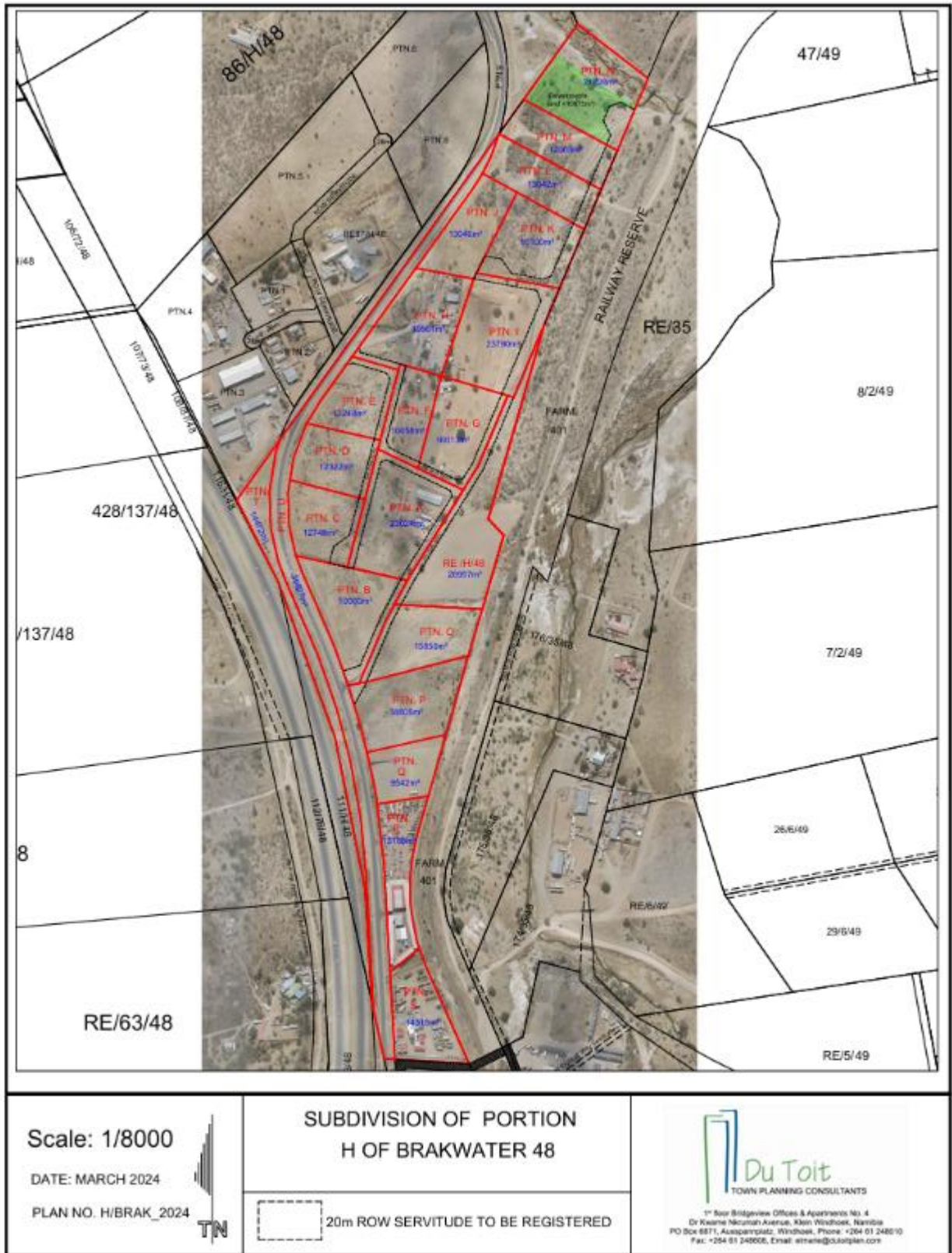


Figure 5: Photo/Image showing the proposed subdivision of the site

5. BULK SERVICES AND INFRASTRUCTURE PROVISION

The necessary infrastructure is already largely available on the Remainder of Portion H of the Farm Brakwater No. 48 due to it being partially developed for many years already. The proposed vacant portions would need to be connected to existing bulk infrastructure or the provision of services would be the responsibility of the owner/proposed owners. These upgrades will have to be according to the satisfaction and requirements of the City of Windhoek. The following infrastructural services are present / envisaged:

5.1. ACCESS / INTERNAL ROADS

The construction and completion of the A1 National Road necessitated the construction of the arterial (previous Portion 11) through Rem/Ptn H as well as Portion 87/H/48. WCE Engineering Consultants in conjunction with Department Transportation realigned the collector road that was existing on Re/Ptn H to also provide a legal access to Ptn 87/H/48.

The current access to the activities on the Remainder of Portion H of Farm Brakwater No. 48 is from the new Döbra interchange on the B1, whereafter it follows the newly built arterial road between Portion 87/H/48 and Re/H/48 - District Road 1545.

The approval of access was secured with the subdivision of Portion 87/H/48 where Portion 563 (new SG number) was created. Portion U in the subdivision of Rem/H/48 is the remaining part of the 25m collector road which will be transferred to City of Windhoek upon completion of this application.

The two *Maps/Images* below depict the previous collector road alignment and the new one as approved by the Department Transportation.

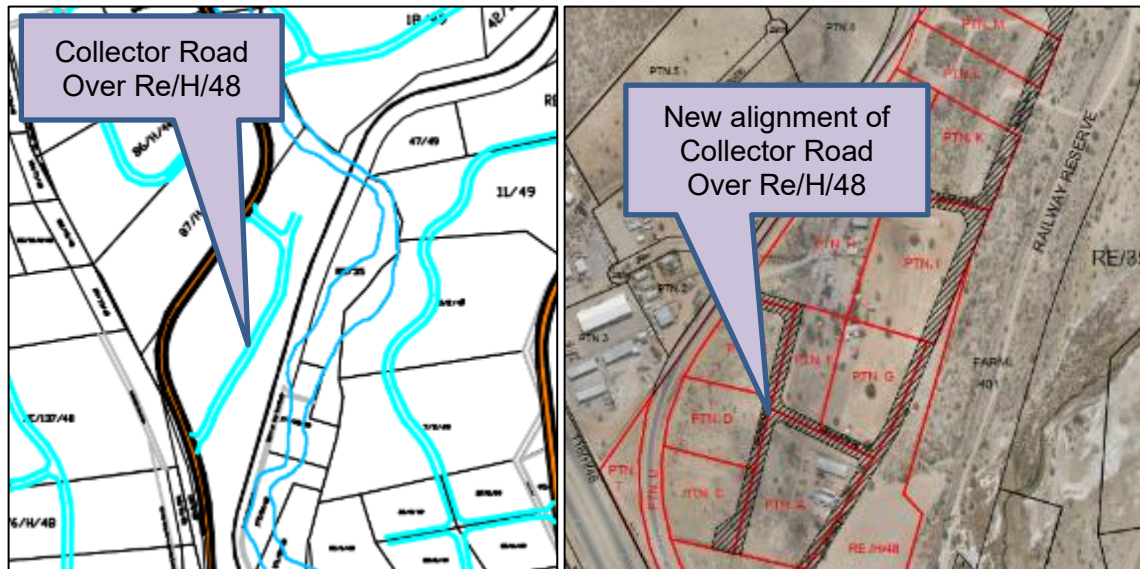


Figure 6: Proposed collector over Re/H/48 and the New collector alignment of Re/H/48

The proposed new alignment was approved by the Department Roads Planning, Design and Traffic Flow in a letter dated 25 October 2021. The owner of the Remainder of Portion H of the Farm Brakwater No. 48, Mr. E. Waldschmidt, also approved this road over his property. The width of this section of the new collector road is 25m as per the requirement.

Access to the internal portions will be via a proposed 20m wide Right of Way servitude to be registered as Right of Way Servitudes over the portions. The width of the internal right of way servitude (20m) as well as the turning circles, are per the requirements of the City Engineer.

5.2. WATER SUPPLY / RETICULATION

Current water supply is done by the City of Windhoek through the existing Brakwater/Döbra network which is connected to the main supply line of NamWater. Any additional water connections will be for the owner's account to the satisfaction of the City of Windhoek.

5.3. ELECTRICITY

NamPower is currently supplying power to Rem/H/48, it is sufficient for the existing activities. Should the vacant portions be sold/developed, it would be the responsibility of the owner to provide sufficient electricity supply according to the requirements of the City of Windhoek.

5.4. STORM WATER AND DRAINAGE

As it is a low density development, the natural flow of storm water and drainage will be minimally disturbed and the natural flow accommodated where possible. Smaller bridges and storm water structures will be constructed where necessary to allow the natural flow of storm water.

5.5. SOLID WASTE / REFUSE REMOVAL

The owner of the Rem/H/48 already has a solid waste removal system in place. This can further be adapted according to the needs from the activities should the different portions be sold/developed. General municipal waste is transported to the communal waste collection points operated by City of Windhoek in the Brakwater Area.

Other industrial waste is transported to the Kupferberg Landfill site.

5.6. SEWERAGE INFRASTRUCTURE / DISPOSAL

There is currently no municipal sewer network in the Brakwater and Döbra area and it will be the responsibility of the owner of the property to install an appropriate system for sewerage disposal in compliance with the municipal regulations and other authorities. Currently COW only allows conservancy tanks for the collection of household sewer from activities on sites in Brakwater Area. The sewer collected from these conservancy tanks by approved contractors may then be disposed of at approved COW waste treatment sites. Alternatively, an onsite water wastewater treatment facility may be installed. The installation and operation of such a facility is subject to COW approval. The raw sewage must be treated to a final effluent conforming to the 'Namibian Special Standard' for Effluents in accordance with the Water Resources Management Act (No. 11 of 2013): Government Gazette of the Republic of Namibia, No. 5367 of 19 December 2013.

5.7. FIRE PROTECTION

The Proponent has the necessary fire protection infrastructure / extinguishers as per municipal requirements. A Fire Protection Specialist introduced a proper fire protection plan with the required infrastructure and is overseeing the annual auditing and maintenance of the infrastructure.

6. APPROVALS OBTAINED

The following approvals on the proposed land use and development have been obtained.

6.1. CITY OF WINDHOEK

City of Windhoek - approval for the rezoning and subdivision.

City of Windhoek approved the rezoning from residential to industrial and subdivision into 11 portions on 2 August 2018. Since the previous approval, City of Windhoek requested to realign the previous collector and arterial roads and provide for additional collector roads to provide access to newly created portions in this area which impacts on the earlier subdivision approved.

Department of Urban & Transport Planning

✉ 59

80 Independence Avenue

WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2073 • Fax: (+264) 61 290 2060 • www.cityofwindhoek.org.na



Enq: Mr H Rust
Tel: 290 – 2378

Ref: L/PtnH/48/BW
Date: 2 August 2018

Du Toit Town Planning Consultant
P O Box 6871
Ausspannplatz

Dear Madam

PROPOSED REZONING AND SUBDIVISION OF REMAINDER PORTION H OF FARM BREAKWATER NO. 48 FROM RESIDENTIAL WITH A DENSITY OF 1:5HA TO INDUSTRIAL WITH BULK 0.75

Your application in the above regard refers.

In accordance with the delegation of authority assigned to the Strategic Executive: Urban and Transport Planning to approve/disapprove rezonings as per Council Resolution 190/9/2017 and the subdivision of land as per Council Resolution 283/11/2017 the following is supported for submission to the Namibia Planning Advisory Board.

1. That the rezoning of Remainder Portion H of Farm Brakwater No. 48 from 'residential' with a density of 1:5ha to 'industrial' be supported.
2. That the Remainder Portion H of Farm Brakwater No 48 be subdivided as follows as indicated on Subdivision Plan No 48/H/BRAK_5 date stamped 5 July 2018:

✓ Portion 1 ± 12928 m ²	-	Industrial Bulk 0.75
Portion 2 ± 15275 m ² ✓	-	Industrial Bulk 0.75
Portion 3 ± 17430 m ² ✓	-	Industrial Bulk 0.75
Portion 4 ± 8542 m ² ✓	-	Industrial Bulk 1.0
Portion 5 ± 4180 m ² ✓	-	Industrial Bulk 1.0
Portion 6 ± 3294 m ² ✓	-	Industrial Bulk 1.0
Portion 7 ± 2523 m ² ✓	-	Industrial Bulk 1.0
Portion 8 ± 3190 m ² ✓	-	Industrial Bulk 1.0
Portion 9 ± 14313 m ² ✓	-	Industrial Bulk 0.75
Portion 10 ± 15938 m ² ✓	-	Industrial Bulk 0.75
Portion 11 ± 39249 m ² (Street) ✓	-	
Remainder ± 236054 m ² ✓	-	Industrial Bulk 0.5
3. That the services be provided by the owner to the standard and satisfaction of the Municipality.

1

All official correspondence must be addressed to the Chief Executive Officer

4. That the necessary Environmental Impact Assessment recommendations emanating from the Environmental Scoping Report, be accepted by Council and that the implementation thereof is made a condition to the approval of the rezoning and land use.
5. That the owner agree in writing to pay a betterment fee of NS 3 836 240 for the Remainder Portion H of Farm Brakwater No. 48 being 40 % of the increase in value of the rezoned property, subject to Ministerial approval, prior to the incorporation of the rezoning in an amendment scheme and submission for approval of NAMPAB.
6. That a deposit equal to the betterment fee be paid into Vote Number 5000132050085.
7. That the betterment fee as per paragraph 5 be paid into the following account details: First National Bank, Branch Name: Windhoek Corporate Suite, Branch Code: 281872; Account Number: 620 12 14 6115; Reference; Erf No and Betterment Fee Vote 5000132050085.
8. That once a betterment fee has been determined by the Minister of Urban and Rural Development, this amount be taken from the account and any excess be repaid to the applicant and owner or, in the event of a refusal of the Amendment Scheme or the rezoning, the deposit be refunded.
9. That the applicant take note that neither the payment of the deposit or the consent use, should create the expectation or would bind the Minister of Urban and Rural Development to consider and approve the Amendment Scheme and that provisions of the Town Planning Ordinance 18 of 1954, as amended, will still apply.
10. That the existing access ROW Servitude be increased to 25 meters and be registered in favour of Portions 1, 2 and 3.
11. That the existing 13 meter ROW access over Portion 24/48 also be increased to 25 meters.
12. That Portion 11 must be minimum 30 meters wide.
13. That a traffic impact assessment (TIA) be conducted in view of the planned bulk of 0.75.
14. That the upgrading of main arterial roads be in lieu of betterment and endowment payment.
15. That block development agreement for large subdivisions must be signed whereby the owner applicant appoints a professional engineer for the provision of services including tarred road.
16. That the applicant at his cost constructs all roads top municipal standards to the satisfaction and approval of the Strategic Executive Urban and Transport Planning prior to the transfer of any land portions in title.
17. That no access or off-street parking be within 20 meters of any of the intersections measured from the intersecting kerb.

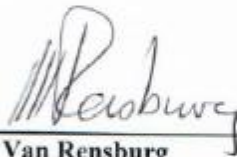
18. That turning circles as cul de sacs should not be less than 28 meter diameter to cater for medium vehicles especially the waste collection trucks to manoeuvre and leaving enough space for pedestrian movement and on and off road loading and the accommodation of al services.
19. That the applicant accepts the existing draft collector road system, or provides an acceptable alternative, until a new collector road system is in place.
20. That the applicant submits a detailed 50 year flood analysis of the Klein Windhoek River along the Portion H of Farm Brakwater No 48 done by a registered professional engineer at the cost of the applicant.
21. That no development will be allowed in the 50 year flood line of the Klein Windhoek River.
22. That surface stormwater runoff be accommodated accruing to Clause 35 of the Windhoek Town Planning Scheme.
23. That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or works which have been authorized in writing by the local authority or which have been or may be built, laid or erected in terms of any law) may 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 allows flood water to run off, be discharged or to be canalised) is or can be changed, canalised or impeded.
 - (c) the maintenance of such stormwater pipe, channel or work shall be the responsibility of the owner of the concerned property.
24. That prior approval must be obtained from the Strategic Executive: Urban and Transport Planning if the accommodation of the stormwater on the erf is contemplated.
25. That Engineering drawings on how the stormwater would be accommodated to the satisfaction of the Strategic Executive: Urban and Transport Planning be submitted for approval simultaneously with the building plans.
26. That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted prior to the approval thereof.
27. That no building plan will be approved until the above stormwater conditions are met.
28. That roads and stormwater infrastructure be planned and constructed to typical details of the City of Windhoek.

29. That a proper river crossing be designed by a registered engineer to at least be accommodative of the 50 year flood.
30. That in the case of industrial erven minimum 20 meter road reserves be provided in the layout.
31. That the road layout and network be submitted for consideration to the Strategic Executive: Urban and Transport Planning, and that it ties in with the Brakwater Master plan.
32. That the applicant takes note that no municipal water or sewer services are available, and that the applicant be responsible to provide on-site water storage to cater for at least 48 hours of the Daily Demand.
33. That the applicant is required to appoint a Registered Professional Engineer to propose an acceptable waste water conveyance and treatment system subject to the condition that no pollution of the ground water occurs and further provided that there will be no health risks to the users and surrounding residents.
34. That the final effluent shall at all times comply with the applicable legislation.
35. That the sewer and proposed treatment of waste water must be submitted for approval to the Strategic Executive: Infrastructure, Water & Technical Services before construction commences, and that all costs be for the applicant's account.
36. That the establishment of a waste water treatment facility is subject to the issuing of waste water discharge permit by the City of Windhoek and the applicant will have to observe all conditions applicable to the application for such a permit.
37. That only full waterborne sewerage system will be accepted.
38. That any further water or sewer requirements, due to the future subdivision of the erf, will be for the applicant's account.
43. That the rezoning shall further be subject to the following water and sewerage standard conditions for large subdivision listed below:
 - 43.1 The design of the water and sewerage reticulation networks must be done by Consulting Engineers or a suitably qualified engineer/technician (details to be submitted for approval before design work commences). The costs will be for the developer's account.
 - 43.2 The design of the water and sewerage reticulation networks must be done according to the standards and specifications of the Strategic Executive: Infrastructure, Water & Technical Services and must be submitted for approval to the Strategic Executive: Infrastructure, Water & Technical Services before any work may proceed.
 - 43.3 Design criteria are to be in accordance with the "The Guidelines for human settlement, planning and design" as published by the Council of Scientific and Industrial Research (CSIR) and are available on-line at http://www.csir.co.za/Built_environment/RedBook/.

- 43.4 Materials and construction standards are to comply with the latest edition of SANS 1200.
- 43.5 Water reticulation networks must connect to the existing main services provided by NamWater or the City of Windhoek and all connection points must be approved by the City of Windhoek.
- 43.6 The design of the water and sewerage reticulation networks, as well as waste water treatment plants, reservoirs and pump stations if applicable, must be done on a CAD system adaptable to the system used by the City of Windhoek and the information will be made available to the Strategic Executive: Infrastructure, Water & Technical Services. (A complete set of as-built drawings (paper copies and electronically) must be submitted to the Strategic Executive: Infrastructure, Water & Technical Services or his representative once the project is completed.)
- 43.7 The existing water, sewer, electricity and telecom services must be indicated on the construction drawings. The developer will be held responsible for any damages to existing services.
- 43.8 Professionally Registered Engineers must supervise the construction of the water and sewerage reticulation networks, as well as waste water treatment plants, reservoirs and pump stations if applicable, to ensure that the work is done to the satisfaction of the Strategic Executive: Infrastructure, Water & Technical Services, and a **Certificate of Acceptance** shall be submitted by the applicant's engineer to certify that construction conforms to the design and approved drawings.
- 43.9 After the construction period, all the new services must be inspected by the Strategic Executive: Infrastructure, Water & Technical Services or his respective representatives at an official site inspection where-after a **Certificate of Completion** will be issued to the developer.
- 43.10 No building plan for any improvements will be approved without the proof of a **Certificate of Completion** of the water and sewerage infrastructure, as well as waste water treatment plants, reservoirs and pump stations, if applicable.
- 43.11 The applicant must bear the full costs of all water and sewer services (as well as waste water treatment plants, reservoirs and pump stations, if applicable), including the professional fees for planning, design and supervision costs and the construction costs.
- 43.12 The applicant will be held responsible by the Strategic Executive: Infrastructure, Water & Technical Services for a retention period of 12 months on the water and sewerage reticulation networks (as well as reservoirs and pump stations if applicable) after completion and take-over of the works. This will only be applicable where services are taken over by the City of Windhoek.
- 43.13 The operation and maintenance of the waste water treatment plant shall be the responsibility of the applicant for a predetermined number of years as described in the Development Agreement which will dictate taking over pre-conditions (if applicable).

- 43.14 There is a possibility that The City of Windhoek will not be able to take-over the services and to do any maintenance on the water and sewerage reticulation networks. In this case, the applicant will then be responsible to do maintenance on all the water and sewerage reticulation networks until such time that the City of Windhoek will be able to take-over the services. The Chief Engineer: Bulk & Waste Water should be contacted regarding the taking-over of services.
- 43.15 If it comes to the attention of the City of Windhoek that any of the works constructed by the applicant are at fault, no further developments will be permitted and no building plans will be approved until such time that the works are rectified to the satisfaction of the Chief Engineers: Engineering Services and Bulk & Waste Water.
44. That the applicant takes note that Council does not have any electrical network in the area. However there is electricity in the area under the operation of NamPower. The applicant is advised to approach NamPower.
45. That, since the electrical infrastructure will possibly be taken over by Council, the applicant or his/her electrical engineering representative should approach the Strategic Executive: Electricity to be advised on council's electrical regulations, standards and specifications when designing for internal reticulations, and all design drawings to be submitted for approval by the Strategic Executive: Electricity.
46. That the applicant, if not satisfied with the Council decision, lodge an appeal to the Minister of Urban and Rural Development within 28 days of being notified of this Council Resolution.
47. That the applicant accepts the liability and responsibility to pay the endowment fee for the subdivision, and the rezoning betterment fee for the increase in value of Portion H of Farm Brakwater No. 48.
48. That the applicant acknowledges receipt of this Delegated Authority Approval in writing.

Yours faithfully



P Van Rensburg
STRATEGIC EXECUTIVE

6.2. ENVIRONMENTAL CLEARANCE FOR PROPOSED INDUSTRIAL DEVELOPMENT

An Environmental Clearance for the proposed industrial use of the Portion was obtained on 24 April 2012. See Clearance below:

 REPUBLIC OF NAMIBIA		
MINISTRY OF ENVIRONMENT AND TOURISM		
P/Bag 13306 Windhoek Namibia	Capital Centre 6 th Floor Levinson Arcade	Tel: +264 61 2842701 Fax: +264 61 240339 Email:freddy@met.na
Enquiries: Dr. F. M. Sikabongo		
OFFICE OF THE ENVIRONMENTAL COMMISSIONER		
The Managing Director Walschmidt Egg cc P.O. Box 20206 Windhoek		
Dear Sir or Madam		
SUBJECT: ENVIRONMENTAL CLEARANCE FOR THE PROPOSED INDUSTRIAL DEVELOPMENT AT PORTION H OF FARM BRAKWATER NO. 48, WINDHOEK, KHOMAS REGION		
<p>The Environmental Impact Assessment (EIA) and Environmental Management Plan (EMP) submitted is sufficient as it made provisions of the environmental management concerning the proposed activities. From this perspective regular environmental monitoring and evaluations on environmental performance should be conducted. Targets for improvements should be established and monitored from time to time.</p> <p>This Ministry reserves the right to attach further legislative and regulatory conditions during the operational phase of the project. From this perspective, we issue this clearance with the following condition: all key stakeholders, particularly the regional authority, must be properly consulted and <u>written consent</u> obtained prior to any development activities.</p> <p>On the basis of the above, this letter serves as an environmental clearance for the project to proceed. However, this clearance letter does not in anyway hold the Ministry of Environment and Tourism accountable of any wrong doing, for insufficient information, nor any adverse effects that may arise from this project activity. Instead, full accountability rests with the proponent and his/ her consultants.</p>		
Yours sincerely,		
Teofilus Nghitila Environmental Commissioner	24 APR 2012	
	Private Bag 9907 WINDHOEK / NAMIBIA	
All official correspondence must be addressed to the Permanent Secretary		

Since the above approvals were obtained, City of Windhoek requested to realign the previous collector and arterial roads and provide for additional collector roads to provide access to newly created portions in this area which impacts on the earlier subdivision approved. On the basis of this, the Proponent appointed Du Toit Town Planning Consultants to submit a revised subdivision application to City of Windhoek to accommodate the realignment of roads and to subdivide the Portion into 21 new portions and the Remainder of Portion H of Farm Brakwater No. 48.

The final approval of the proposed amended road alignment and resulting amendment in the layout and subdivision of Portion H of Farm Brakwater is subject to obtaining a new Environmental Clearance for the listed activities triggered by the proposed development.

7. APPROACH TO THE STUDY

The assessment included the following activities:

a) Desktop sensitivity assessment

Literature, legislation and guidance documents related to the natural environment and land use activities available on the site 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 (1 and 8 April 2026) inviting public participation and comments on the proposed project. A notice was also placed on the Notice Board of the Municipality of Windhoek and on the Project Site. The Background Information Document and letters were sent to neighbours and Interested and Affected Parties. The closing date for any questions, comments, inputs or information was 22 April 2026. See Appendix for details.

d) Scoping

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

e) Environmental Management Plan (EMP)

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

8. ASSUMPTIONS AND LIMITATIONS

It is assumed that the information provided by the Proponent (Eckhard Otto Waldschmidt) is accurate. The assessment is 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 construction activities.

9. ADMINISTRATIVE, LEGAL AND POLICY REQUIREMENTS

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

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

CONCLUSION AND IMPACT

In considering the environmental rights, Eckhard Otto Waldschmidt should consider the following in devising an action plan in response to the 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 Eckhard Otto Waldschmidt’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 be conducted for the following listed activities in order to obtain an Environmental Clearance Certificate:

ENERGY GENERATION, TRANSMISSION AND STORAGE ACTIVITIES

- 1. The construction of facilities for -*
 - (b) the transmission and supply of electricity;*

WASTE MANAGEMENT, TREATMENT, HANDLING AND DISPOSAL ACTIVITIES

- 2.1 The construction of facilities for waste sites, treatment of waste and disposal of waste.*
- 2.2 Any activity entailing a scheduled process referred to in the Atmospheric Pollution Prevention Ordinance, 1976.*
- 2.3 The import, processing, use and recycling, temporary storage, transit or export of waste.*

LAND USE AND DEVELOPMENT ACTIVITIES

- 5.2 Establishment of land resettlement schemes*

WATER RESOURCE DEVELOPMENTS

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

INFRASTRUCTURE

10.1 The construction of-

- (a) oil, water, gas and petrochemical and other bulk supply pipelines;*
- (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 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. They 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

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.

CONCLUSION AND IMPACT

The proposed project site has been assessed in terms of the Environmental Management Act (No. 7 of 2007) and the Regulations (2012). From the assessment, it can be concluded that the activities will have impacts on the prevailing environment but that the negative impacts can be sufficiently mitigated and managed by following the Environmental Management Plan which is part of this document.

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.

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.

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.

<p>Pollution Control and Waste Management Bill (guideline only)</p>	<p>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 hazardous substances or products containing hazardous substances shall notify the competent authority, in accordance with sub-section (2), of the presence and quantity of those substances. The competent authority for the purposes of section 74 shall maintain a register of substances notified in accordance with that section and the register shall be maintained in accordance with the provisions. Part 8 provides for emergency preparedness by the person handling hazardous substances, through emergency response plans.</p>	<p>The Proponent must adhere to the Pollution Control and Waste Management Bill.</p>
<p>Water Resources Management Act</p>	<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	Provides for management and handling of industrial, business and domestic waste.	The Proponent must abide to the solid waste management provisions.
Hazardous Substances Ordinance (No. 14 of 1974)	The Ordinance applies to the manufacture, sale, use, disposal and dumping of hazardous substances, as well as their import and export and is administered by the Minister of Health and Social Welfare. Its primary purpose is to prevent hazardous substances from causing injury, ill-health or the death of human beings.	The Proponent must abide to the Ordinance's provisions.
Atmospheric Pollution Prevention Ordinance of Namibia (No. 11 of 1976)	Part 2 of the Ordinance governs the control of noxious or offensive gases. The Ordinance prohibits anyone from carrying on a scheduled process without a registration certificate in a controlled area. The registration certificate must be issued if it can be demonstrated that the best practical means are being adopted for preventing or reducing the escape into the atmosphere of noxious or offensive gases produced by the scheduled process.	The proponent should adhere 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	No removal of protected tree species or removal of mature trees should happen. The Ministry of Environment,

	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.	Forestry and Tourism should be consulted when required.
Labour Act	The Labour Act (No. 11 of 2007) contains regulations relating to the Health, Safety and Welfare of employees at work. These regulations are prescribed for among others safety relating to hazardous substances, exposure limits and physical hazards. Regulations relating to the Health and Safety of Employees at Work are promulgated in terms of the Labour Act 6 of 1992 (GN156, GG1617 of 1 August 1997).	The proponent and contractor should adhere to the Labour Act.
Traditional Authorities Act (No. 17 of 1995)	The Traditional Authorities Act (No. 17 of 1995) provide for the establishment of traditional authorities, the designation and recognition of traditional leaders; to define their functions, duties and powers; and to provide for matters incidental thereto.	Traditional Authorities should be consulted when required.
Public and Environmental Health Act	The Public and Environmental Health Act (No. 1 of 2015) provides with respect to matters of public health in Namibia. The objects of this Act are to: (a) promote public health and wellbeing; (b) prevent injuries, diseases and disabilities; (c) protect individuals and communities from public health risks; (d) encourage community 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	The National Heritage Council should be consulted when required.

	before it may be relocated. This should be applied from the NHC.	
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	The objectives of this Act are to: Make provisions for the combating and prevention of soil erosion;	Only the area required for the operations should be cleared from vegetation to ensure the

Act (No. 76 of 1969)	Promote the conservation, protection and improvement of the soil, vegetation, sources and resources of the Republic;	minimum impact on the soil through clearance for construction.
Air Quality Act (NO. 39 of 2004)	The Air Quality Act (No. 39 of 2004) intends to provide for national norms and standards regulating air quality monitoring, management and control by all spheres of government; for specific air quality measures; and for matters incidental thereto.	The proponent and contractor should adhere to the Air Quality Act.
Vision 2030 and National Development Plans	Namibia's overall development ambitions are articulated in the Nation's Vision 2030. At the operational level, five-yearly national development plans (NDP's) are prepared in extensive consultations led by the National Planning Commission in the Office of the President. Currently the Government has so far launched a 4th NDP which pursues three overarching goals for the Namibian nation: high and sustained economic growth; increased income equality; and employment creation.	The proposed project is an important element in employment creation.

CONCLUSION AND IMPACT

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

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

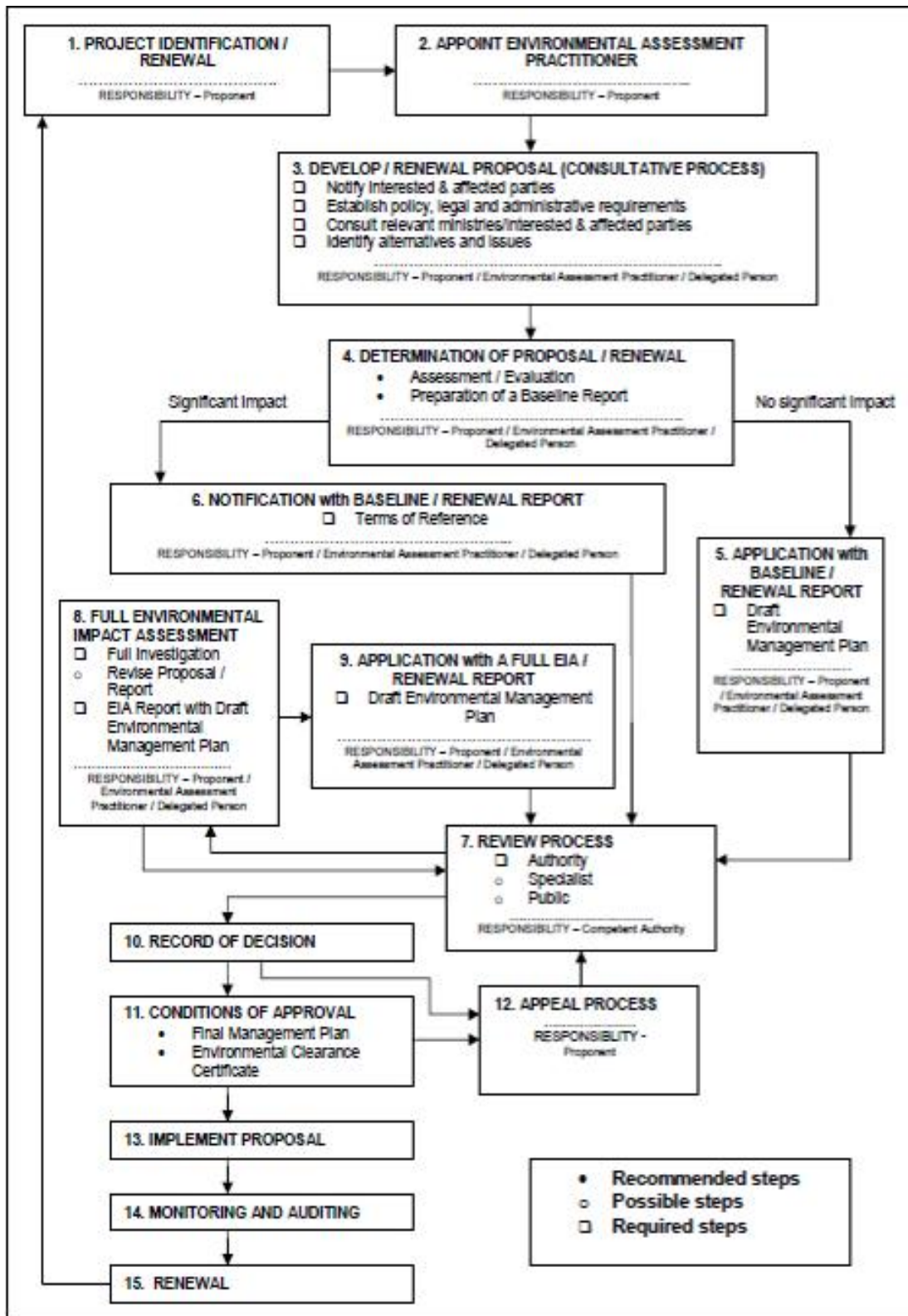


Figure 7: Flowchart of the Impact Process

10. AFFECTED RECEIVING ENVIRONMENT

10.1. BIODIVERSITY AND VEGETATION

Portion H of the Farm Brakwater No. 48 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.

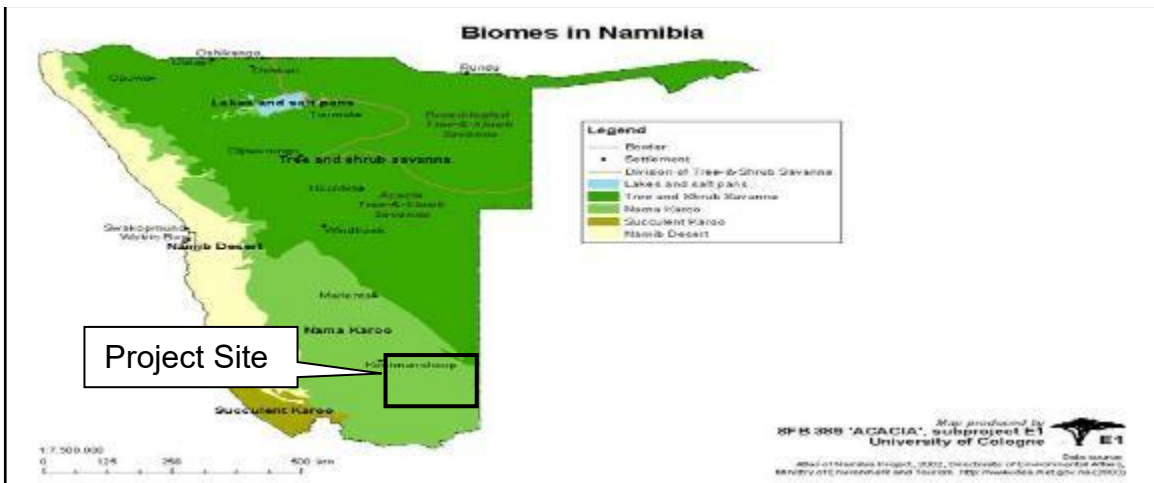


Figure 8: Biomes in Namibia (Atlas of Namibia, 2002)

Only the necessary plants/vegetation will be removed for the construction 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.

10.2. GEOLOGY AND SOILS

Portion H of the Farm Brakwater No. 48 is located in the Khomas Trough on a geological area classified as Damara Supergroup and Gariiep Complex. The surface geology of the area also consists of formations of Damara granite intrusions. See *Map* below:

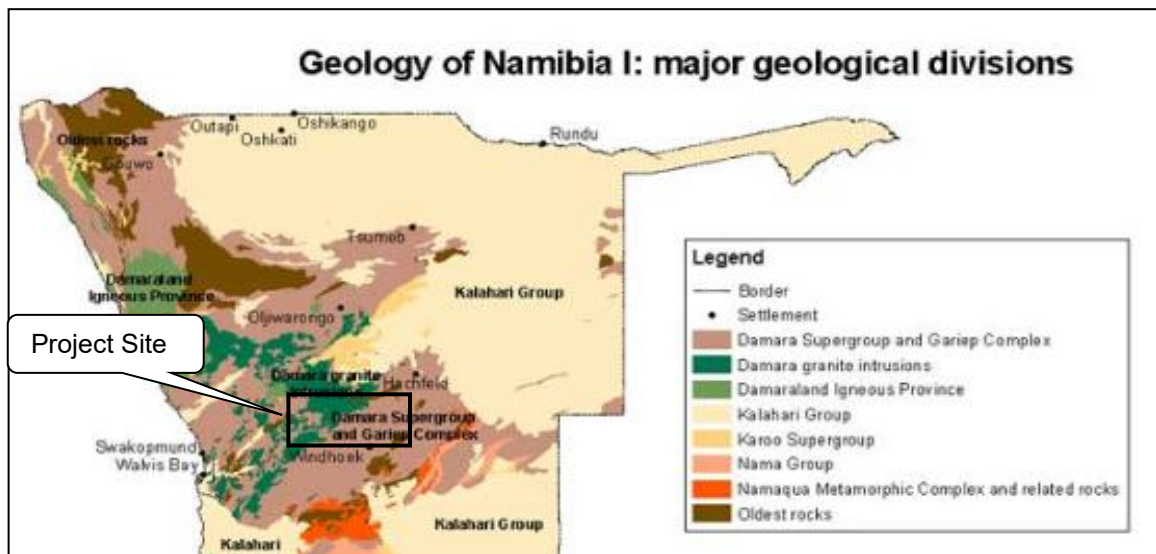


Figure 9: Geology of Namibia (Atlas of Namibia Project, 2002)

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

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

10.3. SOCIO ECONOMIC ENVIRONMENT

The Project Site is mainly surrounded by business buildings, industrial activities and some residential uses. 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.

10.4. 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.

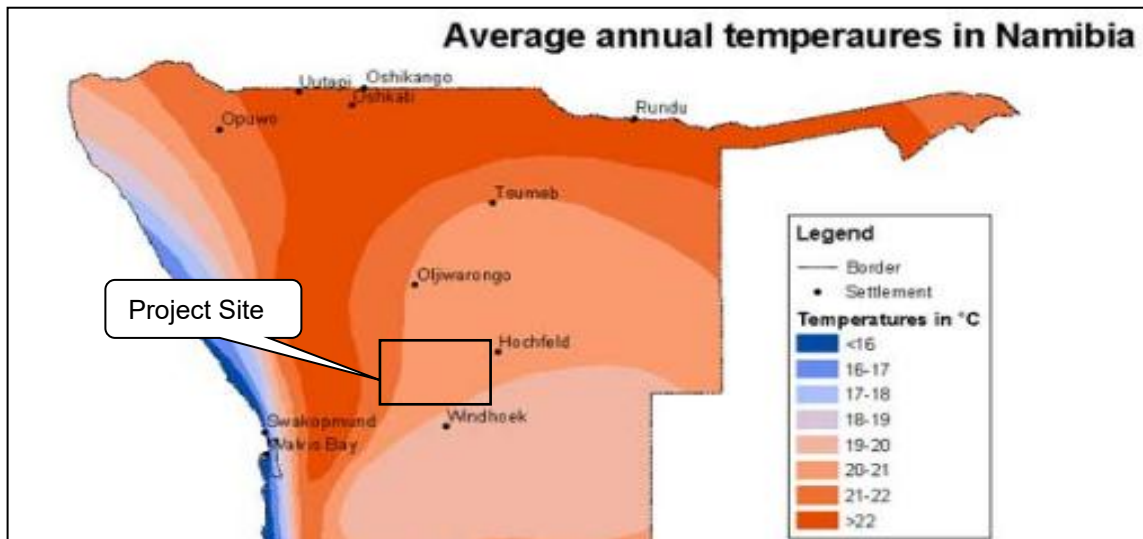


Figure 10: Average temperatures (*Atlas of Namibia Project, 2002*)

10.5. 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.

11. IMPACT ASSESSMENT AND EVALUATION

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

Table 1: Impact Evaluation Criterion (DEAT 2006)

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

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

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

11.1. IMPACTS DURING CONSTRUCTION

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

11.1.1. WATER USAGE

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

Impact Evaluation

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

11.1.2. ECOLOGICAL IMPACTS

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

Impact Evaluation

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

11.1.3. DUST POLLUTION AND AIR QUALITY

Dust generated during the transportation of building materials; construction and installation of bulk services, and problems thereof are expected to be low and site specific. Dust is expected to be worse during the winter months when strong winds occur. Release of various particulates from the site during the construction phase and exhaust fumes from vehicles and machinery related to the construction of bulk services are also expected to take place. Dust is regarded as a nuisance as it reduces visibility, affects the human health and retards plant growth. It is recommended that regular dust suppression be included in the construction activities, when dust becomes an issue.

Impact evaluation

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

11.1.4. NOISE IMPACT

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

Impact evaluation

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

11.1.5. HEALTH, SAFETY AND SECURITY

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

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

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

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

Impact evaluation

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

11.1.6. CONTAMINATION OF GROUNDWATER

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

Impact Evaluation

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

11.1.7. SEDIMENTATION AND EROSION

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

Impact Evaluation

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

11.1.8. GENERATION OF WASTE

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

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

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

Impact Evaluation

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

11.1.9. CONTAMINATION OF SURFACE WATER

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

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

Impact Evaluation

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

11.1.10. TRAFFIC AND ROAD SAFETY

All drivers of delivery vehicles and construction machinery should have the necessary driver's licenses and documents to operate these machines. Speed limit warning signs must be erected to minimise accidents. Heavy-duty vehicles and machinery must be tagged with reflective signs or tapes to maximize visibility and avoid accidents.

Impact Evaluation

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

11.1.11. FIRES AND EXPLOSIONS

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

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

Impact Evaluation

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

11.1.12. SENSE OF PLACE

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

Impact Evaluation

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

11.2. IMPACTS DURING OPERATION

11.2.1. ECOLOGICAL IMPACTS

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

Impact Evaluation

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

11.2.2. DUST POLLUTION AND AIR QUALITY

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

Impact Evaluation

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

11.2.3. CONTAMINATION OF GROUNDWATER

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

Impact Evaluation

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

11.2.4. GENERATION OF WASTE

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

Impact Evaluation

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

11.2.5. FAILURE IN RETICULATION PIPELINES

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

Impact Evaluation

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

11.2.6. FIRES AND EXPLOSIONS

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

Impact Evaluation

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

11.2.7. HEALTH, SAFETY AND SECURITY

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

Impact Evaluation

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

11.3.CUMULATIVE IMPACTS

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

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

Impact Evaluation

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

12. CONCLUSION

In line with the Environmental Management Act (No 7 of 2007), *Green Earth Environmental Consultants* have been appointed to conduct an Environmental Impact Assessment for the rezoning of Portion H of Farm Brakwater No. 48, Windhoek, from residential to industrial, the subdivision of the portion into 21 portions and the Remainder and for the determination of roads in the form of right of way servitudes and associated infrastructure to be used as access roads to the newly created portions.

Negative impacts that can be associated with the development are most likely to include: production of solid waste, dust emissions, atmospheric emissions, noise pollution, movement of soils, increased wastewater generation, the disruption of groundwater from the foundation or other structures, can result in an increase in traffic on the nearby roads and there can be an impact on the occupational health and safety of workers. However, this project is believed to be an asset to this area. Facilities and employment will be made available for which there is a need.

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

13. RECOMMENDATION

It is therefore recommended that the Ministry of Environment, Forestry and Tourism through the Environmental Commissioner support and approve the Environmental Clearance for the rezoning of Portion H of Farm Brakwater No. 48, Windhoek, from residential to industrial, the subdivision of the portion into 21 portions and the Remainder and for the determination of roads in the form of right of way servitudes and associated infrastructure to be used as access roads to the newly created portions and for the following listed activities:

ENERGY GENERATION, TRANSMISSION AND STORAGE ACTIVITIES

- 1. The construction of facilities for -*
 - (b) the transmission and supply of electricity;*

WASTE MANAGEMENT, TREATMENT, HANDLING AND DISPOSAL ACTIVITIES

- 2.1 The construction of facilities for waste sites, treatment of waste and disposal of waste.*
- 2.2 Any activity entailing a scheduled process referred to in the Atmospheric Pollution Prevention Ordinance, 1976.*
- 2.3 The import, processing, use and recycling, temporary storage, transit or export of waste.*

LAND USE AND DEVELOPMENT ACTIVITIES

- 5.2 Establishment of land resettlement schemes*

WATER RESOURCE DEVELOPMENTS

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

INFRASTRUCTURE

- 10.1 The construction of-*
 - (a) oil, water, gas and petrochemical and other bulk supply pipelines;*
 - (b) public roads;*
- 10.2 The route determination of roads and design of associated physical infrastructure where -*
 - a) It is a public road*
 - b) the road reserve is more than 30m wide, or*
 - c) the road caters for more than one lane of traffic in both directions*

LIST OF REFERENCES

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

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

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

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

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

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

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

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


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

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

CALL FOR PUBLIC PARTICIPATION/COMMENTS ENVIRONMENTAL IMPACT ASSESSMENT AND ENVIRONMENTAL MANAGEMENT PLAN TO OBTAIN AN ENVIRONMENTAL CLEARANCE FOR THE REZONING OF PORTION H OF FARM BRAKWATER NO. 48, WINDHOEK, FROM RESIDENTIAL TO INDUSTRIAL, THE SUBDIVISION OF THE PORTION INTO 21 PORTIONS AND THE REMAINDER AND FOR THE DETERMINATION OF ROADS IN THE FORM OF RIGHT OF WAY SERVITUDES AND ASSOCIATED INFRASTRUCTURE.

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 rezoning of Portion H of Farm Brakwater No. 48, Windhoek, from residential to industrial, the subdivision of the portion into 21 portions and the Remainder and for the determination of roads in the form of right of way servitudes and associated infrastructure to be used as access roads to the newly created portions.

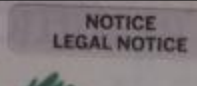
Name of proponent: Eckhard Otto Waldschmidt
Project location and description: The Remainder of Portion H of the Farm Brakwater No. 48 is located east of the A1 National Road between Windhoek and Okahandja and wedged between the railway and the national road. The site is currently used for a motorcross track, Waldschmidt Eggs and the storage of vehicles and container storage facilities. The Remainder of Portion H is 36,9962 ha in extent. City of Windhoek approved the rezoning of the Portion from residential to industrial. It is the intention to subdivide the Portion into 21 new portions (including a street portion) and the Remainder. The newly created portions will obtain access from 20m wide right of way servitudes which will link up with District Road 1545 which links up with Main Road A1. 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 Background Information Document is available to the I & APs who register. A public meeting will be held if enough public interest is shown. Registered I & APs will be notified of the date and venue of the public meeting. The last date for comments and/or registration is 29 April 2026.
Contact details for registration and further information:
 Green Earth Environmental Consultants
 Contact Persons: Charlie Du Toit/Caroen van der Walt
 Tel: 0811273145
 E-mail: carlen@greearthnambila.com
 CLAO260000555


CALL FOR PUBLIC PARTICIPATION/COMMENTS ENVIRONMENTAL IMPACT ASSESSMENT AND ENVIRONMENTAL MANAGEMENT PLAN TO OBTAIN AN ENVIRONMENTAL CLEARANCE FOR THE REZONING OF PORTION H OF FARM BRAKWATER NO. 48, WINDHOEK, FROM RESIDENTIAL TO INDUSTRIAL, THE SUBDIVISION OF THE PORTION INTO 21 PORTIONS AND THE REMAINDER AND FOR THE DETERMINATION OF ROADS IN THE FORM OF RIGHT OF WAY SERVITUDES AND ASSOCIATED INFRASTRUCTURE.

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 rezoning of Portion H of Farm Brakwater No. 48, Windhoek, from residential to industrial, the subdivision of the portion into 21 portions and the Remainder and for the determination of roads in the form of right of way servitudes and associated infrastructure to be used as access roads to the newly created portions.

Name of proponent: Eckhard Otto Waldschmidt
Project location and description: The Remainder of Portion H of the Farm Brakwater No. 48 is located east of the A1 National Road between Windhoek and Okahandja and wedged between the railway and the national road. The site is currently used for a motorcross track, Waldschmidt Eggs and the storage of vehicles and container storage facilities. The Remainder of Portion H is 36,9962 ha in extent. City of Windhoek approved the rezoning of the Portion from residential to industrial. It is the intention to subdivide the Portion into 21 new portions (including a street portion) and the Remainder. The newly created portions will obtain access from 20m wide right of way servitudes which will link up with District Road 1545 which links up with Main Road A1. 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 Background Information Document is available to the I & APs who register. A public meeting will be held if enough public interest is shown. Registered I & APs will be notified of the date and venue of the public meeting. The last date for comments and/or registration is 29 April 2026.
Contact details for registration and further information:
 Green Earth Environmental Consultants
 Contact Persons: Charlie Du Toit/Caroen van der Walt
 Tel: 0811273145
 E-mail: carlen@greearthnambila.com

NOTICE LEGAL NOTICE


CALL FOR PUBLIC PARTICIPATION/COMMENTS ENVIRONMENTAL IMPACT ASSESSMENT AND ENVIRONMENTAL MANAGEMENT PLAN TO OBTAIN AN ENVIRONMENTAL CLEARANCE FOR THE REZONING OF PORTION H OF FARM BRAKWATER NO. 48, WINDHOEK, FROM RESIDENTIAL TO INDUSTRIAL, THE SUBDIVISION OF THE PORTION INTO 21 PORTIONS AND THE REMAINDER AND FOR THE DETERMINATION OF ROADS IN THE FORM OF RIGHT OF WAY SERVITUDES AND ASSOCIATED INFRASTRUCTURE.

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 rezoning of Portion H of Farm Brakwater No. 48, Windhoek, from residential to industrial, the subdivision of the portion into 21 portions and the Remainder and for the determination of roads in the form of right of way servitudes and associated infrastructure to be used as access roads to the newly created portions.

Name of proponent: Eckhard Otto Waldschmidt
Project location and description: The Remainder of Portion H of the Farm Brakwater No. 48 is located east of the A1 National Road between Windhoek and Okahandja and wedged between the railway and the national road. The site is currently used for a motorcross track, Waldschmidt Eggs and the storage of vehicles and container storage facilities. The Remainder of Portion H is 36,9962 ha in extent. City of Windhoek approved the rezoning of the Portion from residential to industrial. It is the intention to subdivide the Portion into 21 new portions (including a street portion) and the Remainder. The newly created portions will obtain access from 20m wide right of way servitudes which will link up with District Road 1545 which links up with Main Road A1. 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 Background Information Document is available to the I & APs who register. A public meeting will be held if enough public interest is shown. Registered I & APs will be notified of the date and venue of the public meeting. The last date for comments and/or registration is 29 April 2026.
Contact details for registration and further information:
 Green Earth Environmental Consultants
 Contact Persons: Charlie Du Toit/Caroen van der Walt
 Tel: 0811273145
 E-mail: carlen@greearthnambila.com

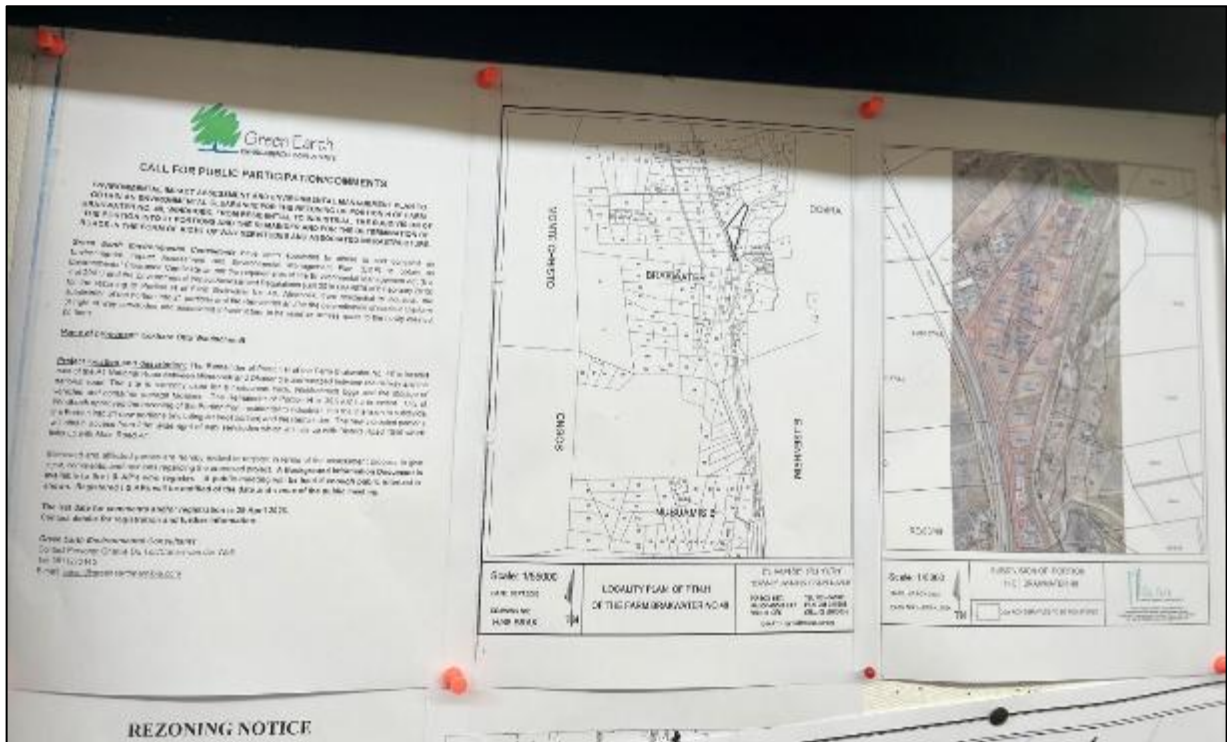
IMPACT ASSESSMENT AND ENVIRONMENTAL MANAGEMENT PLAN TO OBTAIN AN ENVIRONMENTAL CLEARANCE FOR THE REZONING OF PORTION H OF FARM BRAKWATER NO. 48, WINDHOEK, FROM RESIDENTIAL TO INDUSTRIAL, THE SUBDIVISION OF THE PORTION INTO 21 PORTIONS AND THE REMAINDER AND FOR THE DETERMINATION OF ROADS IN THE FORM OF RIGHT OF WAY SERVITUDES AND ASSOCIATED INFRASTRUCTURE.

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 rezoning of Portion H of Farm Brakwater No. 48, Windhoek, from residential to industrial, the subdivision of the portion into 21 portions and the Remainder and for the determination of roads in the form of right of way servitudes and associated infrastructure to be used as access roads to the newly created portions.

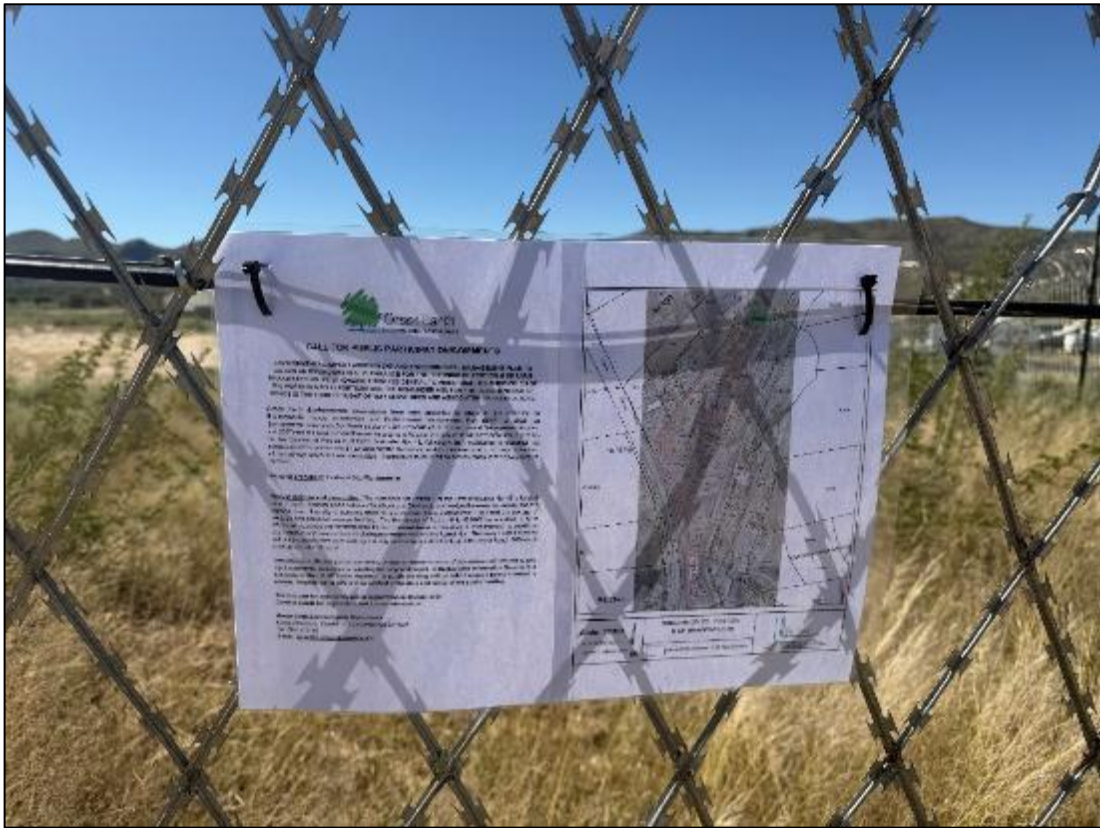
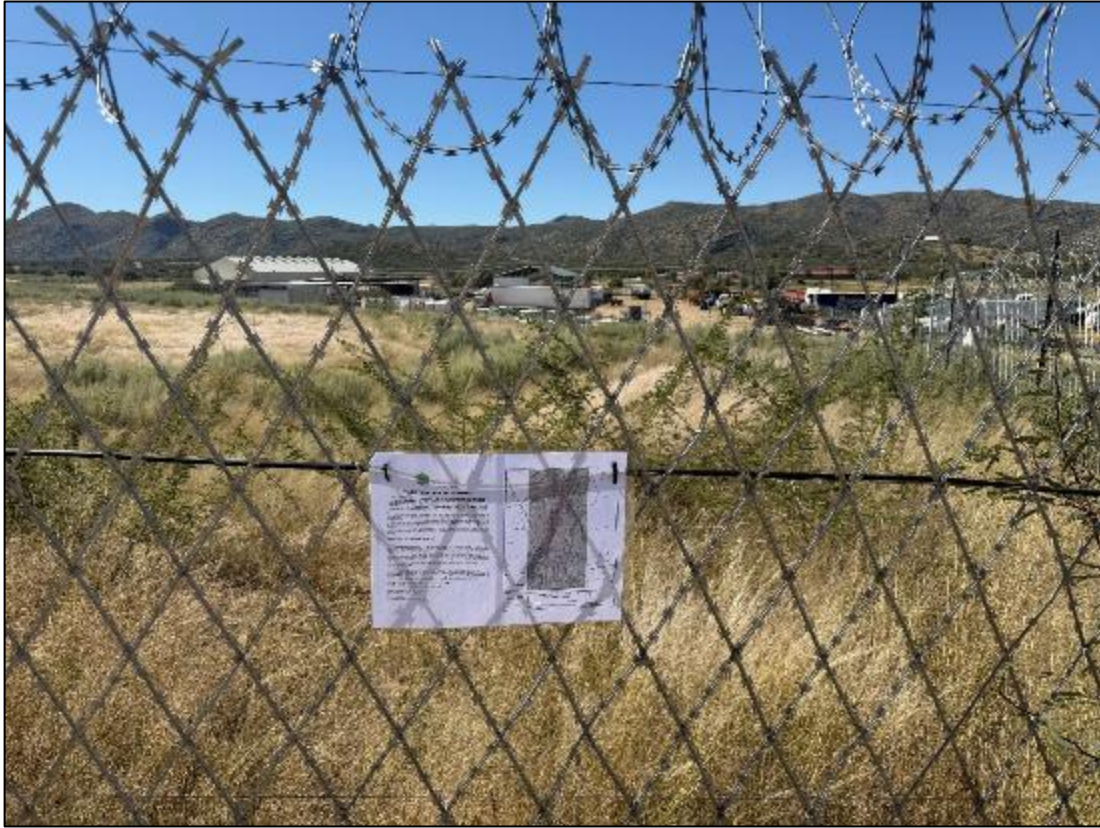
Name of proponent: Eckhard Otto Waldschmidt
Project location and description: The Remainder of Portion H of the Farm Brakwater No. 48 is located east of the

A1 National Road between Windhoek and Okahandja and wedged between the railway and the national road. The site is currently used for a motorcross track, Waldschmidt Eggs and the storage of vehicles and container storage facilities. The Remainder of Portion H is 36,9962 ha in extent. City of Windhoek approved the rezoning of the Portion from residential to industrial. It is the intention to subdivide the Portion into 21 new portions (including a street portion) and the Remainder. The newly created portions will obtain access from 20m wide right of way servitudes which will link up with District Road 1545 which links up with Main Road A1. 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 Background Information Document is available to the I & APs who register. A public meeting will be held if enough public interest is shown. Registered I & APs will be notified of the date and venue of the public meeting. The last date for comments and/or registration is 29 April 2026.
Contact details for registration and further information:
 Green Earth Environmental Consultants
 Contact Persons: Charlie Du Toit/Caroen van der Walt
 Tel: 0811273145
 E-mail: carlen@greearthnambila.com
 CLAO260000555

APPENDIX B: NOTICES AT THE MUNICIPALITY



APPENDIX C: NOTICES ON SITE



APPENDIX D: WRITTEN NOTICE

The Background Information Document was sent to the following individuals / authorities:

Background Information Document for the rezoning of Portion H of Farm Brakwater No. 48, Windhoek

carlen@greenearthnamibia.com
To: Charles Du Toit Thu 07/05/2026 11:30 am

cc: 'Indrek@wavy.na'; 'Teka@wavy.na'; 'eggs@windhoekdiggs.com'; 'dewho@gwaL.com'; 'Ephraim@wavy.na'; '1194@windhoek.na'; '1194@windhoek.na'; 'Oasi.Makub@gmail.com'; 'Oasi.Makub@windhoek.co.na'; 'May-Anne.Kibitu@windhoek.co.na'; 'Alydia.Plat@transnamb.com.na'; 'info@ea-tracker.org.na'

Portion H, Brakwater - BE.pdf
1 MB


Dear Sir / Madam

Green Earth Environmental Consultants are conducting an Environmental Impact Assessment and an Environmental Management Plan for the rezoning of Portion H of Farm Brakwater No. 48, Windhoek from residential to industrial, the subdivision of the portion into 21 portions and the Remainder and for the determination of roads in the form of right of way servitudes and associated infrastructure to be used as access roads to the newly created portions. 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 22 May 2026.

Kind regards

Carlen

 **Green Earth**
ENVIRONMENTAL CONSULTANTS

1st Floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek
Phone: 001 471 8073
Email: carlen@greenearthnamibia.com

Carlen van der Walt

APPENDIX E: WRITTEN NOTICE TO OWNERS & OCCUPIERS OF LAND ADJACENT TO THE SITE

Ptn 87 BW


Dorette Opperman

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Monday, June 24, 2024 3:54 PM
To: 'koka@iway.na'
Subject: Neighbour notification: Subdivision of Rem/PtnH/48 -Ptn 87 of Farm Brakwater No. 48
Attachments: Sub Re Ptn H_Letter to neighbours _ Ptn 87 BW.pdf

Dear Mr Kok,

Trust you are doing well. Kindly find attached a letter for your information regarding the subdivision we are doing on the Remainder of Portion H for Eckhardt. Please do not hesitate to contact me should you require any further information.

Kind Regards
Dorette



Dorette Opperman
Mobile: +264 81 835 2021

Re/Ptn 18/49


Dorette Opperman

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Monday, June 24, 2024 3:48 PM
To: 'Eggs Waldschmidtegg's'
Subject: Neighbour notification: Subdivision of Rem/PtnH/48 - Re/Ptn 18 of Farm Dobra No. 49
Attachments: Sub Re Ptn H_Letter to neighbours _ RePtn18of 49.pdf

Dear Eckhardt,

As confirmed today, kindly find attached letter for your attention as owner of Re/Ptn 18.

Kind Regards
Dorette



Dorette Opperman
Mobile: +264 81 835 2021

Farm 401 - Transnamib

Dorette Opperman

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Monday, June 24, 2024 3:55 PM
To: Alynsia.Platt@transnamib.com.na
Subject: Neighbour notification: Subdivision of Rem/PtnH/48 -Transnamib - Farm 401
Attachments: Sub Re Ptn H_Letter to neighbours _ Transnamib.pdf

Dear Alynsia,

Trust you are doing well. Kindly find attached a letter for your information regarding the subdivision we are doing on the Remainder of Portion H of Farm Brakwater No. 48. Please do not hesitate to contact me should you require any further information.

Kind Regards
Dorette



Dorette Opperman
Mobile: +264 81 835 2021

Ptn 511/451/48

Dorette Opperman

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Tuesday, June 25, 2024 12:50 PM
To: 'David Barnard'
Subject: FW: Neighbour notification: Subdivision of Rem/PtnH/48 -Ptn 551/451/48
Attachments: Sub Re Ptn H_Letter to neighbours _ Ptn 511.pdf; H BRAK48_MAY 2024_SCALE 10 000 PTN 511 photo.pdf

Tracking:	Recipient	Read
	'David Barnard'	
	David Barnard	Read: 6/25/2024 12:57 PM

Dear Mr Barnard,

Our telephone conversation regarding the intended subdivision has reference. Kindly find attached the letter for your attention as owner of Ptn 551(a portion of Ptn 451) of the Farm Brakwater No. 48. I also attached a separate plan giving a better indication of the proposed subdivision in relation to your portion.

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

Kind Regards
Dorette



Dorette Opperman
Mobile: +264 81 835 2021

Transnamib
Farm 401
Brakwater
WINDHOEK

24 June 2024

Per email : Ms. A. Platt Alynsia.Platt@transnamib.com.na

Dear Madam

REVISED SUBDIVISION OF THE REMAINING EXTENT OF PORTION H OF THE FARM BRAKWATER NO. 48 INTO 21 PORTIONS AND REMAINDER

Our office is currently applying on behalf of the owner of Remainder of Portion H of the Farm Brakwater, to the City of Windhoek and the Urban and Regional Planning Board for the:

- Cancellation of the subdivision of the Remainder of Portion H of the Farm Brakwater No. 48 into 11 portions and Remainder as approved in the letter dated 2 August 2018
- The subdivision of the Remainder of Portion H of the Farm Brakwater No. 48 into Portions A to U (Street) and the Remainder
- Rezoning of Remainder Portion H of the Farm Brakwater No. 48 from 'residential' with a density of 1:5ha to 'industrial' with bulk factors as approved in the letter dated 2 August 2018 to remain
- Rezoning and new subdivision to be completed simultaneously at the Urban and Regional Planning Board

In terms of the new Urban and Regional Planning Act, 2018 (Act 5 of 2018), you as the owner of an adjacent portion are hereby granted the opportunity to comment on the proposal. We kindly request that you provide us with your comments no later than **19 July 2024**.

The Remainder of Portion H of the Farm Brakwater No. 48 is located east of the B1 Windhoek to Okahandja dual-carriage road and west of the Klein Windhoek River. The well-known Gallina Motocross track, Waldschmidt Eggs and Ingo Storage containers are some of the well-known businesses on the Remainder of Portion H of the Farm Brakwater No. 48.

A previous application was submitted in February 2012 for the rezoning of the Remainder of Portion H of the Farm Brakwater No. 48 from 'residential' 1:5ha to 'industrial' with a bulk of 0.75 as well as for the need and desirability to subdivide the portion in 11 or more undeveloped portions. The application for the subdivision and rezoning to 'industrial' with bulk factors ranging from 0.5 to 1.0 was approved in

2018. The application was not finalised and the further development of the Remainder of Portion H of the Farm Brakwater No. 48 revived after the Covid-19 pandemic. The owner wanted to create more portions to organise the different existing activities on Remainder of Portion H of the Farm Brakwater No. 48 according to cadastral boundaries. The Remainder of Portion is too large (36 hectare) to be develop as a single property.

The intention with the application is thus to subdivide the Remainder of Portion H of Farm Brakwater No. 48 into 21 portions ranging in size from $\pm 9000\text{m}^2$ to 3,9 hectares. The zoning will be 'industrial' with bulk factors ranging from 0.75 to 1.0. The subdivision plan attached show the proposed subdivision. Portion U is part of the new collector road to be transferred to the City of Windhoek. Internal access to the portions will be from the 20m Right of Way Servitude to be registered as per the subdivision plan.

In light of the above, your comments on the intended application will be highly appreciated. Kindly note that should we not receive any comments by the closing date of **19 July 2024**, we would assume you do not have any objection.

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

Kind regards



Dorette Opperman

APPENDIX F: COMMENTS RECEIVED FROM I&APS

APPLICATION FOR THE SUBDIVISION OF PORTION 87 (A PORTION OF PORTION H) OF THE FARM BRAKWATER NO. 48 INTO 9 PORTIONS AND REMAINDER (STREET)

Name: A.H. Kok

Address: P.O. Box 5663

WINDHIEK

Telephone: 081 1241903 Email: KOK.A@IWPY.NA

I, the owner of Portion 87, Brakwater
(Please indicated with "x" in appropriate box)

do not object to

do object to

- Cancellation of the subdivision of the Remainder of Portion H of the Farm Brakwater No. 48 into 11 portions and Remainder as approved in the letter dated 2 August 2018
- The subdivision of the Remainder of Portion H of the Farm Brakwater No. 48 into Portions A to U (Street) and the Remainder as per attached plan
- Rezoning of Remainder Portion H of the Farm Brakwater No. 48 from 'residential' with a density of 1:5ha to 'Industrial' with bulk factors as approved in the letter dated 2 August 2018 remains
- Rezoning and new subdivision to be completed simultaneously at the Urban and Regional Planning Board

If objecting, please state the reasons:

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

A.H. Kok
Signature

25/06/2024
Date

Kindly take note that comments should reach our office by 19 July 2024
You can return the form to the following email address: planner1@dutoitplan.com

APPLICATION FOR THE SUBDIVISION OF PORTION 87 (A PORTION OF PORTION H) OF THE FARM BRAKWATER NO. 48 INTO 9 PORTIONS AND REMAINDER (STREET)

Name: E.O. Waldschmidt

Address: Plot Dobra 13

Windhoek

Telephone 081 128 8817 Email: eggs@waldschmidt-eggs.com

I, the owner of Portion X, Brakwater
(Please indicated with "x" in appropriate box)

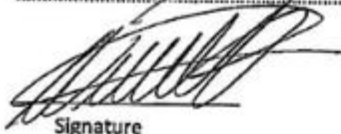
do not object to

do object to

- Cancellation of the subdivision of the Remainder of Portion H of the Farm Brakwater No. 48 into 11 portions and Remainder as approved in the letter dated 2 August 2018
- The subdivision of the Remainder of Portion H of the Farm Brakwater No. 48 into Portions A to U (Street) and the Remainder as per attached plan
- Rezoning of Remainder Portion H of the Farm Brakwater No. 48 from 'residential' with a density of 1:5ha to 'industrial' with bulk factors as approved in the letter dated 2 August 2018 remains
- Rezoning and new subdivision to be completed simultaneously at the Urban and Regional Planning Board

If objecting, please state the reasons:

N/A


Signature

24 June 2024

Date

Kindly take note that comments should reach our office by 19 July 2024
You can return the form to the following email address: planner1@dutoiplan.com

APPLICATION FOR THE SUBDIVISION OF PORTION 87 (A PORTION OF PORTION H) OF THE FARM BRAKWATER NO. 48 INTO 9 PORTIONS AND REMAINDER (STREET)

Name: P.A. BRAWAT

Address: DVS 30748

WINDHOLM

Telephone: 0811288888 Email: BRAKWATER@DVA.CO

I, the owner of Portion, Brakwater
(Please indicated with "x" in appropriate box)

do not object to

do object to

- Cancellation of the subdivision of the Remainder of Portion H of the Farm Brakwater No. 48 into 11 portions and Remainder as approved in the letter dated 2 August 2018
- The subdivision of the Remainder of Portion H of the Farm Brakwater No. 48 into Portions A to U (Street) and the Remainder as per attached plan
- Rezoning of Remainder Portion H of the Farm Brakwater No. 48 from 'residential' with a density of 1:5ha to 'industrial' with bulk factors as approved in the letter dated 2 August 2018 remains
- Rezoning and new subdivision to be completed simultaneously at the Urban and Regional Planning Board

If objecting, please state the reasons:

.....

.....

.....

.....


Signature

25/06/24
Date

Kindly take note that comments should reach our office by 19 July 2024
You can return the form to the following email address: planner1@dutoitplan.com

Read: Background Information Document for the rezoning of Portion H of Farm Brakwater No. 48, Windhoek
Kahorere (E.U) <Eliphas.Kahorere@windhoekcc.org.na>
Sent Thu 07/05/2026 11:42 am
To

Your message

To: Kahorere (E.U)
Subject: Background Information Document for the rezoning of Portion H of Farm Brakwater No. 48, Windhoek
Sent: Thursday, May 7, 2026 11:30:09 AM (UTC+02:00) Windhoek

was read on Thursday, May 7, 2026 11:41:58 AM (UTC+02:00) Windhoek.

Read Receipt: Background Information Document for the rezoning of Portion H of Farm Brakwater No. 48, Windhoek
indisa@way.na
Sent Thu 07/05/2026 11:52 am
To

The message sent on May 7, 2026 at 11:30:09 AM GMT+02:00 to indisa@way.na with subject "Background Information Document for the rezoning of Portion H of Farm Brakwater No. 48, Windhoek" has been displayed. This is no guarantee that the message has been read or understood.

Read: Background Information Document for the rezoning of Portion H of Farm Brakwater No. 48, Windhoek
Eggs Waldschmidt eggs <eggs@waldschmidt eggs.com>
Sent Thu 07/05/2026 12:08 pm
To

Your message

To: Eggs Waldschmidt eggs
Subject: Background Information Document for the rezoning of Portion H of Farm Brakwater No. 48, Windhoek
Sent: Thursday, May 7, 2026 11:30:09 AM (UTC+02:00) Windhoek

was read on Thursday, May 7, 2026 12:06:46 PM (UTC+02:00) Windhoek.

Read: Background Information Document for the rezoning of Portion H of Farm Brakwater No. 48, Windhoek
Kahitu (M.M) <Mary-Anne.Kahitu@windhoekcc.org.na>
Sent Thu 07/05/2026 3:33 pm
To

Your message

To: Kahitu (M.M)
Subject: Background Information Document for the rezoning of Portion H of Farm Brakwater No. 48, Windhoek
Sent: Thursday, May 7, 2026 11:30:09 AM (UTC+02:00) Windhoek

was read on Thursday, May 7, 2026 3:32:30 PM (UTC+02:00) Windhoek.

Mary-Anne Kahitu

*Manager: Health & Environmental
Department of Economic Development & Community Services*

Office: +264 61 290 2485
Fax: +264 61 290 3738 Box 59, Windhoek
Mobile: +264 811 223 922 Enquiries: +264 81 950 3777
E-mail: Mary-Anne.Kahitu@windhoekcc.org.na www.cityofwindhoek.org.na

APPENDIX G: LIST OF INTERESTED AND AFFECTED PARTIES, NEIGHBOURS, AUTHORITIES, ORGANISATIONS AND ORGANS OF STATE

Neighbours:	
Elna Steyn	indraa@iway.na
AH Kok	koka@iway.na
Eckard Waldschmidt	eggs@waldschmidtegg.com
David Barnard	dabwhk@gmail.com

City of Windhoek:	
Eliphas Kahorere	Eliphas.Kahorere@windhoekcc.org.na
Grazy Tshipo	15693@windhoekcc.org.na
Olavi Makuti	Olavi.makuti@gmail.com Olavi.Makuti@windhoekcc.org.na
Mary-Anne Kahitu	Mary-Anne.Kahitu@windhoekcc.org.na

Interested and Affected Parties:	
Alynsia Platt (TransNamib)	Alynsia.Platt@transnamib.com.na
Simeon Namweya	info@eia-tracker.org.na

APPENDIX H: CURRICULUM VITAE OF CHARLIE DU TOIT

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

5. **Education:**

Name of Institution	University of Stellenbosch, South Africa		
Degree/Qualification	Hons B (B + A) in Business Administration and Management		
Date Obtained	1985-1987		
Name of Institution	University of Stellenbosch, South Africa		
Degree/Qualification	BSc Agric Hons (Chemistry, Agronomy and Soil Science)		
Date Obtained	1979-1982		
Name of Institution	Boland Agricultural High School, Paarl, South Africa		
Degree/Qualification	Grade 12		
Date Obtained	1974-1978		

6. **Membership of Professional Association:** EAPAN Member (Membership Number: 112)

7. **Languages:**

	<u>Speaking</u>	<u>Reading</u>	<u>Writing</u>
English	Good	Good	Good
Afrikaans	Good	Good	Good

8. **Employment Record:**

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

		Namibia	
		Development	Agricultural
1985	1988	Corporation	Researcher
		Ministry of	
		Agriculture	

Certification:

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



Charl du Toit

APPENDIX I: 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 J: ENVIRONMENTAL MANAGEMENT PLAN