

Municipality of Swakopmund

AGENDA PART 2

ORDINARY COUNCIL MEETING

ON

THURSDAY

28 NOVEMBER 2024

AT

19:00



CONTACT US:

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Email: akahuika@swkmun.com.na

Website: www.swkmun.com.na

11. **RECOMMENDATION OF THE MANAGEMENT COMMITTEE**11.1 **MANAGEMENT COMMITTEE MEETINGS HELD IN NOVEMBER 2024**

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11.1.25

APPROVAL FOR THE REINSTATEMENT OF FUNDS FOR THE CONTINUATION PROJECT (CS/RP/SM-003/2023) AND THE INSTALLATION OF HIGH MAST LIGHTS IN THE WAGDAAR AREA

(C/M 2024/11/28 - 16/1/4/2/14, 3/1/1/1/1)

Ordinary Management Committee Meeting of 14 November 2024,
Addendum **8.1** page **03** refers.

A. This item was submitted to the Management Committee for consideration:

1. PURPOSE

The purpose of this submission is to request the reinstatement of funding for the continuation project CS/RP/SM-003/2023, *Consultancy Services for The Design of a Lifting Pump Station in Extension 42 and Electrical Services for Extension 40, 41, 42, 43, 44. Wagdaar, Swakopmund*. The funding for this project was initially approved in the financial year 2023/2024 under *Street Lights Extensions 40, 41, & 42, Vote 55 00 3 10 093 00* and *Extension 41 Swakopmund (Streetlights), Vote 55 00 3 10 203 00*.

In addition, this submission requests that additional funds be available as part of the reinstated funding mentioned above to cater for the installation of 4 High Mast Lights (Flood Lights) within the Wagdaar area.

2. BACKGROUND

The Municipality of Swakopmund as part of its strategic objectives intends to provide affordable (low cost) housing to its Low-Income Communities. Part of its immediate objectives is to provide municipal and electrical infrastructure to the municipal area popularly known as Wagdaar situated northeast of the Swakopmund Townlands. The Wagdaar area is formally demarcated into extension areas namely, Extension 40, 41, 42, 43, and 44. These extensions are un-serviced land, partially occupied by informal settlements.

During the last quarter of 2023, a procurement request for CS/RP/SM-003/2023; *Consultancy Services for The Design of a Lifting Pump Station in Extension 42 and Electrical Services for Extension 40, 41, 42, 43, 44, Wagdaar, Swakopmund* was advertised nationally. The design services for a Lifting Pump Station (mechanical) and electrical infrastructure for the area of concern were sought.

The Consultancy Services, CS/RP/SM-003/2023, was awarded to Messrs. Lithon Project Consultants on the 08th of November 2023. The project is currently ongoing and is estimated to be of a duration of 35 months if unhindered. However, upon review of the new budget for the financial year 2024/2025, it was discovered that the funding for the continuation of this project was omitted. This has created an urgent need to secure funding for the project to finalize it up to an acceptable phase and to continue as planned when budgetary provisions have been availed in the upcoming Financial Year (FY).

3. PROJECT STATUS TO DATE (CONSULTANCY SERVICES)**Design of Lifting station:**

All design, documentation, and cost estimates were completed and submitted to Council.

Design of electrical Infrastructure:

All designs (preliminary and final), documentation, and cost estimates have been completed and submitted to Council.

4. OUTSTANDING WORKS (CONSULTANCY SERVICES)

With all detailed designs, cost estimates, and documentation completed, contractually, the Consultant is further tasked with assisting Council in the procurement of work (tender), contract management, and construction supervision.

However, the cost estimates derived by the Consultant for the construction of the electrical services has currently no budgetary provisions in the 2024/2025 FY, and as a result, the E&PS Department has temporarily put on hold the execution of the bidding and construction for the designed electrical and mechanical infrastructure until budgetary provisions are available. Below is the estimated cost for the electrical services Installation for the Wagdaar Area.

Wagdaar Extension	Project Cost Estimate (N\$) Vat Incl.
<i>Extension 40</i>	28 917 925.07
<i>Extension 41</i>	45 661 357.36
<i>Extension 42</i>	38 355 260.30
<i>Extension 43</i>	27 037 179.55
<i>Extension 44</i>	23 329 751.03

In the interim, the Consultancy Services will be tasked to deliver its services only up to the documentation stage and continue rendering its services on the Contract when Council has made the necessary budgetary provisions for the tender and construction phase of the project. An outstanding amount of N\$ 50 000.00 is required to cater for Council's financial responsibility towards this contract up to the documentation phase hence the need for this submission's request.

With the above said, E&PS has been exploring cost-effective alternatives to implement within the 2024/2025 FY. One such option is the installation of High Mast Lights in the Wagdaar area. This solution offers significant cost savings compared to conventional streetlights and will immediately enhance safety and security. The lack of adequate lighting in Wagdaar has made it a safety concern at night, making the installation of High Mast Lights essential. Attached is Annexure A, showing the intended locations for the High Mast Lights in the Wagdaar area.

5. FUNDING REQUIRED

The table below shows the funding required for the continuation project for the Consultancy Services CS/RP/SM-003/2023 and for the installation of High Mast Lights in the Wagdaar area.

Project	Funding Required (N\$) Vat Inc.
Consultancy Services (CS/RP/SM-003/2023)	50 000.00
Installation of High Mast Lights, Wagdaar	2 500 000.00
Total Funding Required	2 550 000.00

6. RATIONALE FOR FUND REINSTATEMENT

As stated above, the procurement process for the Consultancy Services CS/RP/SM-003/2023 was successful, and a Consultant Messrs. Lithon Project Consultants has been awarded, thus, a commitment has already been made to the successful consultant.

Secondly, the installation of High Mast Lights in Wagdaar will enhance nighttime visibility, safety, and security in the area, where the community is currently vulnerable to theft and crime.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) **That Council approves the reinstatement of Vote: 550031020300 [Extension 41 Swakopmund (Streetlights)] from the 2023/2024 financial budget to the 2024/2025 financial budget.**
 - (b) **That the General Manager: Finance, be granted permission to reallocate the necessary funds within the current budget to support these projects.**
-

11.1.26 **APPROVAL FOR FUNDS FOR THE CONTINUATION PROJECT**
(C/M 2024/11/28 - 16/1/3/2)

Ordinary Management Committee Meeting of 14 November 2024,
Addendum 8.2 page 06 refers.

A. This item was submitted to the Management Committee for consideration:

1. Purpose and Background

The purpose of this submission is to request for funding of project *Supply, Delivery, and Installation of a Tide Gauge and Wind Anemometer - Environmental Monitoring Equipment*. This project was initially approved in the financial year 2023/2024 under Tide Gauge and Wind Anemometer Vote: 500031020000.

2. Rationale For Fund Reinstatement

As stated above, the procurement process was successful, and a bidder has been awarded thus a commitment has already been made to the successful contractor.

- (c) That the following bidder, who has complied with the technical and commercial terms, be informed of their selection for the award.

Company:	Central Technical Supplies
Postal Address:	P.O Box 8781 WINDHOEK
Proc Ref no:	G/RPQ/SM-001/2024
Proc Title:	SUPPLY, DELIVERY, AND INSTALLATION OF A TIDE GAUGE AND WIND ANEMOMETER EQUIPMENT
To the amount of: (VAT incl.)	N\$263 313.86
VAT no:	00007311-015
Registration no:	CC/2095/0003
Delivery time:	17 May 2024
Contract Period	8 Weeks
Vote:	500031020000, where N\$300 000.00 is available

- (d) That the succession in the event of non-acceptance by the first bidder, the bid be re-advertisement in accordance with Section 54(4)(a) of the Public Procurement Act:

- (e) That the cost be defrayed from the following Vote:

VOTE NUMBER - DESCRIPTION	AVAILABLE AMOUNT (N\$)
Tide gauge and wind anemometer-500031020000	N\$300 000.00

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) That Council approves the reinstatement of Vote: 500031020000 [Tide Gauge and Wind Anemometer] from the 2023/2024 financial budget to the 2024/2025 financial budget.
- (b) That the General Manager: Finance be granted permission to reallocate the necessary funds within the current budget for this project.

11.1.27 **WRITING OFF OF REDUNDANT ITEMS AT CORPORATE SERVICES:
MARKETING SECTION**
(C/M 2024/11/28 - 16/2/6/1)

Ordinary Management Committee Meeting of 14 November 2024,
Addendum 8.3 page 07 refers.

A. This item was submitted to the Management Committee for consideration:

The below items have become redundant and need to be written off, to be sold at the next public Auction.

Quantity	Description	Comment
1	Gazebo frame - 6x3 m	The frame is broken beyond repair.
1	Gazebo frame - 3x3 m	The frame is broken beyond repair.

Both gazebos were used during the Mayoral Cup 2024 tournament and due to the heavy east wind, the gazebo frames were damaged beyond repair.

E-Rescue 24 also had a gazebo at the sports field but their gazebo frame was not damaged beyond repair. They requested that Council donate the two damaged frames so that they can repair their gazebo with parts of frames that are not damaged.

B. After the matter was considered, the following was:-

RECOMMENDED:

(a) That Council approves the writing off of the items tabled below:

Quantity	Description
1	Gazebo frame - 6x3 m
1	Gazebo frame - 3x3 m

(b) That the damaged frames, tabled above, be donated to E-Rescue 24.

From: Karien Thierauch
Sent: Wednesday, June 19, 2024 5:59 PM
To: 'Vvihanda@swkmun.com.na' <Vvihanda@swkmun.com.na>;
'vvihand@swkmun.com.na' <vvihand@swkmun.com.na>
Subject: Request for discarded Gazebo frame

Good afternoon Mr. Vihanda,

Thank you for assisting me with this request.

As per our telephonic conversation with yourself and Bonnie, we are requesting whether we can make use of the discarded Gazebo frame found at Mondesa Sport field which was damaged this weekend during the Mayoral cup due to strong east winds. Kindly see attached pictures of respective Gazebo Frames.

We have also sustained significant damage to our Gazebo, unable to repair. Therefore we humbly request if we can use the Gazebo found in attempt to repair our own.

I look forward to your response in this regard and deeply appreciate the consideration to assist us herewith.

Thank you in advance.

Kindest regards
Karien Nicole Thierauch

Karien Thierauch
| Call Center



11.1.28 **REQUEST TO EXEMPT TIERSCHUTZVEREIN (SPCA) FROM PAYMENT OF ASSESSMENT RATES**

(C/M 2024/11/28 - E 3758, 3/4/1/2)

Ordinary Management Committee Meeting of 14 November 2024,
Addendum **8.4** page **09** refers.

A. This item was submitted to the Management Committee for consideration:

1. **PURPOSE**

The purpose of this submission is to inform Council that due to an administrative oversight, the application for the exemption from payment of assessment rates for the Tierschutzverein (hereinafter SPCA) for Erf 3758, Swakopmund, was omitted from the list that was submitted to Council on **08 August 2024**.

The application is now submitted for approval (**Annexure "A"**).

2. **CURRENT SITUATION**

Following an enquiry by the SPCA on **01 October 2024** it was determined that the application was not included in the list approved by Council on **08 August 2024**.

The SPCA complied with the requirements for the application for exemption of assessment rates by submitting their application dated **14 February 2024** before the statutory due date, i.e. 31 May annually.

On **13 August 2024**, a memo was sent to Finance listing the entities exempted from payment of assessment rates as approved by Council (**Annexure "B"**).

3. **PROPOSAL**

It is proposed that Council exempt SPCA from the payment of assessment rates for 2024/25 as they complied with the requirements of the Local Authorities Act, Act 23 of 1992, as amended.

B. After the matter was considered, the following was:-

RECOMMENDED:

That Council approves the exemption of SPCA/Tierschutzverein from the payment of assessment rates for the year 2024/25 as their application for the following erf was submitted before 31 May 2024:

- ***Erf 3758 Swakopmund***
-



MUNICIPALITY OF SWAKOPMUND

Property Section

Corporate Services & Human Capital
 Corner of Rakokoka & Daniel Kamho Street
 P O Box 53, Swakopmund, Namibia
 Tel: +264 64 410 4217 / Fax: 088 614 514
 Web: www.swakopmund.na
 Email: swakopmund@swakopmund.na



Exemption Period 1 July 2024 until 30 June 2025

DETAILS OF ENTITY

Name of Organization or Entity	S.P.C.A / Tierschutzverein Swak
Erf Number	00003758
Street Name & Number	38 Windhoek str. Swak.
Township/Suburb	Swakopmund
Municipal Account Number	243758 00016
Postal Address	1306
Name of Applicant	Full Name: Ina Lio Gärtel
or Applicant's Representative	Capacity: Manageress
	Office Number: 064 904410
	Cell number: 081 2476910
	E-mail: manageress@spcaswakopmund.com

USE OF LAND

Provide details of the purpose for which the land or parcel of the land is being used.

animal shelter (welfare organisation) 620438

LOCAL AUTHORITY ACT

Section 75 of the Local Authority Act 23 of 1992, as amended

I hereby certify:

- (a) that the said property will be used exclusively and not for any other purpose but that which it has been set aside for, being animal shelter throughout the period from 01 July 2024 until 30 June 2025.
- (b) The undertaking is not conducted for the private pecuniary profit of any person whether as a shareholder of a company or otherwise;
- (c) That if the said property is being used exclusively for amateur sport, not licensed trade will be carried on. If a licensed trade is carried on, the area used for that purpose will be assessed separately.

Dated at Swakopmund in this township of 14 day of February 2024

Tierschutzverein Swakopmund
 (S.P.C.A) WO 438
 PO Box 1386 Swakopmund, Namibia
 +264 64 483 419 (T) +264 81 477 4395 (C)
 VAT No. 09623263-015
 shelter@spcaswakopmund.com

SIGNATURE OF OWNER'S STAMP

SIGNATURE OF OCCUPIER (if not the Owner)

Notes to Applicant

Applications for Exemption from assessment rates will only be approved where the eligibility requirements under the Local Authority Act 23 of 1992, as amended have been met and are evidenced.

In many cases the actual use of the land will determine eligibility for exemption from rating under the Local Authority Act 23 of 1992, as amended.

Applicants are encouraged to provide any information or evidence that will assist Council in deciding on the application.

Council may contact the applicant to request further information when assessing an application for exemption.

Applications should be sent to:

The Property Section of Corporate Services & Human Capital Section, Municipal Office Building, Room BO-21 A, Swakopmund

Attention: Property Officer, Ms E Nakale

Applications to reach Council's Property Section on or before 31 May 2024

For assistance, please contact the Property Section on (+264 64 4104217)



+264 64 410 4200 | mhaingura@swkmun.com.na | P.O Box 53, Swakopmund, Namibia

Internal Memorandum

TO : The GM Finance
FROM : GM: Corporate Service & Human Capital
DATE : 13 August 2024
REF : 3/4/1/2
SUBJECT : **EXEMPTION FROM PAYMENT OF ASSESSMENT RATES**

The abovementioned refers.

Council's resolution passed under item 11.1.9 of 08 August 2024 is quoted below for your attention.

"(a) That exemption from payment of assessment rates in terms of Section 75 of the Local Authorities Act, Act 23 of 1992 (as amended), be granted in respect of the following properties:

Erf Number	Organisation / Body	Purpose for which the Erf is Used
Erf 3355, Swk	Palm Court Retirement Village	Retirement Village
Erven 4264 & 1729	Swakopmund Baptist Church	Place of Worship
Erven 1772 & 1774	Private School Swakopmund	Educational
Erf 8159 & 9104,	DRC School Project and Community/ Tangeni Shilongo Namibia	Educational
Ext 21, Erven 4235, 4236 & 4237	Pro-Ed Akademie	Educational
Erf 1613	Scientific Society Swakopmund	Scientific Development & Educational
Erf 183	Evangelical Luth Gemeinde	Church
1111	Evangelical Mission	Church
Erven 614 & 567,5088,	A F M Tamariskia	Place of Worship
Erf 449	Owato Parish	Place of Worship
Erf 4650	Stepping Stone School	Educational

Erf Number	Organisation / Body	Purpose for which the Erf is Used
Erf 8680	A G S Filadelfia Swakopmund	Place of Worship
Erf 782, T	Jehovah's Witnesses	Place of Worship
Erf 3534 & 4234	Deutsche Pfadfinder	Youth Organisation
Erven 236 & 612	Full Gospel Church of God	Place of Worship
Erven 723, 724, 725, 726 & 728	Deutscher Schulverein Swk	Hostel
Erf 2781, 801 & 4200	Wo13 Lions Old Age Home	Old Age Home
Erf 763	New Apostolic Church	Place of Worship
Erf 4324	Happy Du Children Charity Organisation	Welfare Purposes
Erven 3668 & 3669	Antonius Residence Trust	Old Age Home
Erf 356 A	Prinzessin Rupprecht Heim Foundation	A retirement Home & Frail Care Centre
Erf 63	Mondesa Youth Opportunities Trust	Educational
Erven 195 & 196 A, 5063, 5064 & 5065	The Mission Benedictine Sister's	Sisters Living Quatres
Erven 305, 588, 800 & 801	United Reformed Church	Place of Worship
Erf 2709	Vineta Seventh-day Adventist Church	Place of Worship
Erf 5158	Nederduitsh Hervormdkerk van Afrika	Place of Worship
Erf 6645	DRC Women's Community Project	Welfare Purposes
Erf 4347 M, 1544	Swakopmund COSDEC	Institutional Training Centre
1544 Mondesa	Mahetago Cosdef	Educational
Erf 508	Ned Geref Kerk Swakopmund	Place of worship
Erf 1514	Swakopmund Christian Academy	Educational
Erf 5229	Promiseland Trust	Educational & School Hostel
1239 Tamariskia	Namibia Training Foundation	Educational
4268 Mondesa	Back to Christ Movement Church	Church
604 Mondesa	Anglikaanse Kerk (ST. RAPHAEL)	Church
2709	SDA Church Vineta	Church
4369	Morewag Church of Namibia	Church
5845	Believer Fellowship Church	Church
42 Dr Libertina Amadhila	Destiny Life Church	Church

Erf Number	Organisation / Body	Purpose for which the Erf is Used
776,787 Mondesa	African Methodist Episcopal Church	Church
949,24,284	Holly Rosary	Church
455	St Boniface Anglican Church	Church
3572	Reiterverein Swakopmund	Church
783,622	Rhenish Church in Namibia	Church
4368	Ebenezer Christian Church	Church
5824	Shofar Christian Swakopmund	Church

(b) That the exemption of payment of assessment rates be credited with effect 1 July 2024 where applicable."

Mpasi
Mpasi Haingura
General Manager: Corporate Services & Human Capital

/nfn *AS*



11.1.29

REQUEST FOR SPONSORSHIP SELECAO FUTSAL CLUB AND ACADEMY

(C/M 2024/11/28 - 3/15/1/6/1)

Ordinary Management Committee Meeting of 14 November 2024,
Addendum 8.5 page 14 refers.

A. This item was submitted to the Management Committee for consideration:**1. Introduction**

Attached is an application dated **05 March 2024** from Mr Waldron Theron, President of Selecao Futsal Club and Academy. They are requesting sponsorship for court rental fees for training sessions to be held at the MTC Dome Swakopmund on Mondays and Wednesdays.

2. Background

Futsal is a developing sport in Namibia, it is a small-sided football recognized as an international sport.

Selecao Futsal Club was established in June 2016, with the vision to develop the futsal sport among young boys, giving them opportunity to make a living from playing futsal in Namibia. Selecao Futsal Club played in a first-division league in Windhoek in 2020, they were sponsored by WiWW Energy & Mining PTY Ltd. The league grew to become a premier futsal league and SELECAO Futsal Club became the champions of the first-ever Premier Futsal League in Namibia in 2022.

Selecao Futsal Club is the only team from Erongo Region partaking in the Premier Futsal League. The club recently participated in the Premier Futsal League and ended in third place and now has 6 players called up to the National Futsal Team as they prepare for the Africa Cup of Nations in Morocco from **08 to 17 April 2024**.

3. Discussion

The Selecao Futsal Club and Academy are requesting sponsorship from Council to cover the court rental fees. To the value of **N\$20 800.00**. Formal quotations have been submitted.

This item was discussed at the SC meeting on **20 August 2024** and it proposed that the application's request be turned down, as this will create a precedent for other sports clubs.

B. After the matter was considered, the following was:-**RECOMMENDED:**

That the request for sponsorship to the value of N\$20 800.00 from Selecao Futsal Club and Academy for the court rental fees from MTC Dome Swakopmund not be approved, as this will create a precedent for other sports clubs.



MUNICIPALITY OF SWAKOPMUND

OFFICE OF THE CEO

Corner of Rakotoka & Daniel Kamho Street

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Web: www.swkmun.com.na

Email: swkmun@swkmun.com.na

marketing@swkmun.com.na

Application No.:

SPONSORSHIP & DONATION APPLICATION FORM

ALL APPLICATIONS FOR SPONSORSHIP/DONATION MUST BE SUBMITTED AT LEAST 60 DAYS (2 MONTHS) PRIOR TO THE SCHEDULED PROJECT OR EVENT.

Applicant Details			
Name: (Individual/Organization)		SELECAO FUTSAL CLUB & ACADEMY	
Address: (Full address)		Postal Address	P.O. BOX 550
			SWAKOPMUND
		Residential or Business Address	MTC DOME SWAKOPMUND
Contact person Details			
Name:		WALDRON THERON	
Position held in Organization:		PRESIDENT	
Cell:	081 375 2446	Tel:	
Email:	wdt@selecao.org		
Total amount or resources requested			
Amount (N\$)	20 800.00 NAD	Resources (List)	COURT RENTAL FEES
Which sector is your event/request related to? (Please Tick ✓)			
Health		Education	
Community		Sports & Recreation	✓
		Environment	
		Arts & Culture	
Indicate whether there will be entry fee(s) charged, or ticket(s) sold.			
Yes	✓	If yes indicate the Amount	N\$ 750.00 p/Annum
		No	

Project Details [Name and detail of the project, event, or activity]
SELECAO FUTSAL CLUB & ACADEMY TRAINING SESSIONS TO BE HELD AT THE MTC DOME SWAKOPMUND. TRAINING SESSIONS WILL BE ON MONDAYS & WEDNESDAYS WITH EACH SESSIONS CONSISTING OF TWO HOURS EACH. FUTSAL IS A DEVELOPING SPORT IN NAMIBIA, BUT IN SIMPLE IT IS SMALL SIDED FOOTBALL RECOGNISED AS AN INTERNATIONAL SPORT AROUND THE WORLD.
How does it contribute to the community's well-being, prosperity and/or sustainability?
THIS EVENT HELPS TO KEEP A LOT OF YOUNG BOYS AWAY FROM CRIMINAL ACTIVITIES. IT ALSO PROMOTES THE FITNESS & HEALTH OF THE BOYS. THE BOYS ARE EXPOSED TO LEAGUES HAPPENING IN WINDHIEK & GET AN OPPORTUNITY TO REPRESENT THE FUTSAL NAMIBIAN TEAM SHOULD THEY PERFORM BEYOND EXPECTATIONS.
How does it align with Municipality of Swakopmund values?
IT IS WELL IN ALIGNMENT AS THE MUNICIPALITY IS RESPONSIBLE TO CREATE SPORTING & RECREATION ENVIRONMENT TO THE PUBLIC OF SWAKOPMUND. THE OVERALL HEALTH OF THE SWAKOPMUND COMMUNITY IS PROMOTED THROUGH THIS EVENT. SHOULD PLAYERS PERFORM BEYOND EXPECTATION PLAYERS CAN START TO GENERATE THEIR OWN INCOME TO CONTRIBUTE TO THE SWAKOPMUND ECONOMY.
How will the Municipality of Swakopmund be recognized/benefits for its support?
MARKETING MATERIALS WILL BE DISPLAYED AT THE TRAINING SESSIONS. OUR MARKETING TEAM WILL REQUEST THAT SHOULD THE SWAKOPMUND MUNICIPALITY AGREE TO SPONSOR A REPRESENTATIVE FROM THE CLUB & SWK MUN TO TAKE PHOTOS AT THE DOME SHAKING HANDS ON THIS PARTNERSHIP AND BE POSTED ON ALL THE CLUBS SOCIAL MEDIA PLATFORMS & NEWSPAPERS IN SWAKOPMUND & WALVIS BAY.

- NOTE:** Preference is given to individuals/groups/organizations that:
1. Are non-profit and can demonstrate community support & involvement.
 2. Are working for the benefit of a wide range of stakeholders, in particular the youth, women, elderly, and the disabled within the community.
 3. Can demonstrate how the money or in-kind donations are to be used and the expected outcome of the project/event.
 4. Commit to acknowledging the Municipality of Swakopmund's contribution through the placement of various promotional banners, brochures, posters, and the Municipality of Swakopmund's logo on promotional material/clothing.
 5. Commit to providing the Municipality of Swakopmund with letters, photos, and press review, that summarize the outcome and benefits of the project/event, within 30 days, following the date of the event/project where applicable.

Excursions: Council will **NOT** consider nor support the application for:

1. Individuals, groups, organizations, projects, and other activities outside Namibia, or otherwise motivated.
2. Advertising and promotions, including advertising solicited on behalf of another organization.
3. Membership dues or school fees.
4. Reducing or donating the cost of rates and taxes on the municipal accounts.
5. Churches or other religious groups.
6. Labor or political organization or candidates for public office.
7. Corporate/family picnics and cocktail parties.
8. Fraternal associations.
9. Travel funds for trips, tours, or expeditions.
10. Organizations or programs that are sensitive, controversial, harmful, or pose a potential conflict of interest.
11. Professional fund-raisers working on behalf of an organizations.
12. Generic requests that may have been sent to various organizations - the "To whom it may concern" letter.
13. Additional funds for groups and organizations already under a multi-year Commitment.
14. Sponsorship request from groups or individuals who are not residing in Swakopmund and events or programs that are not hosted in Swakopmund and not beneficial to the community or economy of Swakopmund.

Mandatory documents to be attached:

1. The total budget or projected cost of the event
2. A list of all project contributors, or partners and other sponsors/donor.
3. A list of personnel involved in running the project/event with proof of Swakopmund residency (Election voters' card, Municipal water bill etc..)
4. Proof of participation/invitation/registration letter.
5. Proof of grants from other sponsors.
6. Quotation for proposed of sponsorship/donation request.
7. Other documents that may support your application.

Declaration

I hereby declare that all the information I have provided on this application form is true and correct to the best of my knowledge. I understand that by submitting this application form does not mean that the Municipality of Swakopmund will sponsor or donate towards the project/event.





+264 81 375 2446

wdt@selecao.org

MTC Dome, Swakopmund

P.O Box 550

To:
Swakopmund Municipality
Marketing Department

Date : 05 March2024

Monthly Budget for Seleccion Futsal Club

Income:

Players court contribution fees- N\$ 1600.00- Best case scenario

Sponsorship (WIVW Energy & Mining) this amount is different every end of the month depending on the operations & expenses incurred by the team.

Fixed Expenses:

Court rental: N\$ 6400.00

Transport: N\$2000.00

Training Equipment: N\$ 1200.00

Miscellaneous: N\$ 300.00

Please do not hesitate to contact us should you need any further assistance.

A handwritten signature in black ink, appearing to be 'W.D.T.', is written over a horizontal line.



+264 81 375 2446

wdt@selecao.org

MTC Dome, Swakopmund

P.O Box 550

To:
Swakopmund Municipality
Marketing Department

Date : 05 March 2024

We only have one company also contributing towards this event:

> **WIWW Energy & Mining Pty Ltd**

They are in the business of power generation equipment sales, rentals & maintenance thereof.

WIWW Energy & Mining started Selecao Futsal Club as part of their Corporate Social Responsibility program.

WIWW Energy & Mining has been maintaining all major expenses to keep the Futsal Club & Academy afloat.

Please do not hesitate to contact us should you need any further assistance.

A handwritten signature in black ink, appearing to be 'W. D. T.', is written above a horizontal line.



+264 81 375 2446

wdt@selecao.org

MTC Dome, Swakopmund

P.O Box 550

To:
Swakopmund Municipality
Marketing Department

Date : 05 March 2024

The only personnel involved at this stage is as follows:

- **Waldron Theron**
- **Warren Theron**

In our absence, we have the Captain & Vice Captain of the team to handle the daily activities of the team:

- **Marciano January**
- **Vllo Lawrence**

Please do not hesitate to contact us should you need any further assistance.

A handwritten signature in black ink, appearing to be 'Vllo Lawrence', is written over a horizontal line.

THERON WD P O BOX 550 SWAKOPMUND 13001

TAX Invoice	
VAT No.	0687546-01-5
TAX Invoice No.	20240221-15614
Statement Date	2024/02/20
Account Number	50606900040
Reference	
Deposit	300.00

Details/Meter Readings			Date	Description	VAT %	VAT charge	Amount (VAT Excl)	Amount (VAT Incl)
Previous	Present	Consumption						
246	287	41 000	01/22	BALANCE B/FWD		0.00	2,851.29	2,851.29
			02/06	000018 RECEIPT		0.00	-2,851.29	-2,851.29
			02/20	VA RATES GENERAL	NAB	0.00	1,110.50	1,110.50
			02/20	VA CONSUMPTION DOM	ZER	0.00	678.25	678.25
			02/20	RF DOMESTIC	ZER	0.00	118.62	118.62
			02/20	RE BASIC DOMESTIC & SEC T1	ZER	0.00	207.94	207.94
			02/20	SE ADDITIONAL DOMESTIC & S	ZER	0.00	281.17	281.17
			02/20	SU FIRE BRIGADE SERV - RES	EXP	0.00	2.12	2.12
			02/20	SU FIRE BRIGADE SERV - RES	EXP	0.00	2.12	2.12
			02/20	DISPOSAL FEES DOM	EXP	0.00	6.37	6.37
			02/20	SU CLEANING SERV	EXP	0.00	16.97	16.97
			02/20	SU CLEANING SERV	EXP	0.00	16.97	16.97
			02/20	VA BASIC 020 MM DOM	ZER	0.00	126.06	126.06
			Total			0.00	2,548.89	2,548.89

Arranged	Hand Over	90 Days Plus	60 Days	30 Days	Current	Amount Due
0.00	0.00	0.00	0.00	0.00	2,548.89	2,548.89

MESSAGE

PLEASE NOTE: THE ACCOUNTS ARE PAYABLE ON OR BEFORE 07 MARCH 2024 TO AVOID THE DISCONNECTION OF WATER SUPPLY.

Property Information				Details of Property Assessment			
Stand No.	00006069	Ward	1	Valuation			
Township	001 050 SWAKOPMUND NORTH			Land	Improvements		
Street Address				270,000.00	1,356,000.00		
Portion	00000			Building Clause		Date	
Area	500			Annual Levy			
Unit	001/050/00006069/00000/0000/0000						

KINDLY TEAR OFF AND RETURN WITH PAYMENT



Municipality of Swakopmund
 P.O. Box 53
 Swakopmund

Name	Due Date	2024/03/07
THERON WD	Account No.	50606900040
REMITTANCE ADVICE	Amount	2,548.89

Bank Details: F N B Swakopmund
 Account Number: 62249603300 * Branch Code: 280 472
 Fax No for confirmation: 0886519141
 E-Mail for confirmation: payments@swkmun.com.na



+264 81 375 2446

wdt@selecao.org

MTC Dome, Swakopmund

P.O Box 550

To:
Swakopmund Municipality
Marketing Department

Date : 05 March,2024

Selecao Futsal Club has been established in June 2016. Futsal was unknown to all Namibians at the time. Our vision since then was to develop the sport among young boys to give them an opportunity to make a living from playing Futsal in Namibia. Our goal was to develop a team that will be the best small sided football team in Namibia. We trained every Monday, Wednesday & Friday since 2016. In 2020 a first division league kicked off in the Capital City Windhoek, we immediately pounced on the opportunity together with our support from WWW Energy & Mining Pty Ltd. They obviously assisted us financially because we did not have any income for the club to travel there and sleepover to compete. We were the best team since we started competing in the league.

The league grew slowly but surely and became the Premier League. In the First year of establishing the Premier League Selecao was crowned champions of the first ever Premier Futsal League 2022 in Namibia. Not long after a knockout tournament was held in the Capital City at the Windhoek Showgrounds Sports Plaza called the Ongos Valley Futsal Cup. Selecao again was the first team to make history and beat Windhoek Showgrounds team 20-0 in less than 40mins. In Futsal when the score reaches 20-0 the referee is forced to stop the game. We were again crowned champions of the Ongos Valley Futsal Cup in 2022.

Selecao is the only team from the Erongo Region partaking in this league. The club recently participated in the Premier League and ended in 3rd place and now have 6 players called up to the Futsal National Team as they prepare for the Africa Cup of Nations Competition in Morocco happening from the 8th of April to the 17th of April 2024.

Please do not hesitate to contact us should you need any further assistance.

ASS Investments 98 (PTY) Ltd

T/A The Dome Indoor Sport Centre

* Vat Registration Number:4817768-01-5 * Company Registration Number: 2008/1002
 The Dome Namibia | PO Box 3014 | 5371 Welwitschia Street | Vineta | Swakopmund
 boxoffice@thedomenamibia.com | w: www.thedomenamibia.com | T:+264 64 400 301

**Quote**

Selecao Futsal Club

wdt@selecao.org

Document number	DINtemp 850
Document date	6 Mar 2024 17:38
Description	Invoice
General ledger	Indoor Sport Centre
Location	Indoor Sport Centre
Staff	Tami Otto
Client	Selecao Futsal Club
Client code	TDSFCL0001
Email	wdt@selecao.org
Account terms	3 Days Account Term

Code	Description	Exclusive	Standard (18%)	Inclusive
TDISCHREN06	Hourly Rental Small Rink incl Lights 03/06/24	N\$895.65	N\$104.35	N\$800.00
TDISCHREN06	Hourly Rental Small Rink incl Lights 05/06/24	N\$895.65	N\$104.35	N\$800.00
TDISCHREN06	Hourly Rental Small Rink incl Lights 10/06/24	N\$895.65	N\$104.35	N\$800.00
TDISCHREN06	Hourly Rental Small Rink incl Lights 12/06/24	N\$895.65	N\$104.35	N\$800.00
TDISCHREN06	Hourly Rental Small Rink incl Lights 17/06/24	N\$895.65	N\$104.35	N\$800.00
TDISCHREN06	Hourly Rental Small Rink incl Lights 18/06/24	N\$895.65	N\$104.35	N\$800.00
TDISCHREN06	Hourly Rental Small Rink incl Lights 24/06/24	N\$895.65	N\$104.35	N\$800.00
TDISCHREN06	Hourly Rental Small Rink incl Lights 26/06/24	N\$895.65	N\$104.35	N\$800.00
TDISCHREN06	Hourly Rental Small Rink incl Lights 01/07/24	N\$895.65	N\$104.35	N\$800.00
TDISCHREN06	Hourly Rental Small Rink incl Lights 03/07/24	N\$895.65	N\$104.35	N\$800.00
TDISCHREN06	Hourly Rental Small Rink incl Lights 08/07/24	N\$895.65	N\$104.35	N\$800.00
TDISCHREN06	Hourly Rental Small Rink incl Lights 10/07/24	N\$895.65	N\$104.35	N\$800.00
TDISCHREN06	Hourly Rental Small Rink incl Lights 15/07/24	N\$895.65	N\$104.35	N\$800.00
TDISCHREN06	Hourly Rental Small Rink incl Lights 17/07/24	N\$895.65	N\$104.35	N\$800.00
TDISCHREN06	Hourly Rental Small Rink incl Lights 22/07/24	N\$895.65	N\$104.35	N\$800.00

	05/08/24			
TDISCHREN06	Hourly Rental Small Rink incl Lights	N\$895.65	N\$104.35	N\$800.00
	07/08/24			
TDISCHREN06	Hourly Rental Small Rink incl Lights	N\$895.65	N\$104.35	N\$800.00
	12/08/24			
TDISCHREN06	Hourly Rental Small Rink incl Lights	N\$895.65	N\$104.35	N\$800.00
	14/08/24			
TDISCHREN06	Hourly Rental Small Rink incl Lights	N\$895.65	N\$104.35	N\$800.00
	19/08/24			
TDISCHREN06	Hourly Rental Small Rink incl Lights	N\$895.65	N\$104.35	N\$800.00
	21/08/24			
TDISCHREN06	Hourly Rental Small Rink incl Lights	N\$895.65	N\$104.35	N\$800.00
	26/08/24			
TDISCHREN06	Hourly Rental Small Rink incl Lights	N\$895.65	N\$104.35	N\$800.00
	26/08/24			
Totals		N\$18 098.90	N\$2 713.10	N\$28 800.00

Banking Details:

Account Name : ASS Investments 98

Branch Code : 484-172 Capricorn Private Wealth

REFERENCE: Please use Client Code: TDSFCL0001 as reference.

Proof of payment need to be send to: finance@thedomenambia.com

Bank : Bank Windhoek

Account No.: 8029 547 636





11.1.30

PROPOSAL: NAMIB DESERT INTERNATIONAL JAZZ FESTIVAL

(C/M 2024/11/28 - 9/3/1/2)

Ordinary Management Committee Meeting of 14 November 2024,
Addendum 8.6 page 27 refers.

A. This item was submitted to the Management Committee for consideration:**1. INTRODUCTION**

This submission serves to present a proposal agreement submitted by Camissa Solutions to host the **Namib Desert International Jazz Festival**. This festival aims to bolster Swakopmund's standing as a premier tourism and cultural destination while providing extensive economic and social benefits to the community.

2. BACKGROUND

The Namib Desert International Jazz Festival will see the MSC Splendida Cruise ship bring approximately 4200 passengers to the Namibian coast in **March 2025**. This festival aims to extend visitors' stay as well as to boost the local economy, cultural and tourism sectors. The festival is scheduled to take place over two nights at Dune 7, Walvis Bay, featuring renowned jazz artists, boosting regional tourism, and expanding economic opportunities for Swakopmund and Walvis Bay.

3. DISCUSSION**3.1 Benefits to Swakopmund:**

Although the main festival will take place in Walvis Bay, Swakopmund stands to benefit from the following:

- **Increased Tourism:** *The festival will attract local and international visitors, resulting in a boost for accommodation providers, restaurants, arts and crafts markets, and tour operators in Swakopmund.*
- **Hosting of events in Swakopmund:** *Late night Jam sessions at the Swakopmund Hotel and Entertainment Centre, free performances at the Mole Beach for the public.*
- **Inclusive Branding:** *Swakopmund will feature prominently in promotional materials, positioning the town as a prime tourism destination.*
- **Training and Engagement Activities:** *Opportunities for local youth to be trained in event production and for local artists to perform at the festival.*

Furthermore, the applicant proposed a sponsorship marketing package of N\$250 000.00 and the key value of the packages is defined as follows:

- *2 marks on all media (local and international)*
- *2 marks on all stages - 4 stages (2 in Swakopmund and 2 in Walvis Bay)*
- *The Mayor of Swakopmund to be the host of the event along with the Mayor of Walvis Bay and jointly officiate the event*
- *Other branding at the event (all 4 stages) as is mutually agreed.*
- *Mayoral quotes in all marketing collateral located on MSC ships and partner airlines.*

- Mayoral Hospitality suite for 50 people at the Namib Desert location including food and non-alcoholic beverages.
- Interviews with the Mayor on Cape Talk and 702
- 4x posting per month on Social media with about 220,000 followers worldwide.

3.2 Request from Council:

To ensure the successful integration of Swakopmund into the festival experience, the following support is requested from Council:

- **Venue Sponsorship:** Provision of the Mole Beach area for day performances for free.
- **Tourism and Economic Promotion:** Active participation in branding and promoting Swakopmund as a key destination in festival marketing campaigns.
- **Security and Safety:** Collaboration with the Tourism Protection Unit to ensure the safety of the tourists and locals as well as to help manage the increased flow of visitors.
- **Rubbish removal & Public toilets related servicing**
- **Generators - 2 x 50kva**
- **Fencing**
- **Billboards, medical services**
- **Training and Engagement Initiatives:** Collaboration to facilitate training programs for Swakopmund youth in event management and logistics, contributing to their involvement in the festival.
- **Logistical Support:** Applicant is required to source local transport services; however, Council is requested to avail traffic officers to assist with traffic control.
- **Financial Assistance:** Exploring potential sponsorship or funding partnerships to support Swakopmund's involvement in the festival, particularly in hosting activities.
- **Food Options:** although there are restaurants around the Mole Beach, Council is required to allow the inclusion of food trucks to support local entrepreneurs.

4. CONCLUSION

The Namib Desert International Jazz Festival presents an exciting opportunity for Swakopmund to showcase its cultural richness and attract significant economic benefits through tourism. By supporting the hosting of satellite events and ensuring that the town features prominently in festival branding, Swakopmund can enhance its reputation as a vibrant, must-visit destination on the Namibian coast.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) **That Council takes note of the hosting of the Namib Desert International Jazz Festival in March 2025 in Walvis Bay and requested sponsorship.**
- (b) **That Council supports the hosting of the Namib Desert International Jazz Festival in Walvis Bay with subsequent events held in Swakopmund and sponsors the following:**

- (i) The Mole Beach area for one-day use for free performances for the public.**
 - (ii) Waste Bins and Removal services during the one-day event to be hosted in Swakopmund**
 - (iii) Traffic & Law Enforcement to assist with the increased flow of traffic, and visitors as well as ensure the safety of visitors and the community at large.**
 - (iv) Billboards - allowing handing of billboards in liaison with Engineering services and Town Planning departments**
- (c) That the Tourism Protection Unit be present at the event to help ensure the safety of the tourists.**
- (d) That the organizer be advised to provide additional ablution facilities, due to the anticipated audience outcome at the event.**
- (e) That the organizer be advised to approach the Ministry of Home Affairs and Immigration to acquire work permits**
- (f) That the organizer be informed that Council will not be able to provide Generators as well as the buses/transportation of festival attendees from the ship to the event.**
-

Proposed Agreement

Pursuant to interactions with the Mayor, Executive Committee and Representatives of the Swakopmund Municipality the following document constitutes the ambit of proposed agreement in relation to the annual **Namib Desert International Jazz Festival – Walvis Bay and Swakopmund (NDIJF)**.

The Parties to the Agreement

The envisaged parties to this agreement will be.

1. The Municipality of SWAKOPMUND
2. Frankfort Investments (OBO) – The Namib Desert International Jazz Festival Organization.

The Duration of the agreement.

1. The agreement should span for 3 years from 2024 through till 2027, covering the festival for 2025/26/27. Agreement should include first refusal on rights into the future. All rights are subject to the mandated authority of the Municipality.

(This enables the growth projections and sustainability goals of the NDIJF as an annual event into perpetuity. All agreements must be subject to mutually agreed Key Performance Measurables that are regularly updated.)

The Location/s

1. Mole Beach.
2. Swakopmund Hotel and Casino

The Permissions Required

Permission as it relates to laws and by-laws governing the event. Permission must be subject to the necessary plans being submitted by the NDIJF Organization with, such plans complying with Municipal rules and standards. These permissions are not limited to the following plans which are already available for the NDIJF in Walvis Bay and Swakopmund.

1. Hosting - the event in the targeted location/s.
2. Sale of Food and Beverages - health, safety, security etc.
3. Environmental - Ensuring the environment is positively impacted
4. Refuse Removal - The supply and removal of skips, bins etc.
5. Safety – Access Control, Evacuation, Field Hospital (Ambulance), Fire, Traffic and Law Enforcement as is necessary.



Tel: +2721 591 5208
Fax: 086 512 0206
P.O Box 844, GOODWOOD 7459
Web: www.camissasolutions.com

6. Noise Exemption – As is relevant
7. Structural Engineering – Stage (If necessary)

The Assistance Required

The following requires Municipal assistance to deliver an annual International Event of World Class stature. The ambit of assistance required is identified as follows

1. Traffic Management
2. Law Enforcement
3. Rubbish Removal - provision of bins and skips for the management of litter.
4. Public Toilet and related servicing – If necessary. Being an international event it should be a quality toilet and service.
5. Busses/Transport - Assistance with the moving of festival attendees from the ship to the festival and back again.
6. Work Permits - SA based staff and foreign artists (total of 40)
7. Medical – First responder
8. Generators – 2x50kva
9. Fencing – as is necessary
10. Festival Directional Signage – On the road leading to the event
11. Billboards – Allow the hanging of 250 A1 Billboards on streetlamp posts
12. Event Toilets – As is necessary

The Sponsorship Marketing Package (NAD 250 000)

This marketing Package is best suited to the Swakopmund Municipality. The NDIJF is in Walvis Bay and Swakopmund. With Swakopmund being the premier tourism destination on the ERONGO coastline, the objective is to locate SWAKOPMUND as a compelling tourism destination with multiple experiences on offer.

Key Value of the package is defined as follows.

- 2 marks on all media (local and international)
- 2 marks on all stages – 4 stages (2 in Swakopmund and 2 in Walvis Bay)
- 2 marks on all marketing collateral.
- The Mayor of SWAKOPMUND to be the host of the event alongside the Mayor of Walvis Bay and jointly open the festival.
- Other branding at the event (all 4 stages) as is mutually agreed.
- Mayoral quotes in all press releases regional and international. Including press releases by other stakeholders like UNESCO.
- Mayoral quotes in all marketing collateral located on MSC ships and partner airlines.
- Mayoral Hospitality Suite for 50 people at the NDIJF (Namib Desert location) including food and non-alcoholic beverages.
- Videos of Walvis Bay Tourism streamed “live” (via social media) from the event.
- Interviews with the Mayor on Cape Talk and 702.
- 4 x posting per month on social media – 220 000 jazz followers worldwide.

Timeline

It is envisaged that an agreement is concluded by September 2024 to enable maximum yield in the 1st year of the NDIJF.

The 2nd edition of the NDIJF in 2026 will enjoy 365-day marketing enabling an exponential growth of marketing value to the benefit (year-round) of the region.

Conclusion

The Organization of the Namib Desert International Jazz Festival is optimistic about substantive ROI in the form of economic impact to the region. Ultimately this must inform the effort to deliver an annual “Big” Event to the ERONGO shoreline.

**CAMISSA**
SOLUTIONSTel: +2721 591 5208
Fax: 086 512 0206
P.O Box 844, GOODWOOD 7459
Web: www.camissasolutions.com

Contact

Desmond Frankfort – Director (NDIJF) Organization - +264811243904

Clarence Ford – Director (NDIJF) Organization - +27710383332

www.namibjazz.com**Confirmed and Potential Partner Brands**

- NAMPORT
- MTC
- UNICEF
- MSC Cruises
- Walvis Bay Municipality
- Swakopmund Municipality
- South African Department of Tourism
- Western Cape Government
- City of Cape Town
- ERONGO Tourism
- Airlink
- Lufthansa
- Delta Airlines
- NEDBANK
- Toyota
- SANLAM
- Coke
- Namibian Breweries

11.1.31

SUBDIVISION OF ERF 5621, SWAKOPMUND, EXTENSION 17 INTO PORTION A AND REMAINDER

(C/M 2024/11/28 - E 5621)

Ordinary Management Committee Meeting of 14 November 2024,
Addendum 8.7 page 34 refers.

A. This item was submitted to the Management Committee for consideration:**1. Purpose**

The purpose of this submission is for Council to consider the application for the subdivision of Erf 5621, Swakopmund Extension 17 into Portion A and the remainder in terms of Section 105 (1) (e) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).

2. Introduction and Background

A subdivision application was received by the Engineering and Planning Services from Van Der Westhuizen Town Planning and Properties cc on behalf of the registered owner Stracchino Investments (Proprietary) Limited represented by the director Miss Chanique Honeyborne. The application is attached as **Annexure A**.

3. Ownership

Ownership of Erf 5621, Swakopmund, Extension 17 is held in the Deed of Transfer T0880/2024 and vests in Stracchino Investments (Proprietary) Limited. Proof of ownership has been attached together with the application.

4. Zoning, Locality and Size

Erf 562, Swakopmund is zoned "Single Residential" with a density of 1:600m² as indicated in the figure below. The erf is in Swakopmund Extension 17 and measures 1564 m² in extent.

**5. Access, parking, and municipal services**

Access to Erf 5621, Swakopmund Extension 17 is gained from Dune Side Avenue. Parking for the proposed will be provided as stipulated by the Swakopmund Zoning Scheme. The erf is already connected to the services

network. However, all additional infrastructure resulting from the proposed development shall be the responsibility of the owner of the property.

6. **Public Notification**

The neighbouring property owners have been consulted via registered mail for potential objections and comments on the proposed subdivision. Site notices were placed on the erf and the Municipal Notice Board, and the last date of objection was the 28th of August 2024. One objection was received from the owners of Erf 5622, Swakopmund, Extension 17.

7. **Proposal**

Erf 562, Swakopmund is currently zoned "*Single Residential*" with a density of 1:600m². The erf measures 1564m² in extent, which enables the property to be subdivided into two equal portions.

It is, therefore, the intention of the applicant to subdivide the property into Portion A, and Remainder to create two land titles and the construction of residential dwellings on both the portions for holiday housing. The proposal is indicated in the table below:

Proposed Portion Number	Area (M²)	Zoning
<i>Portion A</i>	782	<i>Single Residential</i>
<i>Remainder Erf 5621</i>	782	<i>Single Residential</i>
<i>Total</i>	1564	

8. **Objection**

The objector is of the opinion that the initial township establishment erven and their area sizes demonstrate the intentions of the neighbourhood. The objector further indicates that the surrounding neighbours have subdivided their properties into half-size erven and the subsequent densification of this nature negatively affects their property, as it increases the number of smaller aerial-sized property owners who compensate for the lack of space by increasing the building volumes vertically. This in turn results in neighbours seeking consent to construct beyond their building lines due to the proposed erven sizes and in turn reduce the value of properties. Additionally, the objector argues that they opted to purchase in Swakopmund Extension 17 with larger erven to ensure increased space, privacy and less-restricted desert landscape views.

9. **Response to Objection**

The applicant states that the reason for the objection is not clear, however, is their opinion that the objection is to prevent further densification in the area. The applicant indicates that the objection cannot be entertained because the density of the area permits for such subdivisions and the current rights on the property permits the construction of two dwellings each with their sub-dwelling. Additionally, the applicant argues that there is no evidence to the claim of reduction of property value because of the subdivision and in fact, the applicant is of the opinion that properties in the area will be sought after because they can be subdivided.

The applicant states that the objector is urging for Swakopmund Extension 17 to remain as is irrespective of their client's land use rights. The conditions of establishment do not indicate that no subdivision be undertaken in the area and there are no restrictions registered in the title deed for such claims.

Therefore, it is the applicant's opinion that the owners of properties within the area were aware of the possible subdivisions of properties in the area.

10. **Evaluation**

Although Council understands that the objector may feel that their rights are being infringed. It is imperative to comprehend that each property owner has rights to their property.

Swakopmund Extension 17 has a density of 1:600m² and the erf in question measures 1564 m² in extent. The Swakopmund Zoning Scheme permits subdivisions to take place should the density permit, which is the case with the proposed development. In terms of densifying the area, one of the principles of densification is to ensure proper building form. The densification of existing areas is a top planning priority worldwide. Its main goals include protecting undeveloped land and its biodiversity, which may otherwise be consumed by urban sprawl, therefore densification leads to the sustainable use of land. Furthermore, the Swakopmund Structure Plan advocates for the densification of areas within the existing town.

Ultimately, note should be taken that planning is not rigid and is directed by the ever-changing dynamic of the social, physical, environmental as well as economic needs of its residents.

11. **Title Deeds Conditions**

The current title deed conditions registered against the Remainder of Erf 5621 Swakopmund should be retained and registered against the newly created Portion A and the Remainder of Erf 5621, Swakopmund, Extension 17.

12. **Conclusion**

The proposed subdivision of Erf 562, Swakopmund into Portion A and Remainder can be supported as it does not have any negative or detrimental impacts on the existing character and is in line with both the Swakopmund Zoning Scheme and the Swakopmund Structure Plan 2020-2040.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) **That the subdivision of Erf 562, Swakopmund, Extension 17 into Portion A and Remainder measuring 782m² in extent each be approved.**
- (b) **That compensation fee in respect of an endowment fee of 7.5% be charged for the newly created portion.**
- (c) **That the applicant provides proof that the subdivision of Erf 5621, Swakopmund, Extension 17 into Portion A and Remainder has been approved by the Minister and provides Council with approved diagrams before any submission of building plans to the Engineering and Planning Services Department for approval.**
- (d) **That no building plans inclusive of relaxation of building lines or aesthetics application be approved until proof of payment of the**

compensation fee for the newly created portion has been received by Council.

- (e) That all additional infrastructures that are to be required because of the proposed development be for the account of the applicant and in accordance with the specifications of the General Manager: Engineering and Planning Services.**
 - (f) The current title deed conditions registered against Erf 5621, Swakopmund Extension 17 be retained and be registered against the title deeds of the newly created Portion A and the Remainder of Erf 5621, Swakopmund, Extension 17.**
 - (g) That the objector be informed of this decision and their right to appeal Council decision to the Minister of Urban and Rural Development with valid reasons within twenty-one (21) days from the date of the decision in accordance with Regulations 18 of the Urban and Regional Planning Act.**
-

ANNEXURE A - APPLICATION FORM

19-03-08-5607

E 5621

TOWN PLANNING & PROPERTIESPO BOX 1592
SWAKOPMUND - NAMIBIA

Chief Executive Officer
Municipality of Swakopmund
PO Box 53
Swakopmund
Namibia

26 September 2024

Dear Sir,

APPLICATION FOR SUBDIVISION OF ERF 5621, SWAKOPMUND, EXTENSION 17, INTO PORTIONS "A" AND REMAINDER.

Van Der Westhuizen Town Planning & Properties cc has been appointed by STRACCHINO INVESTMENTS (PROPRIETARY) LIMITED, being the registered the owner of Erf 5621, Swakopmund, Extension 17, to undertake all necessary statutory steps for the:

- **SUBDIVISION OF ERF 5621, SWAKOPMUND, EXTENSION 17, INTO PORTIONS "A" AND REMAINDER.**

Application is herewith made in terms of Section 105 (1) of the Urban and Regional Planning Act of 2018 for the subdivision of Erf 5621, Swakopmund, Extension 17, into Portions "A" and Remainder.

1. BACKGROUND

Erf 5621, Extension 17, is situated in an area that has over the years seen a few land transformations, with more particular focus on subdivision. The extension was initially planned with very large properties facing the river and dunes. The density in the area is 1:600m² and these large erven in excess of 1200m² make it very favourable and sought after properties for this specific reason.

2. LOCALITY & ERF SIZE & ZONING

Erf 5621, Swakopmund, Ext. 17, currently measures approximately 1564m² in extent and is located along Dune Side Avenue in Swakopmund, Extension No. 17. (Annexure A). The property is zoned as Single Residential 2 with a density of 1:600m².

3. OWNERSHIP

Ownership of Erf 5621, Swakopmund, Ext. 17 vests with STRACCHINO INVESTMENTS (PROPRIETARY) LIMITED, by means of Deed of Transfer 0880/2024 as attached as "Annexure B" to this document. Power of Attorney for the proposed intentions were also given by a Director of the Company and is attached as "Annexure C1" Also attached is a Company resolution giving Chanique Honeyborn, a Director in the Company, permission to sign the Power of Attorney on its behalf (Annexure C2). Company registration documents are attached as "Annexure C3".

4. INTENTION OF CLIENT AND PROPOSED SUBDIVISION

It is the intention of the client to subdivide Erf 5621, Swakopmund Ext. 17, into Portion A and Remainder (Annexure D1). The property is 1564m² in extent and has a density of 1:600m² hence the subdivision into two equal portions of 782m² will be in line with the density requirement of the area.

From preliminary plans it could be established that the owners wish to construct residential dwellings on both the portions to be used as holiday housing.

The intended subdivision is also in line with the provision of the Swakopmund Town Planning Scheme.

The proposed subdivision and new erf sizes will be as follows:

Proposed Portions	Portion Sizes in ha
Portion A	782m ²
Remainder of Erf 5621	782m ²
Total m²	1 564m²

5. TOPOGRAPHY

The Erf is relatively flat with a slight slope from north to south. Also present on the southeastern corner of the site is a natural granite rock formation. The attached subdivision plan with its 50cm contour intervals clearly shows the flatness of the area with a fall of 1m over a distance of 47m. None of the abovementioned is considered to be hindering aspect for the proposed subdivision and proposed development of the individual erven (Annexure D2).

6. ACCESS

Access to Erf 5621, Swakopmund Ext. No. 17, is currently obtained from Duneside Avenue. After the subdivision is approved the newly created Portion A will also obtain access from the same street as per the Subdivision Plan. All cost for creating a formal access to the existing street shall be for the account of the owner.

7. INFRASTRUCTURE SERVICES

Erf 5621 currently has connection points to the existing infrastructure network. After the subdivision is approved the newly created Portion "A" will make connection to the existing

infrastructure and as such will be for the owner's account. Any special unforeseen needs in terms of Water, Sewer and Electricity shall be communicated to the relevant Institutions.

8. PUBLIC PARTICIPATION

Neighbouring property owners have been requested for their comments/objections on the proposed subdivision. Attached please find copies of letters to neighbours via registered mail (**Annexure E**). Site notices were also placed on the erf and Municipal Notice Board for public comments (**Annexure F**). Closing date for comments/objections to the proposed subdivision lapsed on 28 August 2024. By the closing of the objection period only 1 objection was received from the neighbouring properties or the general public (**Annexure G**).

9. OBJECTIONS

One objection was received from a neighbouring property, Erf 5622, by the Hoffmann Family Trust as the owner of the property. Below will follow the quoted objections and our response to the objections.

Objection by Hoffmann Family Trust

**1. Attached please find a map labelled "Swakopmund Township Establishment" approved in February 2010, displaying the sizes and positions of the erven now located in Extension 17. This map was shared with us between 2011 and 2012 when we purchased our Erf 5622. We trust that the map demonstrates the intentions in terms of the town planning scheme of the Town of Swakopmund*.*

Our Response

It is not clear as to what exactly their reason for objection is. It seems to be a statement rather than an objection. It is our opinion that the objector is referring to old plans that emanated 12 years ago with the Township Establishment process and the sale of the erven. The relevance in terms of the application is not clearly stated. The objector bought the exact same property and surely must have been aware of the possibility of subdivision.

Objection by Hoffmann Family Trust

**2. Attached please find a copy section of that map as well as a recent satellite image of the area surrounding our Erf 5622. Both pictures display certain already subdivided erven in our neighbourhood marked in red, our own Erf 5622 marked in yellow, and the intended subdivision (which we oppose) also marked in red. The actual building volumes that were recently erected on the existing subdivided erven are visible on the satellite image. We urgently request that the Municipality of Swakopmund does not approve further subdivisions, resulting in half-size properties and subsequent densification of this nature along the boundaries of our property. We are already negatively affected by the subdivision along one boundary of our property and request you to not add further impact*.*

Our Response

It is not clear as to what the actual reason for objection is, except that the objector does not want the subdivision to proceed and have the area further densified. The objector indicates that they are already negatively impacted on a boundary by such subdivision and that no further subdivision and densification be allowed in the area. To simply state that no further subdivisions be allowed, despite the density of 1:600m² allowing such subdivisions, cannot be considered as a valid reason for objection.

To further undermine the reason for objection, we wish to reiterate the fact that the property, according to existing land use rights, may build 2 houses and two supplementary dwellings (50% of the total floor area of the main dwelling) on the property without subdivision or consent from Council. All that is needed is the approved building plans for the intended buildings.

As per the arguments above, the reason for objection cannot be supported.

Objection by Hoffmann Family Trust

"3. Subdivisions in a neighbourhood increase the number of small aerial size property owners who (firstly) compensate for the lack of space by increasing the building volumes vertically, and who (secondly) also expect to receive permission to construct their additional living spaces beyond the building lines of their small erven. Both actions reduce the value of properties in the neighbourhood and to a greater extent the value of neighbouring properties. We refer to the communication and records on file at your offices with respect to the already subdivided Erf 5614 in support of this submission and to respectfully point out the encroachment on our rights despite our written formal objections that evolved from that subdivision".

Our Response

The objector refers to small aerial sized properties that increase building volumes vertically and these properties also expect to receive permission to encroach on the building lines. We assume that the objector is referring to "small area size properties" and not "small aerial sized properties". None the less, the applicants are merely exercising their right to apply for subdivision. Their intentions are in line with previous approved applications.

The objector further states that these actions decrease the property values in the surrounding area. No evidence in support of lower property values is provided to substantiate such claim. It should also be noted that the assumed decrease in property values is always used as a reason for objection. To date no objector has effectively proven this decrease in value. In fact, it is our opinion that the property will be more sought after by developers due the fact that it can be subdivided.

Objection by Hoffmann Family Trust

"4. The value of our property is already being negatively affected by the subdivision of another neighbouring erf, namely Erf 5614, and we urgently request the Town Council of Swakopmund to reject any further subdivisions of erven along our property boundaries. The building volume erected along our common boundary with Erf 5614, also as a direct result of the subdivision of that erf, demonstrates the negative consequences to be expected from a subdivision once the

new property owners or property developers add structures along property boundaries of subdivided erven. The attached picture of the double story building that was erected on portion with limited space of erf 5614 after subdivision refers”.

Our Response

It is our opinion, after examining the picture, that the effect as indicted by the objector will remain basically the same even if the building is moved 1 meter or 2 meters back. The objector seems to be repeating himself by requesting that no further subdivisions to take place in the surrounding area. Any encroachment of the building lines must have been approved by the Municipality and should have gone its own separate process. In this process Erf 4622 must have been informed and consulted concerning the intended encroachments. The history of events between the parties of 5622 and 5614 is not relevant to this procedure.

The reason for objection is not supported.

Objection by Hoffmann Family Trust

“5. We elected to purchase a more expensive, larger erf in Extension 17 because we trusted that the clearly improved allocation of space for each respective property owner in that neighbourhood in Portion B by the Town Planners of Swakopmund would ensure an increased space, privacy and less-restricted desert landscape views potential of our property. This additional value of our future property and intended investment on the property is of importance to us: That is why we did not purchase a cheaper, smaller erf in Portion A, where the high density property development was clearly intended and to be expected”.

Our Response

The objector refers to Extension 17 as if it was planned to remain as is with no change whatsoever irrespective of our client’s land use rights. If any of these properties were not to be subdivided in future then such conditions would have been clearly indicated in the Conditions of Establishment for the extension and registered against the Title deed of Erf 5621. Such Conditions could not be located in any of the relevant documentation. If the density of the erf was 1: Erf then subdivision would not have been possible, unless application is made for rezoning for density change.

It is our opinion that the other property owners were well aware of the fact that they can subdivide the properties. If the objector was not aware of the fact, then the misinterpretation of information regarding the land use rights of the properties then the objector is at fault here.

The objection is not supported.

Objection by Hoffmann Family Trust

“6. We kindly request that the erf sizes and/ or property sizes along our property boundaries remain without further changes and that further subdivision is not approved in order to safeguard the value of our property and the neighbourhood in Extension 17. We request that the owner of Erf 5621 will be held to make use of the existing allowed building regulations that are applicable for Erf 5621 and Extension 17 (which already provide for sufficiently large and

dense building structures) in order to achieve the full potential and possibly large, multiple or extensive building structures of this single erf. It is not necessary to subdivide the property and risk the potentially negative impact that further subdivisions could bring to our property and others in the neighbourhood".

Our Response

The objector must accept the fact that the Erf is 1570m² in extent and the density of 1:600m² allows the owner to apply for subdivision. It is once again stated that the property value will be impacted upon negatively but the objector again fails to provide proof of such claim. The development potential of Erf 6521, without relaxations, will be far more extensive than two properties due to the fact that an additional 6m comes into play with regard to building lines. It is our opinion that the argument of the objector is flawed. The objector also does not seem to understand that two houses and their outbuildings can be built on the property. It is rather a matter of drawing a line in the middle and having two separate erven with a house on each.

The reason for objection is not supported.

Statement by Hoffmann Family Trust

"As was demonstrated when the subdivision of Erf 5614 took place, the intentions of the applicants (owner and subsequent property developer alike) of subdivisions is often of a speculative nature. We request the Municipality of Swakopmund maintains its standard with respect to the value and quality standards it has offered to the investors in property specifically in Extension 17.

We hereby request an opportunity to submit further representations and be heard once the motivation and development plans of the property owner of erf 5621 for its intended subdivision is shared with us".

Our Response

The objector refers to the intentions of the applicants for subdivision as speculative in nature. Since the objectors bought their property, no formal building was constructed on their property. This in itself should raise the question as to whether the Hoffmann Trust is also speculating with their erf.

In terms of further representation, the objector shall be informed of the Council decision in writing, and if the Council approves the application the objector shall then have his right to be heard through the Office of the Minister or the applicant will have the right to appeal to the Office of the Minister.

10. CONCLUSION

The intended subdivision is in line with past Council decisions and in line with the density requirement of the area. The fact that the size of the property is more than twice the density of 1:600m² already gives the owner the right to construct 2 (Two) dwellings and associated outbuildings of not more than 50 % of the total floor area of the main dwelling.

The subdivision will simply provide two separate but reasonable sized properties that will each have its own title deed. There will be no increased pressure on the services infrastructure as the land use possibilities remain exactly the same.

It is the opinion that the intended subdivision is in line with the provisions of the Swakopmund Town Planning Scheme and can thus be found favourable for approval. The proposed subdivision will in no way have any effect on the existing services as no density change is requested.

11. APPLICATION

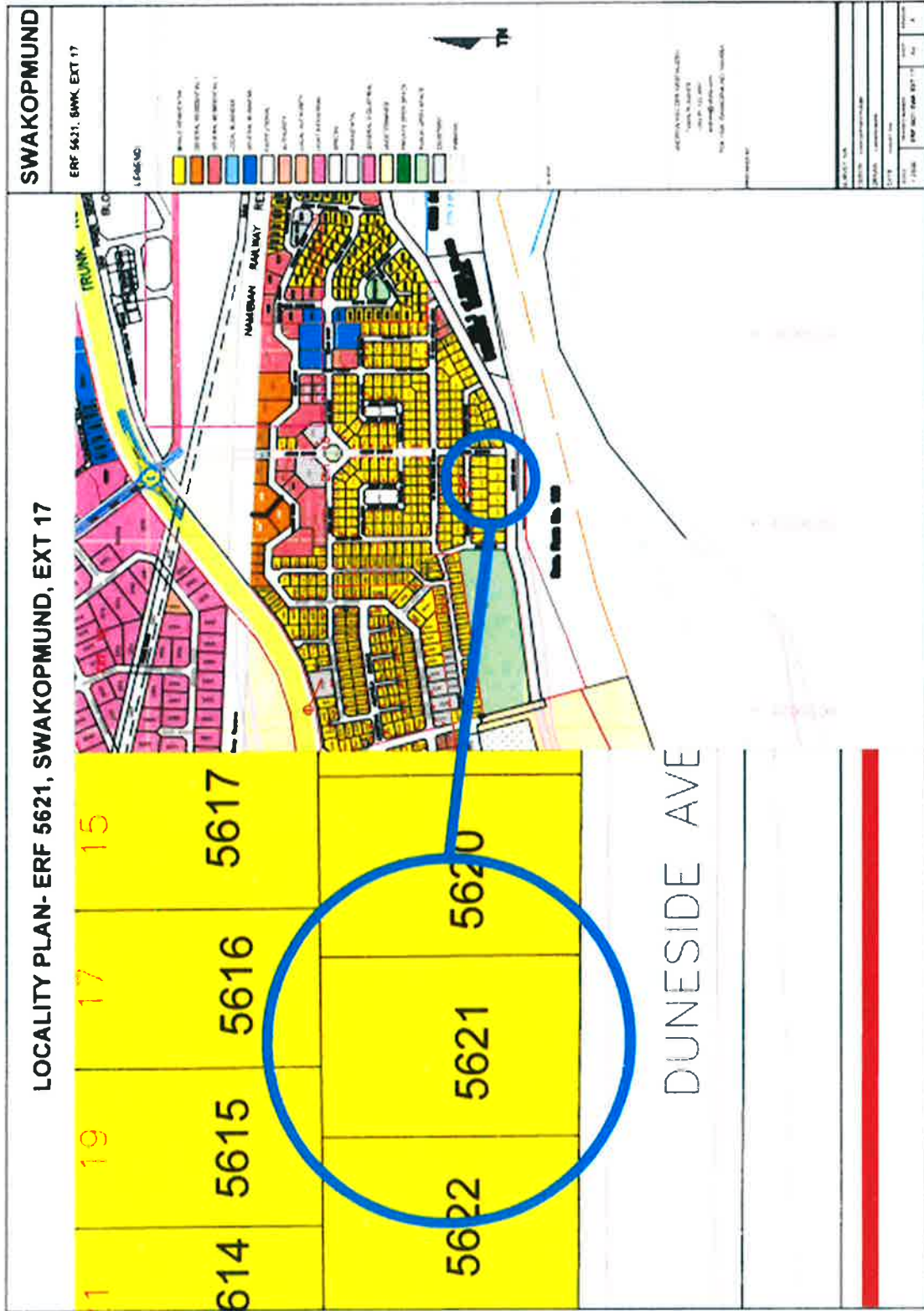
Application is herewith made in terms of Section 105 (1) of the Urban and Regional Planning Act of 2018 for the subdivision of Erf 5621, Swakopmund, Extension 17, into Portions "A", and Remainder.

It is trusted that you will find the above application in order and favourable for approval by Council.

Yours Faithfully,



A R VAN DER WESTHUIZEN



AND the said appearer declared that his said Principal had truly and lawfully sold on 24 OCTOBER 2023

AND that he in his capacity aforesaid, did, by these presents, cede and transfer in full and free property to and on behalf of

STRACCHINO INVESTMENTS (PROPRIETARY) LIMITED
Registration Number 2023/1170

Its successor-in-title, Administrators or Assigns.

CERTAIN Erf No 5621 Swakopmund (Extension No 17)

SITUATE In the Municipality of Swakopmund
Registration Division "G"
Erongo Region

MEASURING 1564 (ONE FIVE SIX FOUR) Square Metres

FIRST transferred by Deed of Transfer No T 4703/2012 with General Plan S G No A 511/2011, relating thereto

HELD BY Deed of Transfer No T1923/2014

SUBJECT to the following conditions imposed in terms of the Urban and Regional Planning Act, 2018 (Act No 5 of 2018), namely -

IN FAVOUR OF THE LOCAL AUTHORITY

- a) The erf must only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to the provisions of the Swakopmund Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No 5 of 2018)
- b) The building value of the main building, excluding the outbuildings to be erected on the erf shall be at least four times the prevailing valuation of the erf

WHEREFORE the appearer, renouncing all the rights and title which the TRANSFEROR heretofore had to the premises, did, in consequence also acknowledge that the Transferor is entirely dispossessed of and disentitled to the same and that, by virtue of these presents, the said TRANSFEREE its successor-in-title, Administrators, or Assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State however reserving its rights; and finally, and acknowledging the purchase price amounting to the sum of N\$4 350 000.00

SIGNED at WINDHOEK on *17/11/2024*
together with the appearer, and confirmed with my seal office

[Handwritten Signature]
SIGNATURE OF APPEARER



[Handwritten mark]

SPECIAL POWER OF ATTORNEY



I/We, the undersigned,

CHANIQUE HONEYBORNE (ID: 970317 0004 3)

In my/our capacity as:

DIRECTOR OF STRACCHINO INVESTMENTS (PTY) LTD, BEING THE REGISTERED OWNER OF ERF 5621, SWAKOPMUND, EXTENSION NO. 17;

do hereby nominate, constitute and appoint,

VAN DER WESTHUIZEN PLANNING & PROPERTIES CC, P O BOX 1598, SWAKOPMUND

With power of Substitution, to be my lawful Attorney and Agent in my/our name, place and stead, negotiate and to make all necessary applications to Municipality, Town Council, Ministry of Urban and Rural Development or any other authority, for the:

- **SUBDIVISION OF ERF 5621, SWAKOPMUND, EXTENSION 17, INTO PORTION A AND REMAINDER.**

At the cost of the applicant and generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes as I/We might or could do if personally present and acting herein – hereby ratifying, allowing and confirm all and whatsoever my/our said Attorney and Agent shall lawfully do, or cause to be done, by virtue of these present.

SIGNED at Pretoria this 27th day of September 20 24

In the presence of the undersigned witnesses

WITNESSES:

1.

CHANIQUE HONEYBORNE

2.

Stracchino Investments (Pty) Ltd
2023/1170

POWER OF ATTORNEY

Stracchino Investments (Pty) Ltd
(The Company)

REGISTRATION NUMBER: 2023/1170

DATE: 25 September 2024

REGARDING PURCHASE OF PROPERTY

RESOLVED THAT:

- 1. The company and shareholder hereby authorises Chanique Honeyborne (Director, ID 97031700043) to sign the Power of Attorney related to the subdivision of the below acquired property.

Erf No. 5621 (Erf Number Five Six Two One)
Extension No. 17, Duneside Avenue

This is the content of the application for registration of the power of attorney.

FOR: The Trust

Kyle Honeyborne, Trustee

Signature: 

Date: 25/092024

Place: Johannesburg

FOR: Chanique Honeyborne

Signature: 

Date: 25/092024

Place: Johannesburg

E 5621

LIST OF REGISTERED ITEMS POSTED



by *Van Der Horst* *General Services & Logistics*

Sender's reference no.	Addressee's name and address	Registration no.
1 E 5614	<i>S. Kraljic</i> IC Box 3773 Finch Dunlop	RR 015 206 540 NA
2 E 5615	<i>CJ & K Reynolds</i> IC Box 3767 Dunlop	RR 015 206 553 NA
3 E 5616	<i>TM Hvidtsov</i> IC Box 156 Dunlop	RR 015 206 567 NA
4 E 5617	<i>WJ & JC Koon</i> IC Box 7337 Dunlop	RR 015 206 575 NA
5 E 5620	<i>AJ & Bhanu</i> IC Box 96 Hwy 7	RR 015 206 584 NA
6 E 5622	<i>De Hoffmann Family Trust</i> IC Box 20-44 Hwy 7	RR 015 206 586 NA

Number of items 6 Received by *[Signature]* Date-stamp

No compensation will be considered unless enquiry regarding this postal article is made within one year after the date of posting.

P1/185

FW: Objection: Intended Subdivision of Erf 5621, Swakopmund, Ext 17



JH

Johannes Heita

To: Johanna Angolo

Cc: Jennifer Batley



1. Attached please find a map labelled "Swakopmund Township Establishment" approved in February 2010, displaying the sizes and positions of the erven now located in Extension 17. This map was shared with us between 2011 and 2012 when we purchased our Erf 5622. We trust that the map demonstrates the intentions in terms of the town planning scheme of the Town of Swakopmund.
 2. Attached please find a copy section of that map as well as a recent satellite image of the area surrounding our Erf 5622. Both pictures display certain already subdivided erven in our neighbourhood marked in red, our own Erf 5622 marked in yellow, and the intended subdivision (which we oppose) also marked in red. The actual building volumes that were recently erected on the existing subdivided erven are visible on the satellite image. We urgently request that the Municipality of Swakopmund does not approve further subdivisions, resulting in half-size properties and subsequent densification of this nature along the boundaries of our property. We are already negatively affected by the subdivision along one boundary of our property and request you to not add further impact.
 3. Subdivisions in a neighbourhood increase the number of small aerial size property owners who (firstly) compensate for the lack of space by increasing the building volumes vertically, and who (secondly) also expect to receive permission to construct their additional living spaces beyond the building lines of their small erven. Both actions reduce the value of properties in the neighbourhood and to a greater extent the value of neighbouring properties. We refer to the communication and records on file at your offices with respect to the already subdivided Erf 5614 in support of this submission and to respectfully point out the encroachment on our rights despite our written formal objections that evolved from that subdivision.
 4. The value of our property is already being negatively affected by the subdivision of another neighbouring erf, namely Erf 5614, and we urgently request the Town Council of Swakopmund to reject any further subdivisions of erven along our property boundaries. The building volume erected along our common boundary with Erf 5614, also as a direct result of the subdivision of that erf, demonstrates the negative consequences to be expected from a subdivision once the new property owners or property developers add structures along property boundaries of subdivided erven. The attached picture of the double story building that was erected on portion with limited space of erf 5614 after subdivision refers.
 5. We elected to purchase a more expensive, larger erf in Extension 17 because we trusted that the clearly improved allocation of space for each respective property owner in that neighbourhood in Portion B by the Town Planners of Swakopmund would ensure an increased space, privacy and less-restricted desert landscape views potential of our property. This additional value of our future property and intended investment on the property is of importance to us: That is why we did not purchase a cheaper, smaller erf in Portion A, where the high density property development was clearly intended and to be expected.
 6. We kindly request that the erf sizes and/or property sizes along our property boundaries remain without further changes and that further subdivision is not approved in order to safeguard the value of our property and the neighbourhood in Extension 17. We request that the owner of Erf 5621 will be held to make use of the existing allowed building regulations that are applicable for Erf 5621 and Extension 17 (which already provide for sufficiently large and dense building structures) in order to achieve the full potential and possibly large, multiple or extensive building structures of this single erf. It is not necessary to subdivide the property and risk the potentially negative impact that further subdivisions could bring to our property and others in the neighbourhood.
- As was demonstrated when the subdivision of Erf 5614 took place, the intentions of the applicants (owner and subsequent property developer alike) of subdivisions is often of a speculative nature. We request the Municipality of Swakopmund maintains its standard with respect to the value and quality standards it has offered to the investors in property specifically in Extension 17.
- We hereby request an opportunity to submit further representations and be heard once the motivation and development plans of the property owner of erf 5621 for its intended subdivision is shared with us.

Yours faithfully,

Mark Hoffmann

On behalf of Lindemann Family Trust

Wed 16:00:00Z 15:24

11.1.32 **APPLICATION FOR RELAXATION OF STREET BUILDING LINES ON ERF 5811, SWAKOPMUND, EXTENSION 18**

(C/M 2024/11/28 - E 5811)

Ordinary Management Committee Meeting of 14 November 2024,
Addendum **8.8** page **53** refers.

A. This item was submitted to the Management Committee for consideration:

1. Purpose

The purpose of this submission is to seek Council's consideration for the "Special Consent" to relax a street building line from five (5) metres to one point three (1.3) metres on Erf 5811, Swakopmund, Extension 18.

2. Introduction and Background

In April 2024, an application for consent to relax a street building line to construct the garage from five (5) metres to zero (0) metres for Erf 5811, Swakopmund Extension 18 was initially received by the Engineering and Planning Service from Lentin Architects. The owner intended to construct 39 residential units, whereby, the garage on unit 29 is designed in such a way that it would be placed on the street boundary. The initial request for the construction of the garage on the zero building line was approved by Council via C/M 2024/08/08.

However, the applicant submitted another application in September 2024, for consent to relax a street building line from five (5) metres to one point 3 (1.3) metres on Erf 5811, Swakopmund, Extension 18. The application is attached as **Annexure A**.

3. Ownership

The ownership of Erf 5811, Extension 18, Swakopmund currently vests in RPJ Property Developers CC.

4. Locality, Zoning and Size

Erf 5811, Swakopmund Extension 18 is situated along Chobe Street. (See the above map), zoned "General residential 1" with a density of 1:100 and measures approximately 6 363m² in extent.

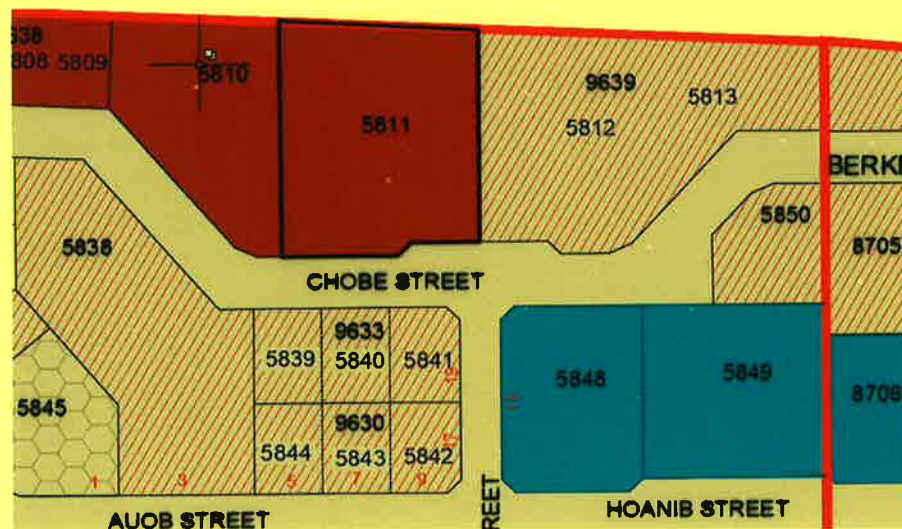


Figure 1: Locality of Erf 5811, Swakopmund Extension 18

5. Discussion

In terms of Clause 5, sub-clause (B) 2.6 of the Swakopmund Town Planning scheme stipulates that:

- (a) *No building, permanent structure or portion thereof, except for boundary walls and fences, may be erected on the site within:*
 - (i) *5 metres from any street boundary;*
- (c) *Council may relax the requirements of sub-clause (a) and (b) if it is satisfied that no interference with the amenities of the neighbourhood, existing or as contemplated by the Scheme, will result.*

6. Evaluation

The Engineering and Planning Service Department has undertaken its investigations and assessment of the latest request, mainly based on the standards that have been established to evaluate building plans.

Note should be taken that the applicants' previous application to relax from five (5) to zero (0) was merely approved (C/M 2024/08/08) based on the road design and where the garage is positioned is quite wide (see figure 3 below circled). Secondly, the applicant constructed the garage without approval, thus in turn obtained a fine for contravening the Municipal regulations.

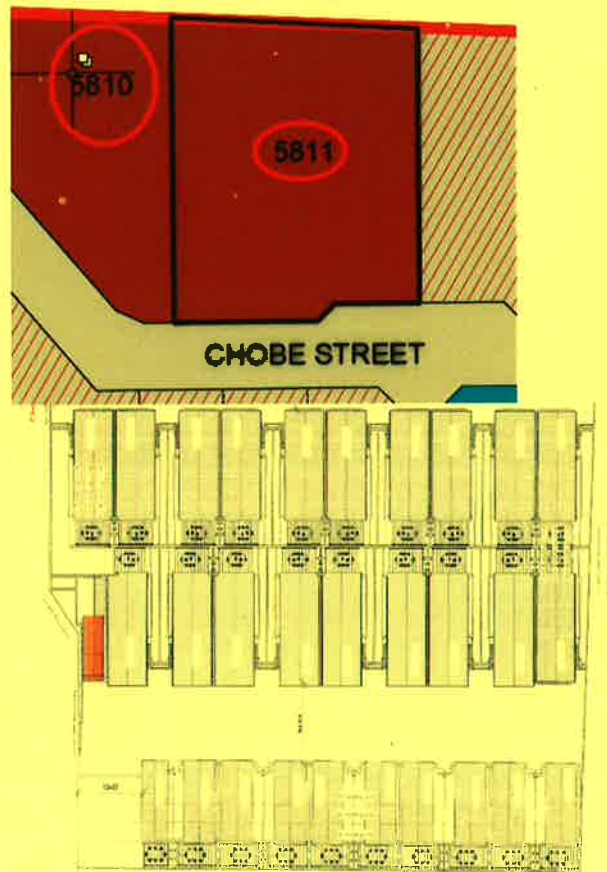


Figure 3: Position of garage previously approved

The assessment conducted established that a restriction is necessary to ensure a safe speed buffer between the property boundary and the adjoining street. No habitable rooms are permitted to be constructed less than three (3) metres away from a street boundary.

Various meetings were held between the applicant and the General Manager: Engineering and Planning Services prior to the submissions of building plans in April 2024. Upon which they have been turned down and the applicant was asked to thus conform to the regulations in place. One thing consistently mentioned was that habitable rooms are not permitted onto the street boundary.

The applicant mentioned in their application that their initial approved drawings had all 39 units placed 3m away from the street boundary line.

As a result, thereof, it would be advisable that the applicant either maintains those approved plans or merely a matter of restructuring and reorientation in such a way that the units being proposed onto the street boundary are three (3) metres away from the street boundary line, considering the density and erf size in question.

Although previous developments were approved to construct onto the zero-street building line as mentioned by the applicant in the application letter, the latest regulation in place does not make provision for habitable rooms to be relaxed less than three (3) metres. The above excludes the provision for a guard room, which is permitted up to zero (0) metres and a stoep to be placed at least two (2) metres away from the street boundary and all other habitable rooms to be at least three (3) metres away from the street boundary.

As a result, thereof, it is proposed that the building line on Erf 5811, Swakopmund Extension 18 can be relaxed from five (5) metres to three (3) meters instead of a 1.3 metres building line being proposed.

Lastly, several similar requests to relax the street building line to zero (0) metres have been turned down on a similar basis before; some of those declined are listed below:

- *Erf 55, Swakopmund applied to relax to zero (0) metres to have their garage positioned onto the boundary and the request was declined.*
- *Erf 1977, Swakopmund applied to relax to zero (0) metres and the request was declined.*
- *Erf 2329, Swakopmund applied to relax zero (0) metres and the request was declined.*

Therefore, the Municipal Council of Swakopmund should always strive to be consistent in the appraisal of development proposals as per the standards and the guidelines that have been formulated by the Engineering and Planning Service Department.

7. **Conclusion**

Taking into consideration the above justifications, it is not in the best interest of both Council and the general public to support the relaxation application as requested by the applicant.

A building line relaxation to three (3) metres from the street boundary line for habitable rooms should be considered to maintain consistency in terms of approving future applications. This can of worms cannot be permitted as Council will not be able to control future applications of a similar nature.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) That the applicant's request to relax from 5 meters to 1.3 meters be turned down.
 - (b) That the applicant be informed of Council's decision and their right to appeal to the Minister against Council resolution in terms of Section 110 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) within 21 days of receipt of notice of this resolution, provided that written notice of such an appeal shall be given to the Ministry, as well as Council within the said period.
-

ANNEXURE A- APPLICATIONS

RELAXATION FORM



MUNICIPALITY SWAKOPMUND

☎ (064) 4104421 / 4104417 / 4104418 / 4104404
 📠 0886519137

✉ 53 SWAKOPMUND
 Namibia

APPLICATION FORM FOR THE RELAXATION OF DEVELOPMENT STANDARDS

APPLICANTS ERF NO: 5811	CONSENTERS ERF NO: STREET
Suburb: Kramersdorf	Street Address: Chobe Street
Particulars of Owner: RPJ Property Developers cc	
Name of Owner: RPJ Property Developers cc	
Name of Authorized Person: PBV Strauss	
Postal Address (Owner): PO Box 4309, Swakopmund	
Tel. No (Owner): +264 81 273 9308	
E-mail Address (Owner): peet@sgcnam.com	

Application for relaxation of: (Please tick appropriate)

(The written consent of the adjacent neighbors and a signed site plan must attached)

A. **Building Lines:**

- For the relaxation of Rear Building Line From: _____ meter to: _____ meter
 For the relaxation of Lateral Building Line From: _____ meter to: _____ meter
 For the relaxation of Street Building Line From: 3 meter to: 1.396 meter
 For the relaxation of Street Building Line (Garage) From: _____ meter to: _____ meter

B. **Boundary Wall Height:**

- For the relaxation of Rear Boundary wall From: _____ meter to: _____ meter
 For the relaxation of Lateral Boundary wall From: _____ meter to: _____ meter
 For the relaxation of Street Boundary wall From: _____ meter to: _____ meter

C. **Relaxation of setback – 1st or 2nd Floor**

- For the relaxation of Rear Building Line From: _____ meter to: _____ meter
 For the relaxation of Lateral Building Line From: _____ meter to: _____ meter
 For the relaxation of Street Building Line From: _____ meter to: _____ meter

D. **Relaxation of Building Height: (Indicate)**

A site/building plans, signed by the relevant/affected neighbors must be attached; indicating the Plan number; _____ dated _____

(Plan must show, at least, existing site building lines and existing buildings, the location, height, use, design and extent of encroachment of proposed buildings.)

E. **Relaxation of Garages (Maximum 100m²)**

- For the relaxation of Garages From: _____ m² to: _____ m²

F. **As Built Plans**

- Yes No

Reasons for the relaxation

.....

.....
 SIGNATURE OF APPLICANT or
 DULY AUTHORIZED PERSON
 WITH POWER OF ATTORNEY

10/09/2024

DATE

SEE OVERLEAF FOR CONSENT INFORMATION
 PAGE 1 OF 2



RESOLUTION PASSED BY THE MEMBERS OF RPJ PROPERTY DEVELOPERS CC ON A ROUND ROBIN BASIS

SIGNATORIES:

PETRUS BEZUIDENHOUT VERMAAK STRAUSS
JOHAN DANIEL ENGELS
RAINER KARL SCHULZ
LARS SCHULZ

RESOLVED THAT:

1. the Close Corporation accepts and approves the Deed of Sale prepared by Kinghorn Associates Incorporated for the sale of the units in the Sectional Development Scheme Rustic Hills;
2. any one of PETRUS BEZUIDENHOUT VERMAAK STRAUSS, JOHAN DANIEL ENGELS or RAINER KARL SCHULZ in their respective capacities as MEMBERS of the Close Corporation be and hereby are authorised to sign the Deed of Sale and all other transfer documents necessary for the sale and transfer of a unit (with an exclusive use area if applicable) in the Sectional Development Scheme Rustic Hills developed by the Close Corporation.

Signatories:



.....
P B V STRAUSS

Date:

04/10/2023



.....
J D ENGELS

04/10/2023



.....
R K SCHULZ

04.10.2023



.....
L SCHULZ

04.10.2023



Tel: +26464 406 574 | Fax: +26464 406 573 |
 Email: peet@sgcnam.com | jd@sgcnam.com
 P. O Box 4309, Vineta, Swakopmund |
 Einstein Street 3689, Industrial Area,
 Swakopmund

26 August 2024



To: The CEO - Swakop Municipality &
 Councillors

Dear Madam / Sir

26 August 2024

Application for the relaxation of the

This application relates to the Rustic Hills development currently brought forward on Erf 5811, Chobe Street, Kramersdorf - which is Zoned General Residential with an allowed density of 1:100.

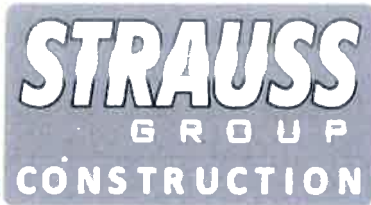
With reference to paragraph 2.6 (c) of the Swakopmund Building Regulations which states that:

'The Council may relax the requirements of sub-clause (a) and (b) if it is satisfied that no interference with the amenities of the neighborhood, existing or as contemplated by the Scheme, will result.'

We do herewith request the relaxation of the street building line on Chobe Street from the permitted 3m to 1,37m.

In terms of the development:

- The development has been approved for 39 units, of which the first stage is already under construction and close to completion.
- The Council has already approved a single storey extension in the form of a garage onto the street boundary for the first stage of the development.
- The current layout allows for the building of the second phase of the development to be placed 3m from the street boundary wall - as per the Municipal regulations.
- Although the units 'fit' onto the site as per the initial approved drawings, the units as well as the boundary walls just do not align properly. Not only does this make construction more difficult on site, it also makes for a rather uncomfortable 'fit' of the units on the site.
- In order to address this misalignment of the buildings, and to create a better design and a better build environment, the developer herewith merely proposes to alignment of the buildings as per the attached drawings.
- In order to achieve this improved site layout, the building have to be build or shifted closer to the street boundary which would require a building line relaxation from 3m to 1,37m.



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 P. O Box 4309, Vineta, Swakopmund |
 Einstein Street 3689, Industrial Area,
 Swakopmund



In terms of the impact on the neighborhood:

- Firstly: As per the attached photo, the development is located on an exceptionally **wide street**, and has the added advantage to have the provision for additional **2,5m car parking spaces** in front of the development, as well as a **generous 2,5m pavement**, which further increases the 'visual' **width** of the whole street.
- As per the attached photo, there are many other townhouse developments where the building line has been relaxed to allow buildings to build onto the street boundary, without negatively effecting the general feel of the neighborhood.
- Not only does that mean that such precedent has been set, it is the contention that the impact or effect of such relaxation will likewise not have any detrimental effect on the neighborhood either.

Safety Considerations:

- Considering the length of the street, and considering the residential nature, it will not attract any high-speed traffic.
- The street has a far above average width which furthermore makes allowance for an additional 2,5m parking lane, as well as a generous 2,5m pavement.
- The street layout or street scheme furthermore makes allowance for a step in the street in order to make allowance for the entrance into the estate or development.
- Therefore, given the facts above, the likelihood of an accident in safe residential street is very low. The additional design elements mentioned above makes the possibility for an accident affecting the entrance area or the newly proposed garage neglectable.
- There can therefore be no objections on such a building line relaxation on safety grounds.

We do herewith request the Swakopmund Municipality and the Swakopmund Council to consider all of the facts herewith presented, and to consider the building line relaxation for this plot / development as has been set out above.

Kind regards

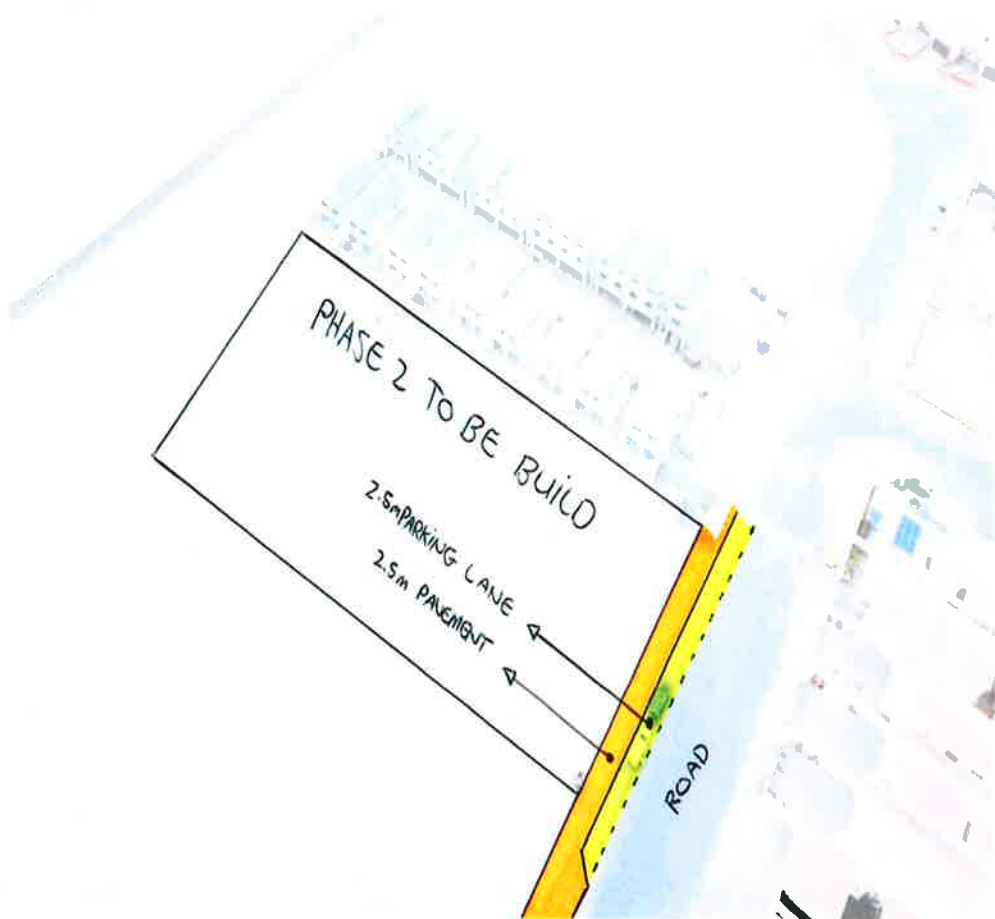
Peet Straus

ATTACHED 5 X PHOTOS

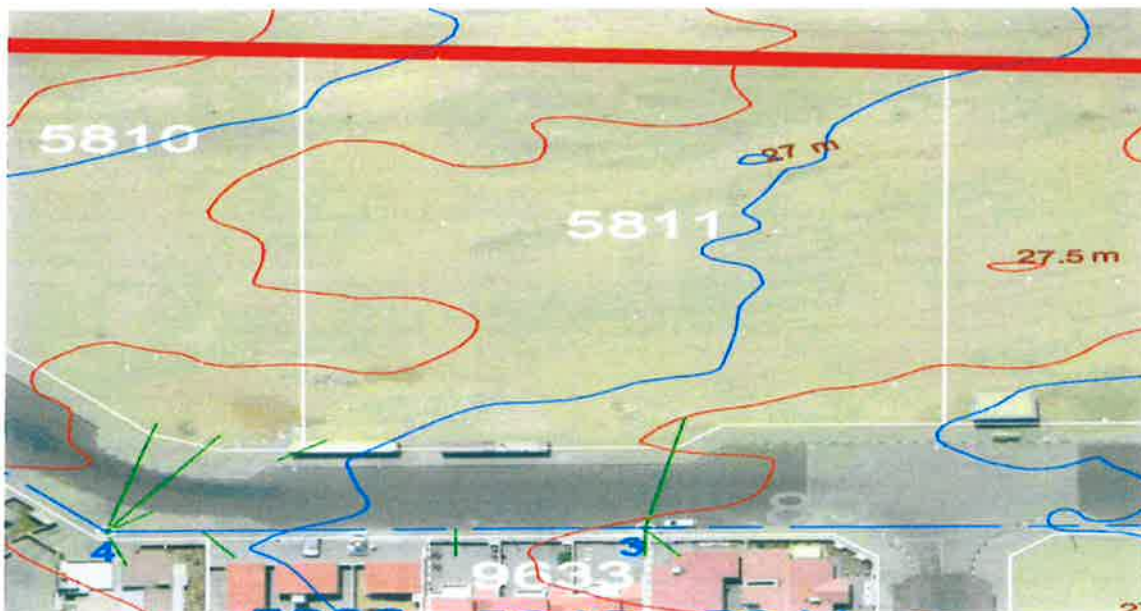
The development is located on an exceptionally wide street and has the added advantage to have the provision for additional 2.5 m car parking spaces in front of the development, as well as a generous 2.5 m pavement, which further increases the 'Visual' width of the whole street.



The street has a far above average width which furthermore makes allowance for an additional 2.5m parking lane, as well as a generous 2.5m pavement.



As per Google Earth the street layout or street scheme furthermore makes allowance for a step in the street in order to make allowance for the entrance into the estate or development.



ATTACHED 4 X PHOTOS

As per attached photo, there are many other townhouses developments where the building line has been relaxed to allow a habitable or non – habitable building to build onto the street boundary, without negatively effecting the general feel of the neighbourhood.

I assume this habitable building was approved/relaxed due to the likelihood of an accident in a safe residential wide street is very low.

This habitable building is located in Kramersdorf, erf 5803, Kavango Street, called Desert Dunes.





ATTACHED 2 X PHOTOS

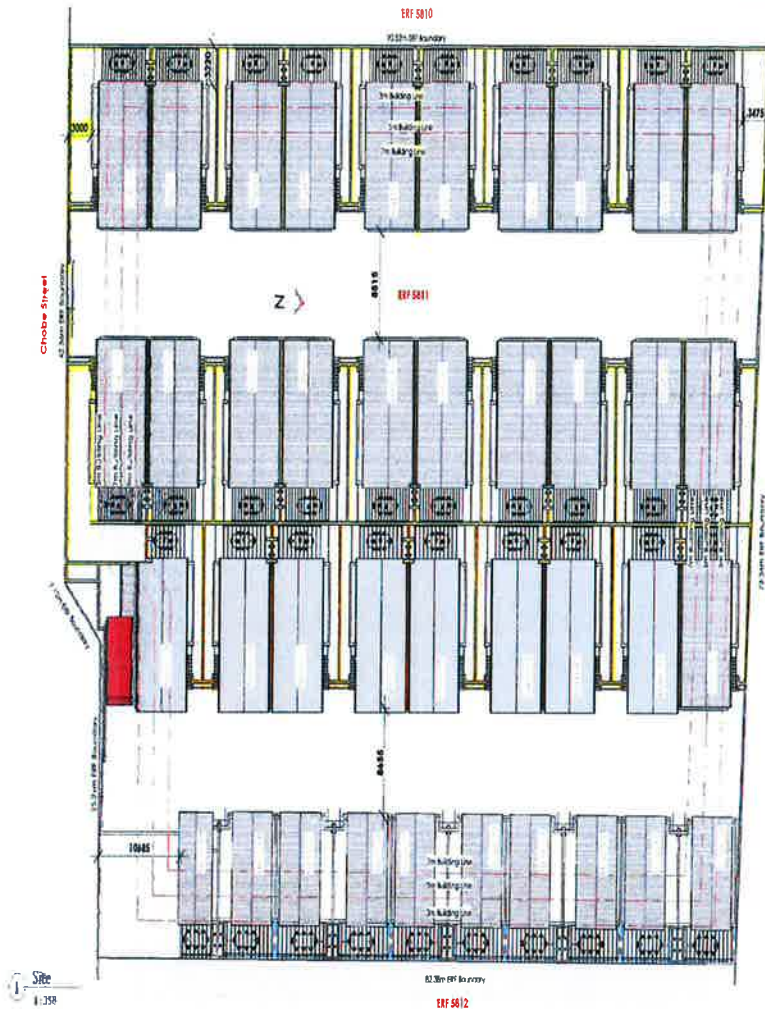
Another example where the habitable building is erected 1.5 m from the boundary line.

I assume this habitable building was approved/relaxed due to the likelihood of an accident in a safe residential wide street is very low.

This habitable building is also located in Kramersdorf, erf unknown, Zambezi Street, called The River Side



ANNEXURE B- PLANS



ERF 5811 portion B Swakopmund
General Residential 1 R03

Site Area: 6365m²

Ground Floor - Living Area unit 1 to 29: 1044 m²
Ground Floor - Garage Unit 1 to 29: 1044 m²
Ground Floor - Garage Unit 30 to 36: 473 m²

Ground Floor - Garage Additional: 22 m²

Total Ground Floor: 2683 m²

Fri1 Floor - Living Area unit 1 to 29: 2030 m²
Fri1 Floor - Living Area unit 30 to 36: 504 m²
Bakery Area: 30 to 36: 192 m²
Total Fri1 Floor: 2726 m²

Lift Floor - Living Area unit 30 to 36: 288.5 m²

Site Total Building Envelope: 5591.5 m²
Site Coverage: 280.0 m²

BUILDING PARAMETERS
Site Coverage: 40.2%
Total Bulk: 40.2%

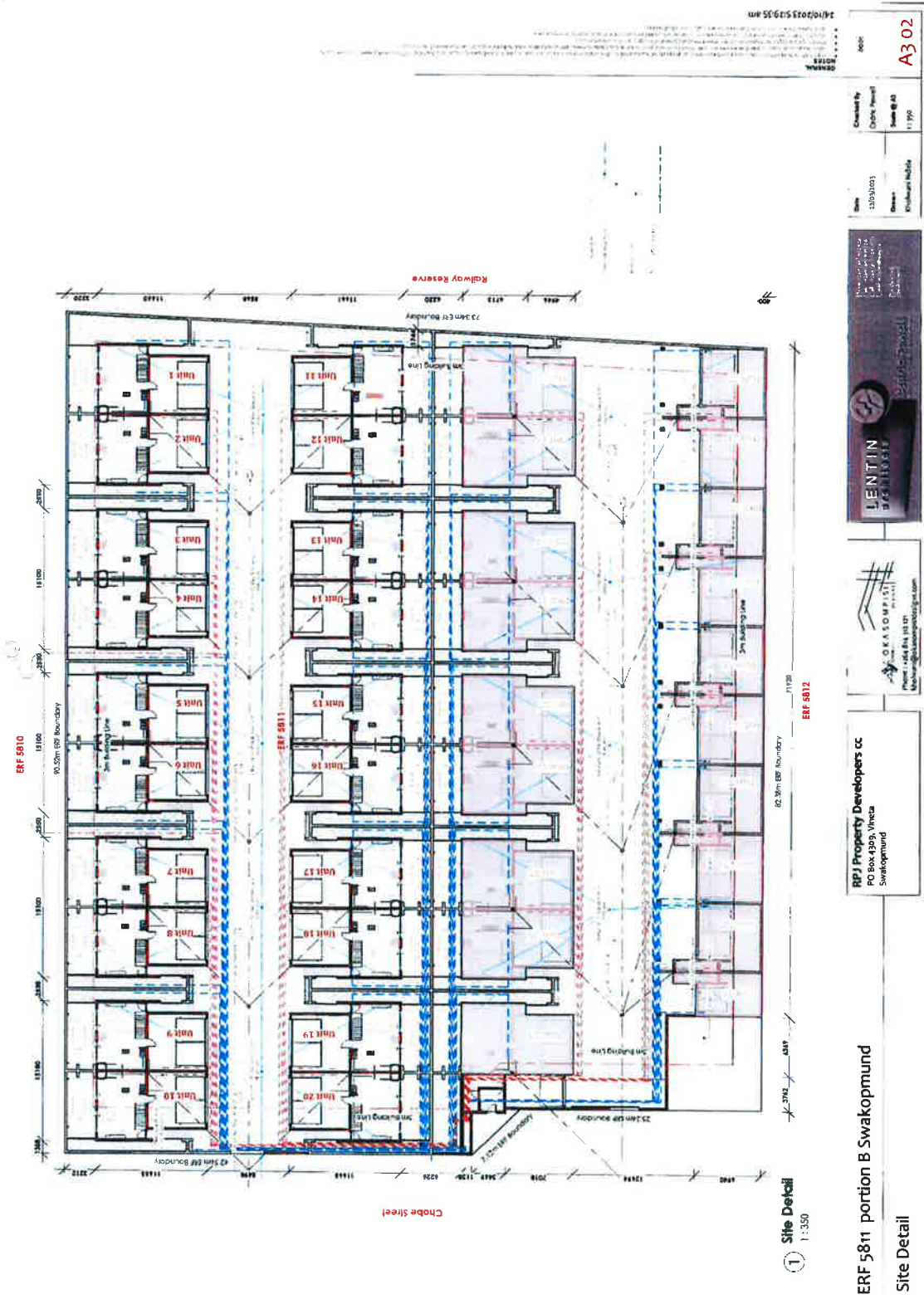
Prepared by: [Name]
 Checked by: [Name]
 Date: [Date]
 Scale: 1:1000
 Drawing No: [Number]
 Project No: [Number]

ERF 5811 portion B Swakopmund
Site Layout

RPJ Property Developers cc
PO Box 4399, Vreeta
Swakopmund



Date	Created By	con
22/01/2023	Caric Powell	
Drawn	Scale @ A3	A3 01
Thobwan Ndaba	1:300	



① Site Detail
1:350

ERF 5811 portion B Swakopmund
Site Detail

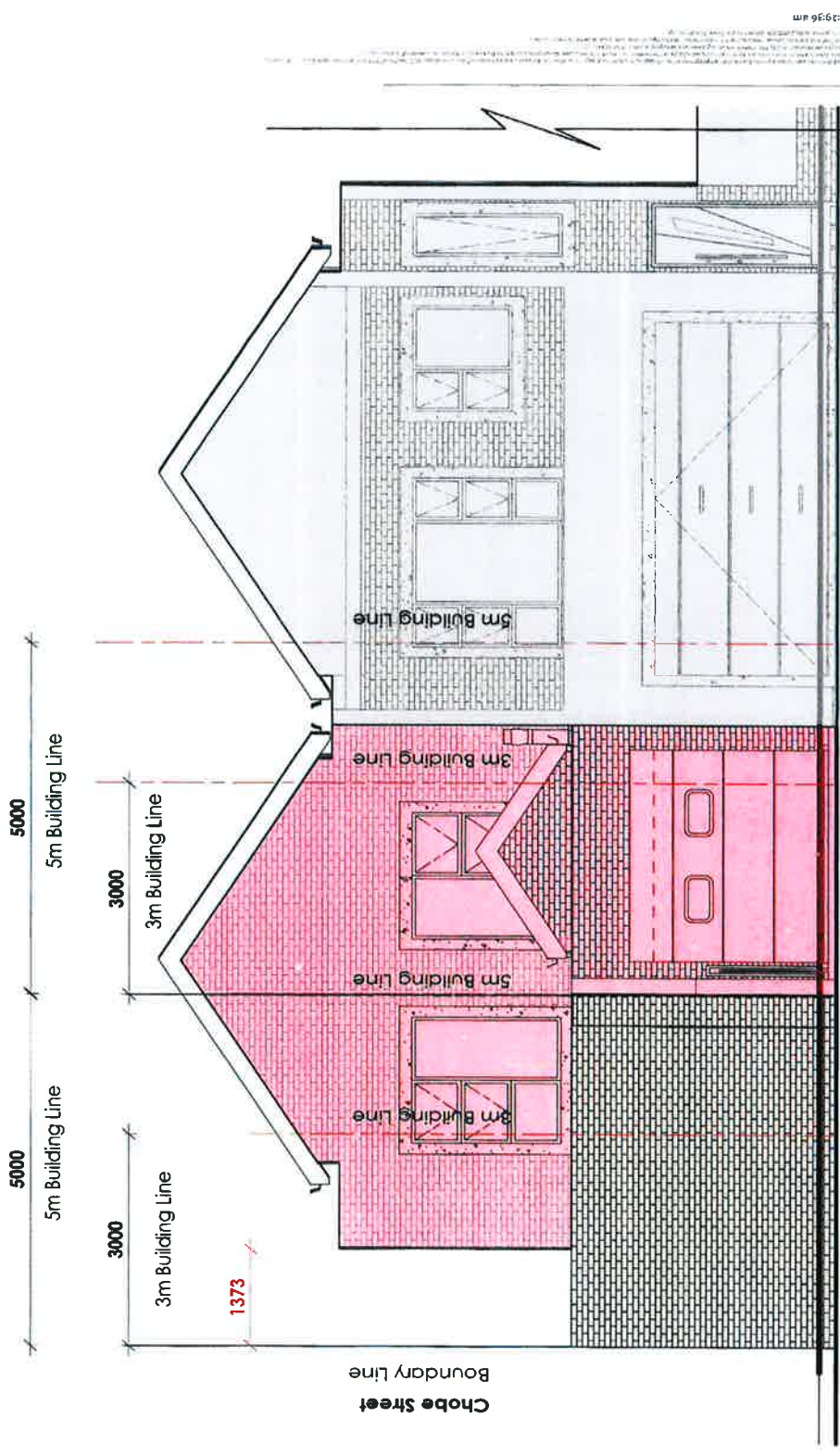
RPI Property Developers cc
PO Box 4399, Vhema
Swakopmund

OKKOMPRIET
PROFESSIONAL ARCHITECTS
www.okkompriet.com

LENTIN
ARCHITECTURE
www.lentinarchitect.com

Drawn: 13/03/2025
Checked By: Daphne Tsebe
Scale: 1:350
A3.02

GENERAL NOTES
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
3. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND ARISING FROM THE USE OF THIS DRAWING.



1 ERF Section
1:50

ERF 5811 portion B Swakopmund

ERF Section

RPJ Property Developers cc
 PO Box 4295, Vinesia
 Swakopmund

O.V.A. SOMPIST
 Architectural Services
 Phone: +264 091 511 1111
 Email: ovasompi@gmail.com



Date	22/09/2023	Drawn	K. Oshana 14564
Checked by	Carole Prenzler	Scale	1:50

A3 04

GENERAL NOTES
 1. All dimensions are in millimeters unless otherwise stated.
 2. The contractor shall be responsible for obtaining all necessary permits and approvals.
 3. The contractor shall ensure that all work is completed in accordance with the approved plans and specifications.
 4. The contractor shall maintain access to all services and structures at all times.
 5. The contractor shall be responsible for the removal and disposal of all waste materials.
 6. The contractor shall ensure that the site is left clean and tidy at all times.

11.1.33

REZONING OF ERF 2874 SWAKOPMUND, EXTENSION 9 FROM SINGLE RESIDENTIAL WITH A DENSITY OF 1:900M² TO GENERAL RESIDENTIAL 2 WITH A DENSITY OF 1:250M²

(C/M 2024/11/28 - E 2874)

Ordinary Management Committee Meeting of 14 November 2024,
Addendum **8.9** page **70** refers.

A. This item was submitted to the Management Committee for consideration:

1. Purpose

The purpose of this submission is for Council to consider an application to rezone Erf 2874, Swakopmund Extension 9 from "Single Residential" with a density of 1:900m² to "General Residential 2" with a density of 1:250m² in terms of Section 105 (1)(a)(ii) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).

2. Introduction and Background

An application to rezone Erf 2874, Swakopmund Extension 9 from "Single Residential" with a density of 1:900m² to "General Residential 2" with a density of 1:250m² was received by the Engineering and Planning Services from Namplan Town Planning Consultants, applying on behalf of the registered owner Mr. Pierre Clemens Ben van Zyl. The application is attached as **Annexure A**.

3. Ownership

Ownership of Erf 2874, Swakopmund Extension 9 is held in the Deed of Transfer T 1353/2017 and vests in Pierre Clemens Ben van Zyl. Proof of ownership has been attached together with the application.

4. Zoning, Locality and Size

Erf 2874, Swakopmund Extension 9 is zoned "Single Residential" with a density of 1:900m². The erf is situated in Rittersporn cul-de-sac and measures 1451m² in extent. The Erf is currently vacant.

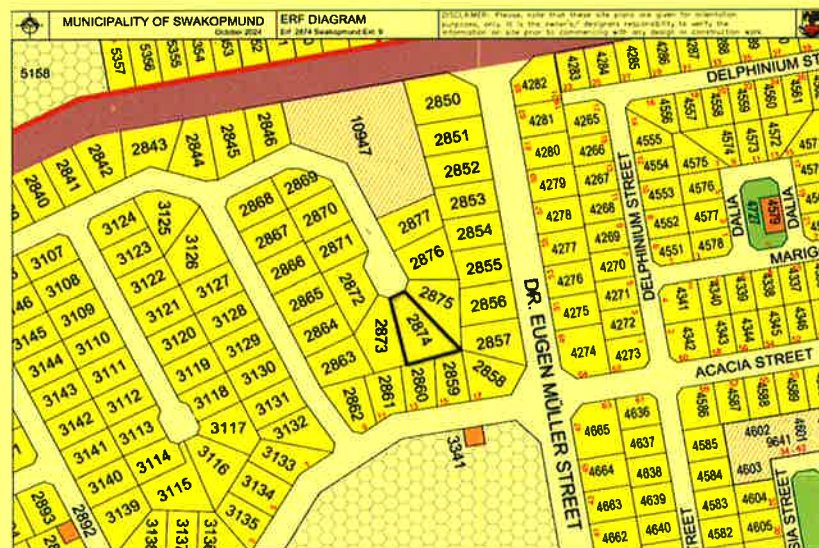


Figure 1: Erf 2874, Swakopmund locality and zoning map

5. **Access, parking and municipal services**

Access to Erf 2874, Swakopmund Extension 9 is obtained from Rittersporn, which is a 16m wide cul-de-sac.

Parking for the proposed development will be provided as stipulated by Clause C 2.5 (a) table C2 of the Swakopmund Zoning Scheme, which is one parking per dwelling unit.

The erf is already connected to the existing services network. However, there will be individual connections to be done to the units. Moreover, any further extension of services required should be done to the satisfaction of the General Manager: Engineering and Planning Services. All these are for the account of the applicant.

6. **Public Consultation**

The proposed rezoning was advertised in Republikein and New Era on the 4th & 11th of July 2024. Additionally, neighbouring property owners were consulted via registered mail for their comments and/or objections. Furthermore, notices were placed on site and on the municipal notice board and another one was published in the Government Gazette Number 8413 on the 15th of August 2024.

The closing date for objections was Thursday, 29th of August 2024. Two objections were received.

7. **Proposal**

The owner intends to rezone to a higher density in order to construct four (4) upmarket townhouses. Although, the maximum number of units given the applied density would be five. The intention stems from the economic status the country finds itself in. Property owners are pursuing land use changes to make use of their properties to maximum usage for rental income. Hence, the rezoning from "single residential" with a density of 1:900m² to "general residential 2" with a density of 1:250m²

8. **Discussion**

8.1 **Objections**

Two objections were received of which one is a collective objection by the abutting neighbours. The objectors believe that the proposed rezoning will negatively impact the safety, security, and quality of life in their community. The second concern is centred around increased traffic, potential vehicular accidents, parking issues, and the potential erosion of the cul-de-sac's character and decreased property value.

Furthermore, the objectors stated that they opted to purchase their properties in that specific area because it has a large erven in size.

Lastly, the objectors are claiming that they had not been informed of Council's decision in 2019 when they objected against the consolidation of Erven 2847, 2848, 2849, 2879 and 2878 Swakopmund into Erf 10947, and rezoning thereof to general residential for the development of townhouses, similar development to the proposal at hand.

8.2 Evaluation

The proposed density will allow for the construction of a maximum of five (5) townhouses (1451m²/250m²). Swakopmund is identified as a fast-growing town that will draw more people to it. Given the ever-increasing population in Swakopmund, the property demand has increased drastically causing an increase in demand for affordable and diverse housing options. Therefore, there is no deviation from the Zoning Scheme as the scheme makes provision for property owners to make alterations through rezoning their properties if such properties meet requirements. Of which the proposed development on Erf 2874, Swakopmund Extension 9 meets the requirements.

It is believed that the proposed development will enhance the safety and security of the area as there will be more people living in the area, which means more eyes to observe and report any strange movements and unsafe activities.

Traffic in the area is expected to increase from the four (4) proposed units. Assuming that every unit will have one car as per the parking provision in the scheme and that all units will be occupied all the time, this would amount to four vehicles for the units and excludes provisions for visitors parking. Considering the above, traffic flow will not significantly be affected to the extent of causing traffic chaos.

On the reduction of property value, the applicant specified that the proposed townhouses will be upmarket, which implies that they will therefore be sold at high prices as well. These would denote that the property values of surrounding properties will show the same growth in value.

The erf extent remains unchanged, and the number of erven remains the same. This is not a subdivision which would increase the number of sites with areas less than the original site but rather a rezoning aimed at achieving the maximum possible development potential of the site. Additionally, the general character of the area and the surroundings would remain low-density in nature and the proposed development is not expected to significantly impact the neighbourhood. Mixed-use developments are the essence of sustainable urban areas. They provide for a diversity of housing typologies and offer residents a choice of housing in accordance with their levels of affordability. Mixed developments contribute to the safety and surveillance of an area and are likely to provide extra safety measures within a neighbourhood.

On the claim that they were never informed of Council's approval pertaining to the consolidation of Erven 2847, 2848, 2849, 2879 and 2878 Swakopmund into Erf 10947, and rezoning thereof to general residential, all the objections received were considered and objectors were adequately informed and advised to lodge their appeal with the Minister of Urban and Rural Development if they feel unsatisfied with the decision by Council. The letters to the objectors are here attached as **Annexure B**.

In terms of Section 59 (1) and Section 9 of the Regulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), Swakopmund Municipal Council, as a local authority, is responsible for the enforcement of its zoning scheme and obliged to ensure that within 12 months after the date of coming into operation of that scheme or within twelve months after the completion of the work, recovers from the owner whose land or building is so increased in value, an amount not exceeding 75% of the amount of such increase. In terms of the Betterment Fee Policy of 2009, 20% of the

difference between municipal valuations before and after rezoning will be applied with respect to the proposed development.

9. **Conclusion**

The proposed rezoning of 2784, Swakopmund Extension 9 from "single residential" with a density of 1:900m² to "general residential 2" with a density of 1:250m is not foreseen to have any significant negative impacts on the area. Furthermore, the envisaged development is in line with the provisions of the zoning scheme and Swakopmund Structure Plan 2020-2040 that advocates for densification. Therefore, it can be supported.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) **That the rezoning of Erf 2874, Swakopmund, Extension 9 from "Single Residential" with a density of one dwelling per 900m² to "General Residential 2" with a density of one dwelling per 250m² be approved.**
 - (b) **That the rezoning of Erf 2874, Swakopmund, Extension 9 from "Single Residential" with a density of one dwelling per 900m² to "General Residential 2" with a density of one dwelling per 250m² is subject to a 20% compensation fee calculated according to the Betterment Fee Policy of 2009 and be paid by the applicant.**
 - (c) **That no building plans inclusive of relaxation of building lines or aesthetics application be approved until proof of payment of the compensation fee for the rezoning has been received by Council.**
 - (d) **That the applicant provides proof that the rezoning of Erf 2874, Swakopmund, Extension 9 from "Single Residential" with a density of one dwelling per 900m² to "General Residential 2" with a density of one dwelling per 250m² has been approved by the Minister and promulgated before any submission of building plans to the Engineering and Planning Services Department for approval.**
 - (e) **That all additional infrastructure required as a result of the proposed development be for the account of the applicant and in accordance with the specifications of the General Manager: Engineering and Planning Services.**
 - (f) **That the on-site parking requirements be as per the Swakopmund Zoning Scheme.**
 - (g) **That the objectors be informed that they may appeal against Council decision for the allocated density to the Minister in terms of Section 110 of the Urban and Regional Planning Act, 2018 (Act No 5 of 2018), within 21 days of receipt of notice of this resolution, provided that written notice of such an appeal shall be given to the Ministry, as well as Council within the said period.**
-

ANNEXURE A - APPLICATION

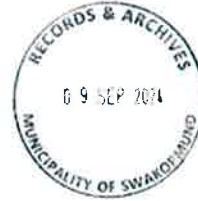
19-03-08-2874



P.O. BOX 467 SWAKOPMUND

TEL: 0812444441

EMAIL: NAMPLAN@NAMPLAN.AFRICA



Chief Executive Officer
Municipality of Swakopmund
P.O. Box 53
SWAKOPMUND
Namibia
13001

5 September 2024

Dear Sir

APPLICATION FOR REZONING OF ERF 2874, EXTENSION 9, SWAKOPMUND, FROM "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:900M² TO "GENERAL RESIDENTIAL 2" WITH A DENSITY OF 1:250M²

Application is herewith made, on behalf of the owners (Annexure E) for the rezoning of Erf 2874, Extension 9, Swakopmund, (Annexure A) from "Single Residential" with a density of 1:900m² (Annexure B) to "General Residential 2" with a density of 1:250m² (Annexure C).

In order to proceed to Ministerial level for approval it is needed to obtain Council approval for the said intentions.

1. BACKGROUND

Erf 2874 is located in the older neighbourhood of Swakopmund know as Ocean View Extension 9. Currently the property stands vacant with no physical structures located on it. This area of Swakopmund is very well developed but not to its full potential. Most roads in the area are tarred roads. The surrounding area already has some properties which was consolidated and rezoned to accommodate "General Residential" zonings. It is only a matter of time before other property owners in the area also change their property zonings to accommodate higher densities.

2. LOCALITY AND ERF SIZE

Erf 2874, Extension 9, Swakopmund, is located in Rittersporn Street (Annexure A). Erf 2874 measures approximately 1451m² in size. As mentioned earlier in this application, the Erf in question currently accommodates no physical structures and stands vacant.



3. OWNERSHIP

Ownership of Erf 2874, Extension 9, Swakopmund vests with Mr P C B van Zyl and is held by Deed of Transfer T1353/2017 (Annexure E).

4. ACCESS TO THE PROPERTY

Access to the property shall be obtained via the existing street network that is currently supplying access to the property. Rittersporn Street is approximately 16 meters wide and is more than able to accommodate access to the property for then intended purposes.

5. TOPOGRAPHY

Erf 2874 is located in an already built-up area known as Ocean View. The landscape and soil structure are relatively flat with soft soil and with no listed fauna or flora located on it.

6. INFRASTRUCTURE

All changes required by this development in terms of infrastructure requirements shall be dealt with as the project is ongoing and shall be the responsibility of the owner/s. Any needs, should there be any, shall be communicated to the relevant institutions in this regard.

7. MOTIVATION AND INTENTION

It is the intention of our client to rezone Erf 2874, Extension 9, Swakopmund to "General Residential 2" with a density of 1:250m² in order to use the property to construct 4 upmarket townhouses on the property. The intention of our client stems from the fact that due to the struggling economic status of Namibia, especially in the development and construction industry, property owners are now pursuing to land use changes to use their properties to its full potential which will be more feasible for them and thus also positively contribute to economic development of Namibia as a whole.

It should be mentioned that our client does not intent to construct high-rise dwelling units on the property should the proposed rezoning be supported by Council. Our client merely wants to construct 4 up market town houses on the property which will not look out of context as the surrounding dwellings are huge in size with high boundary walls.

The above-mentioned development will thus have no detrimental impacts on the existing character of the area. This development will as a matter of fact contribute positively to the area in question. It would also positively contribute to the economic status of the area and Namibia as a whole. No access problems are foreseen as the streets leading to the erf are wide enough to carry extra traffic within the area.

8. OBJECTIONS RECEIVED

Objections was received from the general public during the advertising stages of this application (Annexure I). The objections were from the owners of Erven 2875, 2876, 2877, 2867, 2871, and 2847 Swakopmund. These objections are attached as Annexure I and will be addressed accordingly within this application.

Discussion on objection as received from owner of Erf 2876 Swakopmund Ext 9:

As per the objectors second paragraph, he purchased Erf 2876 for safety, security and privacy reasons afforded by the cul-de-sac and that it provides a safe space for their young children to grow up in. However, it is not clear how 4 up-market townhouses will affect their safety, security and privacy as such a development will increase safety and security as more people will live in the area to observe and report any criminal or unsafe activities. Their privacy will also not be affected as all the existing houses in the area has very high boundary walls with high gates.

The objector also mentions in this paragraph that one of the factors why he purchased the property was because of the large sizes of the erven and there were only 5 erven. This reason does not make sense as the erf sizes will remain large and the number of erven will remain 5 erven as well. The rezoning and the proposed development will also have no negative impact on the property values of the surrounding properties.

With regard to paragraph 3, the objector mentions that similar applications were also advertised to which they also objected against, however, this application has nothing to do with previous application submitted and must be assessed on its own merits. The objector also states that allowing the rezoning vehicle traffic will be increased however, streets are created to accommodate vehicles and not for people to play and relax in. Four to five extra vehicles will not have any significant increased effects on the current traffic movements or have an effect on privacy or safety of the area in question.

Paragraph 4 states that Erf 2874 has a narrow entrance from the cul-de-sac. This is not a problem at all as there exists many such townhouse developments within Swakopmund and Namibia as a whole where narrow entrances is located within a cul-de-sac. Designers and architects will design a layout that to take this in consideration. Parking for visitors will also be created in front of the garages of these townhouses.

Paragraph 5 of the objector's objection cannot be considered for this application as this application has nothing to do with the similar previous applications within the area. It may just be mentioned that the development the objector is referring to is a much bigger development than what our client is applying for. We are also of the opinion that Council would not have supported the development if they were not of the opinion that this development will be beneficial to the neighbourhood and Swakopmund as a whole.

Discussion on collective objection as received from the owners of Erven 2875, 2877, 2867, 2871, 2847 and 2876:

It must be mentioned that the objection points raised is very similar to the objections received from the owner of Erf 2876. According to Point 1 of their objection, they are also concerned about the safety, security and privacy of the area that might be affected if the rezoning is approved. As mentioned previously, it is not clear how 4 up-market townhouses will affect their safety, security and privacy as such a development will increase safety and security as more people will live in the area to observe and report any criminal or unsafe activities. Their privacy will also not be affected as all the existing houses in the area has very high boundary walls with high gates.

Another concern raised by the objectors in point no 2 is the impact the additional dwelling units will have on the character of the cul-de-sac. They are of the opinion that more dwellings units will erode the sense of community and exclusivity that they value.

It should be mentioned that Rittersporn Street currently accommodates 13 erven of which 8 of these erven has dwelling houses on. In the cul-de-sac itself there is only 2 dwelling houses that exist at the moment so it is unsure how the "sense of community" will be affected by the rezoning if there are only 2 houses located in the cul-de-sac.

They are also concerned about increased traffic, parking issues and the potential of vehicular accidents that might occur due to increased traffic. Once again, as mentioned earlier with the previous comments of the previous objection, this is not a problem at all as there exists many such townhouse developments within Swakopmund and Namibia as a whole where narrow entrances is located within a cul-de-sac. Designers and architects will design a layout that to take this in consideration. Parking for visitors will also be created in front of the garages of these townhouses.

The objectors once again make reference to a bigger similar development that was approved in July 2023 by Council. That particular development bears no reference to this application as it is two completely different applications and is assessed on their own merits. As I previously mentioned, Council will not approve such an application if they are not of the opinion that such a development will be beneficial to the area and Swakopmund as a whole.

In the last point of their objection, the objector's states that they pay high property taxes to enjoy the benefits of a quiet, secure and pleasant living environment which is crucial for raising their families. This objection makes no sense. Paying high property taxes does not guarantee that you will indefinitely live within an area where property changes will not take place. Growth and time promote changes in all environments. It can also not be proven at this stage that the prosed rezoning will create any extra activities, noise or safety hazards and there also exist no proof that the proposed rezoning will negatively impact the value of their properties.

9. PARKING

An issue that usually arises from such applications and proposed developments is the issue of vehicular parking. It should therefore be noted that provision of on-site parking will be provided on site according to the provisions as contained within the Swakopmund Town Planning Amendment Scheme No. 12.

10. ADVERTISEMENTS

Advertisements for the rezoning of Erf 2874, Extension 9, Swakopmund, was placed in the Republikein and New Era newspapers on 4 & 11 July 2024. Closing dates for objections/comments was on the 26 July 2024 (Annexure F). Notices was also placed in the government gazette (Annexure F). Neighbouring properties have also been requested for their comments/objections and 2 objections from property owners were received by the closing time for objections. Attached please find copies of letters to neighbours via registered post (Annexure G). A notice was also placed on the erf and the public notice board of the Swakopmund Municipality for public comments (Annexure H). The 2 objections that was received is attached as Annexure I.

11. CONCLUSION

With reference to the above, there exist no reasons that are of such nature that the intention of the client cannot be supported. The fact that only a few of the property owners commented on the proposed rezoning is a clear indication that the larger part of the general public supports the application. It is herewith that Council is requested to grant its approval for the intentions of our client. In order for our client to proceed with their intentions, it is required to have a "General Residential 2" zoning which our client is now applying for. This development, as mentioned earlier in the application will also contribute positively to the economic status of Swakopmund and Namibia as a whole.

12. APPLICATION

On behalf of our client/s, we herewith formally apply for the:

Rezoning of Erf 2874, Extension 9, Swakopmund, from "Single Residential" with a density of 1:900m² to "General Residential 2" with a density of 1:250m²

It is trusted that Council will find the above application for the rezoning of Erf 2874, Extension 9, Swakopmund in order.

Yours Faithfully,



A R van der Westhuizen



W I van der Westhuizen



SPECIAL POWER OF ATTORNEY

I, the undersigned,

PIERRE CLEMENS BEN VAN ZYL (I.D NO. 58061900203)

In my capacity as:

SOLE OWNER OF ERF 2874, SWAKOPMUND (EXTENSION 9)

do hereby nominate, constitute and appoint,

**NAMPLAN TOWN PLANNING CONSULTANTS AND PROJECTS CC, P.O. BOX 467,
SWAKOPMUND, NAMIBIA**

with the power of Substitution, to be our lawful Attorney and Agent in our name, place and stead, to make the necessary applications to the Swakopmund Town Council and/or the Urban and Regional Planning Board and/or Surveyor General and or Register of Deeds or any other authority, for the:

REZONING OF ERF 2874, SWAKOPMUND, EXTENSION 9 FROM "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:900M² TO "GENERAL RESIDENTIAL 2" WITH A DENSITY OF 1:250M²

at the cost of the applicant and generally for effecting the purposes aforesaid, to do or to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes as we might or could do if personally present and acting herein – hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever our said Attorney and Agent shall lawfully do or cause to be done, by virtue of these present.

Thus signed at Swakopmund..... on this 28th day of July.....2024
in the presence of the undersigned witnesses:


.....
PIERRE CLEMENS BEN VAN ZYL

WITNESSES:

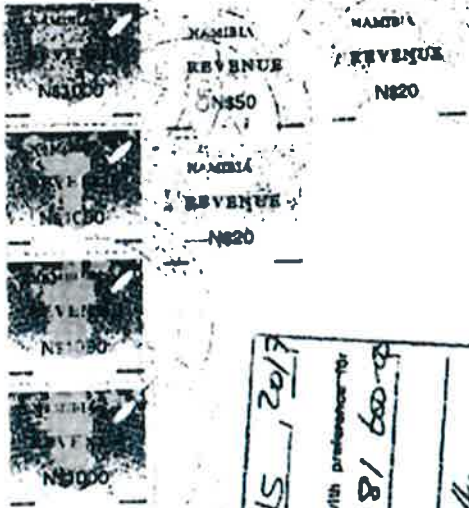
1.
NAME: Aniska Vollgraaff.....

SIGNATURE: .....

2.
NAME: Lizka Lahner.....

SIGNATURE: .....

Prepared by me




 CONVEYANCER
 BEZUIDENHOUT C

2017-03-17
 MORTGAGED (No) B 1315, 2017
 for N\$ 908 000.00 (with preference for
 an additional amount not exceeding N\$ 181 600.00
 DEEDS OFFICE,
 WINDHOEK.
 REGISTRAR OF DEEDS.

DEED OF TRANSFER

T 1353 2017

BE IT HEREBY MADE KNOWN:

THAT CLIFFORD BEZUIDENHOUT

appeared before me, Registrar of Deeds, at Windhoek he, the said appearer, being duly authorised
 thereto by a Power of Attorney granted to him by

ROSSING URANIUM LIMITED
 Company Number 701591

dated the ¹⁵ day of ^{March} FEBRUARY 2017 and signed at ARANDIS.


 CB

AND the said appearer declared that his said Principal had truly and lawfully sold on 12 JANUARY 2017

AND that he in his capacity aforesaid, did, by these presents, cede and transfer, in full and free property, to and on behalf of

PIERRÉ CLEMENS BEN VAN ZYL

Identity Number 580619 00203
Married out of community of property

His Heirs, Executors, Administrators or Assigns,

CERTAIN **ERF NO 2874 SWAKOPMUND
(EXTENSION NO 9)**

SITUATE **IN THE MUNICIPALITY OF SWAKOPMUND
REGISTRATION DIVISION "G"
ERONGO REGION**

EXTENT **1451 (One Four Five One) SQUARE METRES**

FIRST **transferred by Deed of Transfer No T 3319/2012 with General Plan S.G. No
A160/83 relating thereto**

AND HELD BY **CERTIFICATE OF REGISTERED TITLE NO T 5195/2013**

SUBJECT **to the conditions imposed in terms of the Town Planning Ordinance, Ordinance
18 of 1954, as amended and created in Deed of Transfer No T 3319/2012,
namely:**

IN FAVOUR OF THE LOCAL AUTHORITY

- a) The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Swakopmund Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended.
- b) The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.



WHEREFORE the appearer, renouncing all the rights and title which the TRANSFEROR heretofore had to the premises, did, in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same and that, by virtue of these presents, the said TRANSFEREE, His Heirs, Executors, Administrators, or Assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights; and finally, acknowledging that the purchase price is the sum of N\$1 008 807,75

2017-03-22

SIGNED at WINDHOEK, on
together with the appearer, and confirmed with my seal office.

SIGNATURE OF APPEARER



A handwritten signature in black ink, consisting of a stylized, cursive letter 'S' followed by a horizontal stroke.

CLASSIFIEDS

Tel: (061) 208 0800/44 / Fax: (061) 220 584 Email: classifieds@nepc.com.na

Services	Employment	Employment	Employment	Employment	Notice	Notice
General	Offered	Offered	Offered	Offered	Legal Notice	Legal Notice

CLASSIFIEDS

Rates and Deadlines

- To avoid disappointment of an advertisement not appearing on the date you wish, please book in advance.
- Classifieds results and notices 18:00 on working days prior to printing.
- Classifications and advertising 18:00, two days before date of publication in writing only.
- Notices (not included)
- Legal Notices N\$400.00
- Lost Leaf N\$50.00
- Classifieds N\$400.00
- Home Charge N\$400.00
- Birthdays from N\$200.00
- Death Notices from N\$200.00
- Funeral Notices from N\$200.00
- Thank You Messages from N\$200.00

Terms and Conditions Apply.

AC ELECTRICAL AND REFRIGERATION CC

Designation and six conditioning technician wanted.

Qualifications

- Advanced diploma in air conditioning and refrigeration
- Expirient engineering certificate is an added advantage
- 5 years experience

Send CV to: substante.refrigeration@gmail.com

VACANCY

INDUSTRY BUILDING SUPPLIES CC

is looking for a **COMPOSITE TECHNICIAN** in 10 positions in temporary boat building, repair, refurbishing, processing, ferring, jig construction and carbon fiber lamination.

Please submit your CV with covering letter to: substante.refrigeration@gmail.com

Public Development Unit - 2024 - Urban Growth & Strategic Infrastructure - 2024

City of Swakopmund

Vacancy Due date: 15/07/2024

Required appointment date: As soon as possible

Reporting to: Head of Sales

Position based: Swakopmund, Namibia

Rationale for the role: Take responsibility for sales growth in transaction volumes through (1) servicing existing clients effectively with existing services and new Payfit innovations and (2) through the onboarding of new high volume potential clients.

Responsibilities include:

- Growing transaction volumes through the effective servicing of clients under management
- Ensure existing Payfit clients will be handed over to the new Customer Relationship Manager (CRM). Time over the LM relationship of these sales
- Ensure the timely and successful delivery of existing and new innovative services according to the clients' needs and objectives
- Contributor to the existing building Regular contact, client visits, lead capture, training etc.

Outstanding new offers:

- Identify and onboard new high volume potential and / or strategic clients. This could involve working with Payfit's relevant partners in this regard.
- Distribution of the migration process / progress for new later business clients and hedge work requests for required new technology (CRM to BMS system)
- Grow transaction volumes through both online and digital payment methods.
- Establish a trusted advisor relationship with key existing and proposed client stakeholders.
- Take on an active role in identifying and developing Payfit strategic partnerships - banks, referential partners etc. This includes networking with business partners at expos and events.
- Innovation - Explore innovative and impactful new solutions or other strategic opportunities to grow the Payfit business. Do so by business cases and hedge work requests for required new technology. This includes working with the other CRM team members to develop industry specific solutions.
- Act as the primary market/buyer/seller / prospect and department with Payfit.
- Marketing management - Work with the marketing manager to maintain Payfit's marketing presence at offers and payment methods, develop marketing collateral, run calls to action, workshops, conferences etc.
- Operations - Admin and Support - Assist Admin. Finance and IT where necessary to ensure operations performing for sales under management run smoothly.
- Ensure CRM Report is updated regularly.
- Ensure CRM details are up to date and properly administered
- Support regarding queries/leads/technical requirements.
- Continuously represent Payfit for opportunities to enhance Payfit's business proposition. For example, client loyalty review and look for ways to enhance Payfit's sales and activation process.
- Monitor latest organizational developments/Agreements, specifications, etc.
- Assist with collection of monthly payments when offers do not self-pay to Payfit on time.
- Assist marketing with the setting up of Payfit training manuals for current and new offers.
- Review and improve of internal and external sales processes.

CALL FOR PUBLIC PARTICIPATION

ENVIRONMENTAL IMPACT ASSESSMENT FOR PROPOSED GENERAL RESIDENTIAL DEVELOPMENT

LICENCE 200 & 206 / PLANS REVISION

The notice is issued to inform interested and affected parties that an application for Environmental Clearance Certificate will be submitted to the Environmental Commission in terms of the Environmental Management Act (No. 107 of 2017) and Environmental Regulations (No. 32 of 2012).

Location: The project area is located about 500m on the border of Lot 21. The project area intends to develop a residential development consisting of 100 units.

Project Name: A Big City Living (Pty) Ltd

All interested and affected parties are hereby invited to register and submit their comments regarding the proposed project on or before 15/07/2024. Contact details for registration information are available through Environmental Consulting Co. & Architects

Send: publicparticipation@ecsa.co.za
Tel: 0020600000

NOTICE OF INTENTION TO PROCEED WITH THE LITIGATION AND PROCEEDINGS PLANNED ACT OF 2023 (ACT 1 OF 2023)

REVISION OF REP. 2024, EXTENSION & WAIVER FROM "GENERAL RESIDENTIAL" WITH A BENEFIT OF 500000 TO A QUANTITY OF 120000

Public Law No. 24 of 2024, which provides for the extension of the term of the "General Residential" with a benefit of 500000 to a quantity of 120000. The extension of the term of the "General Residential" with a benefit of 500000 to a quantity of 120000 is subject to the approval of the Minister of Planning, Economic Development and Infrastructure. The extension of the term of the "General Residential" with a benefit of 500000 to a quantity of 120000 is subject to the approval of the Minister of Planning, Economic Development and Infrastructure. The extension of the term of the "General Residential" with a benefit of 500000 to a quantity of 120000 is subject to the approval of the Minister of Planning, Economic Development and Infrastructure.

Auction

Goods for sale

Auction

Goods for sale

NO YOU WANT TO BUY?

75% OFF

Call: 081 220 584

Jucor Namibia

BANK REPO & SALVAGE AUCTION
Friday 13 July 2024 @ 10:00
Aucor Ondangwa

SALE OF AUTOMOTIVE

REGISTRATION & BIDDING ON: www.aucor.com.na
Online Bidding Starts: Monday 8 July 2024 @ 18:00
Auctioneer Auction: Friday 13 July 2024 @ 10:00
Viewing: Outdoors 8 - 11 July 2024 @ 08:00 - 16:00
1 & C only and a buyer's premium will be charged.
Details listed to change without prior notice.

Contact Us At:
Tel: +264 81 220 584 Fax: +264 81 220 584
Email: info@aucor.com.na

INDEPENDENT COURT FOR THE DIVISION OF SWAKOPMUND

NOTICE OF SALE IN DISCRETION

On any person having obligations to the proposed mortgagee, who wishes to comment thereon, may lodge such objections and comments in writing with the Registrar of Deeds, Swakopmund, on or before 15/07/2024. Contact details for registration information are available through Environmental Consulting Co. & Architects

INVESTMENT OPPORTUNITY

CONSERVATION FUND

The Cheek Conservation Fund (CCF) has two positions available. Salary and benefits would be negotiated. The full position descriptions and necessary qualifications may be found at: MHA/Cheek.org/Job-1

Conservation Science Technician
Assistant Director for Ecological Research

If you meet the qualifications for a position and wish to apply, forward a pdf of your CV and a letter explaining your interest to: jobs@cheek.org

Closing Date: 15 July 2024

EMPLOYMENT OFFERED

VACANCY

MEDICAL PRACTITIONER

Cheek Medical Clinic is looking for an experienced General Practitioner on a full-time basis.

Qualifications: MBChB (only additional qualifications in the medical field will be an added advantage).

Work experience: Minimum of Ten (10) years' experience as a medical practitioner.

Professional Body: Must be registered with the Medical and Dental Council of Namibia.

Professional will be given to Namibian Citizens. Forward updated CV and registration to: cheekmhc@cheek.org

For enquiries, please contact: hr@cheek.org or 061208080

Closing Date: 30 July 2024

QUALITY TYRES

WHEELS DIRECT

Warranted depends on Quality fit.

1 Year 100000km
2 Year 150000km
3 Year 200000km

Call: 081 220 584

NEED A WEBSITE?

Summer Sale Save 10%

ORDER ONLINE www.sdc.com.na
081477774

JOB SEEKERS CORNER

Mr Johannes Tangeni Kayoko is desperately looking for DRIVER work. He has Code CE with more than 30 years of experience. Contact: 0812831503

WHEELS DIRECT

Call: 081 220 584

NEED A WEBSITE?

Summer Sale Save 10%

ORDER ONLINE www.sdc.com.na
081477774

NEED A WEBSITE?

Summer Sale Save 10%

ORDER ONLINE www.sdc.com.na
081477774

Registries/regs Legal Notices

IN THE High Court of Namibia (Open Session - Windhoek) CASE NO. HC-180-CV-ACT-COM-2024/00096

In the matter between AUTO-BUSCO (PVT) LTD PLAINTIFF and Q & B CONSTRUCTION (PTY) LTD 1ST DEFENDANT Q CARTE READER01 (PTY) LTD 2ND DEFENDANT

NOTICE OF SALE IN EXECUTION

In the execution of a Writ of Execution issued out of the High Court of Namibia, signed by the Registrar of the High Court on 7 November 2023, the following movable property will be sold on auction, which date should take place on Friday, 2 August 2024, at 10:00, at the premises of LUBI REALTY PARK, CORNER OF 30 STREET EAST AND GRAND AVENUE/OLD INDUSTRIAL AREA, VALLEY BAY, THE REPUBLIC OF NAMIBIA.

A: ASSETS TO BE SOLD IN EXECUTION

Vauxhalla Corsa (License No. M583) & the Reg. VZ15-G00894632 Engine No. D889107

B: CONDITIONS OF SALE

"Whomever" Cash to the highest bidder.

Dated at WINDHOEK on the 3rd day of JULY 2024.

DESPOND LEGAL PRACTITIONERS

PO: 30 THE LEGAL PRACTICE FOR PLANTIFF

1, P O Lothofo, Ashes 9 Nyanya Street WINDHOEK Bot 081230

Registries/regs Legal Notices

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 9 OF 2018) OF ZONING SECTION 8 OF THE ACT TO VARY ZONING IN THE ZONING PLAN WITH A DENSITY OF 1:2500 TO GENERAL RESIDENTIAL ZONING WITH A DENSITY OF 1:1250

Phase 2a note that NAMPLAN Town Planning Consultants and Projects CC, on behalf of our client, intend to apply to the Swakopmund Municipal Council for the rezoning of 47 2876 located in Botolph Street in Extension 8, Swakopmund from "Single Residential" with a density of 1:1000 to "General Residential Z" with a density of 1:2500. The 47 2876 currently measures 102m² to extend the erf is located in Botolph Street in the Ocean View neighbourhood of Swakopmund. The erf currently stands vacant with no buildings on it. Once zoning is approved, the owner would like to use the erf to construct 5 townhouses on the erf for our client to proceed with the proposed intention it is required to rezone the erf to "General Residential Z" with a density of 1:2500. Please further take note that: (a) the plan of the erf can be inspected at the public notice board of the Swakopmund Municipality located on the corner of Rakatale & Daniel Kameho Street; (b) any person having objections to the proposed rezoning or who wants to comment thereon may lodge such objections and comments, together with the grounds therefor, in writing and addressed to the Chief Executive Officer of the Swakopmund Municipality and the applicant within 28 days of publication of this notice. Please be advised that the written objections must be recorded within the prescribed time as required by the Urban and Regional Planning Act of 2018 (Act No. 5 of 2018). Such written objection or comment must therefore be submitted by no later than 17:00 on 26 July 2024.

Applicant: NAMPLAN Town Planning Consultants & Projects CC
Tel: 081 2444441 (toll free)
P.O. Box 467, Swakopmund Or: Mr. J. Holsa - Manager Town Planning - Swakopmund Municipality
Tel: 064 410 4403
Email: jholsa@msnamibia.com

UcorNamibia
SWAKOPMUND VEHICLE AUCTION
Thursday 25 July 2024 @ 10:00
25 Midglo Hamutonyana Street

3 AUTOMOTIVE

1.1 2014 KIA CERATO 1.8L 120000KM	2.1 2014 KIA CERATO 1.8L 120000KM
3.1 2014 KIA CERATO 1.8L 120000KM	4.1 2014 KIA CERATO 1.8L 120000KM

8 AUTOMOTIVE

1.1 2014 KIA CERATO 1.8L 120000KM	2.1 2014 KIA CERATO 1.8L 120000KM
3.1 2014 KIA CERATO 1.8L 120000KM	4.1 2014 KIA CERATO 1.8L 120000KM
5.1 2014 KIA CERATO 1.8L 120000KM	6.1 2014 KIA CERATO 1.8L 120000KM
7.1 2014 KIA CERATO 1.8L 120000KM	8.1 2014 KIA CERATO 1.8L 120000KM

UcorNamibia - 064 410 4403

EMPLOYMENT OPPORTUNITY
PRINCIPAL HYDROGEOLOGIST

ECC ENVIRONMENTAL CONSULTANTS

We are looking for a Principal Hydrogeologist to join our dynamic team. The ideal candidate will be responsible for identifying water resources in the area, conducting field studies, and providing technical support to clients. The role involves working independently and supervising a team of junior hydrogeologists. The ideal candidate will be responsible for identifying water resources in the area, conducting field studies, and providing technical support to clients. The role involves working independently and supervising a team of junior hydrogeologists.

Key Responsibilities:

- Conduct field and laboratory investigations to determine the hydrogeological characteristics of an area.
- Prepare reports, maps, and technical drawings.
- Supervise and mentor junior hydrogeologists.
- Collaborate with other professionals in the field.
- Ensure compliance with relevant legislation and standards.

Qualifications and Experience:

- BSc in Geology or Hydrogeology with a strong emphasis on hydrogeology.
- Minimum 10 years of professional and practical hydrogeology experience.
- Experience in groundwater resource assessment, monitoring, and management.
- Experience in groundwater modelling and numerical simulation.
- Experience in groundwater remediation and water resource protection.
- Experience in groundwater quality monitoring and assessment.
- Experience in groundwater resource planning and management.

Application Process:

Interested candidates are invited to submit their CV and cover letter (including their current salary and benefits) to hr@ecc.com. Applications will be reviewed on a rolling basis. Only shortlisted candidates will be contacted for further information. All necessary documents should be submitted by 18 July 2024.

Registries/regs Legal Notices

IN THE High Court of Namibia (Open Session - Windhoek) CASE NO. HC-180-CV-ACT-COM-2024/00096

In the matter between MORGAN NAMBIA LIMITED PLAINTIFF and JORHAN CIVIL WORKS 1ST DEFENDANT MATY ANTHAN DAVID 2ND DEFENDANT

NOTICE OF SALE IN EXECUTION

In execution of an order handed down by the above Honourable Court on the 18th of APRIL 2024 in the above-mentioned case, a judicial sale by public auction of the following will be held by the Deputy Sheriff of Windhoek. Auction starts the 25TH of JULY 2024 @ 12:00.

At Advanced Refrigration, Hararew, Okavango, Republic of Namibia. List of Goods to be sold:

1. 1 x Freightliner Truck No. 18 (JHWINGCARCAN708 Reg No. N 36462 SH)

DATED at WINDHOEK on this the 18th day of July 2024.

XOOP & PARTNERS LEGAL PRACTITIONERS FOR PLAINTIFF

33 SCHANZER ROAD, WINDHOEK (00) 447 7942 / 081 239 2175

Registries/regs Legal Notices

IN THE High Court of Namibia (Open Session - Windhoek) CASE NO. HC-180-CV-ACT-COM-2024/00096

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XOOP & PARTNERS LEGAL PRACTITIONERS FOR PLAINTIFF

33 SCHANZER ROAD, WINDHOEK (00) 447 7942 / 081 239 2175

Multiple Sclerosis

WHAT IS MULTIPLE SCLEROSIS?

A chronic disease of the brain and central nervous system

Office Hours:
Monday - Friday: 09h00 - 17h00
info@msnamibia.org

Market Watch

Om te adverteer skakel:

Kleinadvertensies
t. 061-297 2175

AL-ANON

HELP FOR RELATIVES OF ALCOHOLICS

AL-ANON Family groups offer help for friends & relatives of alcoholics.

THEY PROVIDE ASSISTANCE FOR PEOPLE WHO LIVE WITH ALCOHOLICS

MAIL:
svbmerg@telcom.com
svbmerg@gmail.com

Cell: 081 256 6229

VENUE:
on Lothofo and Kasteel Streets
DAYS AND TIME:
Thursdays @ 19:00

SONRADA
F.O. BOX 70234 Windhoek
081 442 2442
www.sonrada.org.na

AL-ANON

HELP FOR RELATIVES OF ALCOHOLICS

AL-ANON Family groups offer help for friends & relatives of alcoholics.

THEY PROVIDE ASSISTANCE FOR PEOPLE WHO LIVE WITH ALCOHOLICS

MAIL:
svbmerg@telcom.com
svbmerg@gmail.com

Cell: 081 256 6229

VENUE:
on Lothofo and Kasteel Streets
DAYS AND TIME:
Thursdays @ 19:00

A chronic disease of the brain and central nervous system

Office Hours:
Monday - Friday: 09h00 - 17h00
info@msnamibia.org

ERINDI VACANCIES

Personal Assistant to Game Ranch Manager
Head Chef
HR Assistant
Financial Assistant
Drivers (Code C/C1, CE, and P.D.P.)
Industrial Laundry Worker
Housekeeping
General Garden Workers
General Hospitality Workers
General Game Reserve Workers

Requirements:

- Valid Namibian ID
- Minimum of 5 years experience in your chosen profession
- Valid work reference of current and previous employers
- Relevant qualifications will be beneficial
- Interviews will be conducted in Okavango. Upon employment, transportation will be provided to and from Okavango daily

How to apply:

Send your resume and a cover letter to cv@erindi.com and reference your application for the position you are applying for.

APPLICATION DEADLINE: 20 JULY 2024

ERINDI PRIVATE GAME RESERVE NAMIBIA

REZONING OF ERF 2874, SWAKOPMUND EXTENSION 9

Namplan Town Planning Consultants and Projects CC, on behalf of our client, intends to apply to the Swakopmund Municipal Council for the rezoning of Erf 2874 located in Rittersporen Street in Swakopmund Extension 9 from “single residential” with a density of 1:900 to “general residential 2” with a density of 1:250.

- **Rezoning of Erf 2874, Swakopmund Extension 9 from “single residential” with a density of 1:900 to “general residential 2” with a density of 1:250.**

Erf 2874, currently measures 1452m² in extent. The erf is located in Rittersporen situated in the Ocean View neighbourhood of Swakopmund. The erf currently stands vacant with no buildings on it. Once the rezoning is approved, the owner would like make use of the erf to construct 5 townhouses on the erf. In order for our client to proceed with the proposed intentions it is required to rezone the erf to “general residential 2” with a density of 1:250.

Take note that –

- (a) the plan of the erf can be inspected at the public notice board of the Swakopmund Municipality located on the corner of Rakutoka and Daniel Kamho Streets.
- (b) any person having objections to the proposed rezoning or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing and addressed to the Chief Executive Officer of the Swakopmund Municipality and the applicant within 14 days of publication of this notice.

Be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018). Such written objection or comment must therefore be submitted by no later than **17h00 on 29 August 2024**.

Applicant: **Namplan Town Planning Consultants and Projects CC**
P. O. Box: 467, Swakopmund
Tel: 0812444441
Email: namplan@namplan.africa
OR
Mr. J. Heita - Manager: Town Planning
Swakopmund, Municipality
P. O. Box 53, Swakopmund
Tel: 064 410 4403
Email: jheita@rwkmun.com.na

PERMANENT CLOSURE OF REMAINDER OF ERF 320, KEETMANSHOOP

Nora Town and Regional Planners on behalf of the owners of Erf Remainder 320, Keetmanshoop intends applying to the Keetmanshoop Municipality and the Urban and Regional Planning Board for:

- **Permanent closure of remainder of Erf 320, Keetmanshoop as a “public open space”;**
and
- **Rezoning of remainder of Erf 320, Keetmanshoop from “public open space” to “special” for purposes of an archaeological museum, institutional building, office and commercial activities.**

LIST OF REGISTERED ITEMS POSTED



by NAMPUN RUM PLANNING CONSULTANTS & PROJECTS CC nampost®

Sender's reference no.	Addressee's name and address	Registration no.
1	PRINCE EYADIE TOUR CC (E2857) P.O. BOX 4746 WALUS BAY, NIAM	RR 015 061 296 NA
2	S J SCHUEMANN (E 2838) P.O. BOX 86272 WINDHOEK, NIAM	RR 015 061 227 NA
3	AN IANBE (E 2859) P.O. BOX 2428 WINDHOEK, NIAM	RR 015 061 213 NA
4	S VAN DER MERWE (E 2860) P.O. BOX 2683 SWAKOPMUND, NIAM	RR 015 061 200 NA
5	H J LACOCK (E 2871) P.O. BOX 6310 URUSTA, SWAKOPMUND, NIAM	RR 015 061 195 NA
6	K HANNINGHORE (E 2873) P.O. BOX 6045 H.S. DANIELS, WINDHOEK, NIAM	RR 015 061 187 NA
7	G E MEYER (E 2875) P.O. BOX 4918 SWAKOPMUND, NIAM	RR 015 061 173 NA
8	J S NYBURGH (E 2876) P.O. BOX 846 SWAKOPMUND, NIAM	RR 015 061 160 NA
9	G J COETZEE (E 2877) P.O. BOX 1391 GROBARES, NIAM	RR 015 061 156 NA

Number of items 9/nine Received by [Signature] Date-stamp [Stamp]

No compensation will be considered unless enquiry regarding this postal article is made within one year after the date of posting.

P1/185





Petition Against the Rezoning of Erf 2874, Extension 9, Swakopmund**To:**

Chief Executive Officer
Swakopmund Municipality
Corner of Rakutoka & Daniel Kamho Street
Swakopmund, Namibia

Subject: Objection to the Rezoning of Erf 2874, Extension 9, Swakopmund

Date: 19 July 2024

We, the undersigned residents and property owners of the Ocean View neighbourhood, hereby petition against the proposed rezoning of Erf 2874, Extension 9, Swakopmund, from "Single Residential" with a density of 1:900m² to "General Residential 2" with a density of 1:250m², as outlined in the public notice dated 11 July 2024.



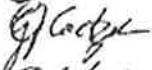
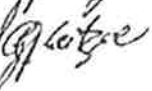
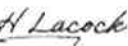


Our collective concerns regarding the potential impact of this rezoning and subsequent construction of multiple dwellings on our cul-de-sac are outlined below:

1. **Safety, Security, and Privacy:** We purchased our properties specifically for the safety, security, and privacy that the cul-de-sac provides. The proposed development of five townhouses on Erf 2874 will significantly increase traffic and activity, undermining the safety and security of our neighbourhood. Increased traffic not only heightens the risk of accidents but also disrupts the peaceful environment that we currently enjoy.
2. **Preservation of Cul-de-Sac Character:** At the time of our property purchases, it was understood that there would only be five houses within the cul-de-sac. Approving this rezoning could set a precedent for further development, drastically altering the nature of our street. The potential for additional houses beyond the initial plan threatens to erode the sense of community and exclusivity that we value.
3. **Traffic and Safety Concerns:** The entrance to Erf 2874 is narrow and must accommodate the vehicles of five townhouses, in addition to the existing traffic from the four neighbouring entrances, which are similarly narrow. This congestion presents a significant safety hazard, with the potential for accidents increasing due to the excessive vehicle activity.
4. **Parking Issues:** With the addition of five townhouses, there is a pressing need to address parking for residents, visitors, contractors, and service providers. The current street layout does not support additional parking without encroaching on the space in front of existing homes, leading to inconvenience and potential conflicts among neighbours.
5. **Previous Petition and Increased Traffic:** In 2021, we petitioned against the consolidation of the newly approved (as of July 2023) consolidated Erf 10947, which includes Erven 2847, 2848, 2849, 2879, and 2878, located next to Erf 2877 on Rittersporn Street. The plan to construct over ten units on this consolidated erf will exponentially increase traffic, with only one entrance and exit in the cul-de-sac. This consolidation, coupled with the proposed rezoning of Erf 2874, will exacerbate traffic congestion and heighten safety concerns in our already limited and narrow street. Notably, the community was not adequately informed about the municipality's approval of this consolidation, despite our previous objections.
6. **Quality of Life:** We pay high property taxes to enjoy the benefits of a quiet, secure, and pleasant living environment, which is crucial for raising our families. The proposed increase in density will introduce more activity, noise, and potential safety hazards, all of which will negatively impact our quality of life and the value of our properties.

In light of these significant concerns, we strongly urge the Swakopmund Municipal Council to reject the rezoning application for Erf 2874. Maintaining the current zoning status is essential to preserving the quality of life that we, as residents, have invested in and deeply value.

Thank you for considering our petition. We trust that the council will give due regard to the concerns of the local residents and act in the best interest of our community.

Signatures:

Erf Number	Name	Signature	Contact Number
2875	Jacobus Botha		+447478063630
2875	Elsa Botha		+447947967723
000 2877 100 2867	G.J. Götze		081 6373121
	G.J. Götze		081 6373121
2871	Hennie Lacoek		081 741 8014
Erf 2847	Hein Truter		0811281119
2876	J. S. MYBURGH		081 3550845

JS Myburgh
2876 Rittersporn Street
Swakopmund
johan.myburgh@yahoo.com
+264 81 780 3536
19 July 2024

Chief Executive Officer
Swakopmund Municipality
Corner of Rakutoka & Daniel Kamho Street
Swakopmund, Namibia

Subject: Objection to the Rezoning of Erf 2874, Extension 9, Swakopmund

Dear Chief Executive Officer,

I am writing to formally object to the proposed rezoning of Erf 2874, Extension 9, Swakopmund, from "Single Residential" with a density of 1:900m² to "General Residential 2" with a density of 1:250m², as advertised in the public notice dated 11 July 2024.

As a property owner in the Ocean View neighbourhood, I purchased my property specifically for the safety, security, and privacy afforded by the cul-de-sac. The quiet and low-traffic environment was a significant factor in our decision, as it provides a safe space for our young children to grow up in. Additionally, we selected this location for the large erf sizes, since there are only five erfs in total. If we had been willing to compromise on these factors, we would have settled for smaller erf sizes in a different location where we would pay lower property taxes and there would be more properties in the cul-de-sac. Instead, we are now faced not only with the prospect of more houses but also with lower-cost dwellings that will significantly impact the value of our property.

There have been previous applications requesting permission to build apartments and small townhouses next to our neighbouring property, to which we have consistently objected. Allowing the rezoning and subsequent construction of five townhouses on Erf 2874 will substantially alter the character of our cul-de-sac. Approving this rezoning could set a precedent, potentially leading to unlimited further development, thereby increasing traffic and reducing the overall safety and privacy of our street.

Furthermore, Erf 2874 has a narrow entrance from the cul-de-sac, which will need to accommodate the vehicles of five townhouses. The four surrounding entrances are also narrow, presenting a safety concern due to excessive vehicle activity that could increase the risk of accidents. Parking for the five townhouses should also be considered, as visitors, contractors, and others will not have any available parking in the street without having to park in front of other owners' houses, causing additional inconvenience and potential disputes.

Additionally, in 2021, we petitioned against the consolidation of the newly approved (as of July 2023) consolidated Erf 10947 (formerly Erven 2847, 2848, 2849, 2879, and 2878), which is also located on Rittersporn Street next to Erf 2877. The plan to construct multiple lower cost units on this consolidated erf will exponentially increase the current traffic, with only one entrance and exit in the cul-de-sac should they proceed with construction. This will



further exacerbate the traffic and safety concerns in our already limited and narrow street. We would also like to bring to your attention that we signed the petition in 2021 when the first notification was issued regarding the consolidation, and we only became aware of the approval and proceeding of the consolidation when we enquired at the municipality a week ago regarding the current matter. We have not received any information that the municipality had approved and proceeded with the consolidation of the mentioned erf's.

In light of these considerations, I respectfully request that the Swakopmund Municipal Council deny the rezoning application for Erf 2874. Preserving the current zoning status is crucial to maintaining the quality of life that residents, including myself, have invested in and deeply value.

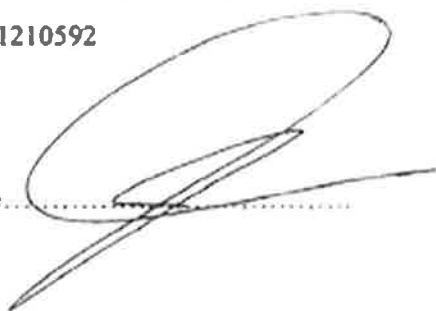
Thank you for considering my objection. I look forward to your response and hope that the council will take the concerns of the local residents into serious consideration.

Yours sincerely,

Johannes Steenkamp Myburgh

ID: 80051210592

Signature.....

A handwritten signature in black ink, appearing to be 'J. Steenkamp Myburgh', written over a dotted line. The signature is stylized with a large loop at the top and a long horizontal stroke at the bottom.

ANNEXURE B - COUNCIL DECISION LETTERS TO OBJECTORS

MUNICIPALITY OF SWAKOPMUND

☎ (064) 4104400
 📠 (064) 4104125
 ✉ Fax2email: 0886519137
 📍 53 Swakopmund

NAMIBIA

🌐 www.swkmun.com.na
 📧 townengineer@swkmun.com.na

Ref No: E 2847, E 2848, 2849, E 2879,
E 2878

Enquiries: J Batley

11 July 2019

A & G Faul
 P O Box 3091
 Vineta
 SWAKOPMUND
 13003
 Namibia

✉ akfaul@gmail.com

Dear Sir/Madam,

CONSOLIDATION AND REZONING OF ERVEN 2847, 2848, 2849, 2878 AND 2879 SWAKOPMUND EXTENSION 9 FROM *SINGLE RESIDENTIAL* WITH A DENSITY OF ONE DWELLING PER 900M² TO *GENERAL RESIDENTIAL 2* WITH A DENSITY OF ONE DWELLING PER 250M²

(C/M 2019/05/23 - E 2847, E 2848, 2849, E 2879, E 2878)

Please be informed that the Municipal Council of Swakopmund has on 23 May 2019 resolved as follows:

RESOLVED:

- (a) That the consolidation of Erven 2847, 2848, 2849, 2878 and 2879 Rittersporn Street, Swakopmund Extension 9 into consolidated Erf X be approved.
- (b) That rezoning of consolidated Erf X from single residential with a density of one dwelling per 900m² to "*General Residential 2*" with a density of one dwelling per 250m² be turned down.
- (c) That consolidated Erf X be rezoned from single residential with a density of one dwelling per 900m² to "*General Residential 2*" with a density of one dwelling per 300m²,
- (d) That the rezoning of consolidated Erf X be included in the next Swakopmund Amendment Scheme.
- (e) That the rezoning of consolidated Erf X be subject to a betterment fee calculated according to the betterment fee policy of 2009 and be paid by the applicant before any submission of building plans to the Engineering Department for approval.

All correspondence must be addressed to Chief Executive Officer

- (f) That all the parking provided on-site be in line with the Swakopmund Town Planning Scheme.
- (g) That the applicant be informed of their right to appeal to the Minister against Council's Resolution in respect of resolution (c) above in terms of Clause 8 of the Swakopmund Town Planning Scheme within 28 days of receipt of notice of this Resolution, provided that written notice of such an appeal shall be given to the Ministry, as well as Council within the said period.
- (h) That the objectors be informed of their right to appeal to the Minister of Urban and Rural Development with valid reasons within twenty eight (28) days from the date of the decision in accordance with clause 8 of the Swakopmund Town Planning Scheme.

In terms of the Swakopmund Town Planning Scheme you have the right to appeal to the Minister of Urban and Rural Development against Council's resolution within 28 days of this notice.

Original appeal document should be addressed to:
The Permanent Secretary
Ministry of Urban and Rural Development
NAMPAB
Private Bag 13289
WINDHOEK
10005
Namibia

Attention: Mr C. Tubalike/ Mr T. Newaya/ Ms T. Kamati

Telephone number: 061-2975228/061-2975186/061-2975201
Email addresses: copies can be emailed to: ctubalike@murd.gov.na or
tnewaya@murd.gov.na or tkamati@murd.gov.na

Should you wish to follow this route please ensure that written notice of such intent as well as copies of the appeal documentation are submitted to the office of the Chief Executive Officer within the said period before/on 14 August 2019.

Your appeal, however, must be submitted directly to the office of the Minister.

Yours faithfully,



C McClune
GENERAL MANAGER: ENGINEERING SERVICES

JB/jb/vrb



MUNICIPALITY OF SWAKOPMUND

☎ (064) 4104400
 ☎ (064) 4104125
 📠 Fax2email: 0886519137
 📍 53 Swakopmund

NAMIBIA

🌐 www.swkmun.com.na
 📧 townengineer@swkmun.com.na

Ref No: E 2847, E 2848, 2849, E 2879,
E 2878

Enquiries: J Batley

11 July 2019

M le Riche
 P O Box 572
 HENTIES BAY
 13005
 Namibia

✉ le.riche.martene@gmail.com

Dear Madam,

CONSOLIDATION AND REZONING OF ERVEN 2847, 2848, 2849, 2878 AND 2879 SWAKOPMUND EXTENSION 9 FROM SINGLE RESIDENTIAL WITH A DENSITY OF ONE DWELLING PER 900M² TO GENERAL RESIDENTIAL 2 WITH A DENSITY OF ONE DWELLING PER 250M²

(C/M 2019/05/23 - E 2847, E 2848, 2849, E 2879, E 2878)

Please be informed that the Municipal Council of Swakopmund has on 23 May 2019 resolved as follows:

RESOLVED:

- (a) That the consolidation of Erven 2847, 2848, 2849, 2878 and 2879 Rittersporn Street, Swakopmund Extension 9 into consolidated Erf X be approved.
- (b) That rezoning of consolidated Erf X from single residential with a density of one dwelling per 900m² to "General Residential 2" with a density of one dwelling per 250m² be turned down.
- (c) That consolidated Erf X be rezoned from single residential with a density of one dwelling per 900m² to "General Residential 2" with a density of one dwelling per 300m²,
- (d) That the rezoning of consolidated Erf X be included in the next Swakopmund Amendment Scheme.
- (e) That the rezoning of consolidated Erf X be subject to a betterment fee calculated according to the betterment fee policy of 2009 and be paid by the applicant before any submission of building plans to the Engineering Department for approval.
- (f) That all the parking provided on-site be in line with the Swakopmund Town Planning Scheme.

All correspondence must be addressed to Chief Executive Officer

- (g) That the applicant be informed of their right to appeal to the Minister against Council's Resolution in respect of resolution (c) above in terms of Clause 8 of the Swakopmund Town Planning Scheme within 28 days of receipt of notice of this Resolution, provided that written notice of such an appeal shall be given to the Ministry, as well as Council within the said period.
- (h) That the objectors be informed of their right to appeal to the Minister of Urban and Rural Development with valid reasons within twenty eight (28) days from the date of the decision in accordance with clause 8 of the Swakopmund Town Planning Scheme.

In terms of the Swakopmund Town Planning Scheme you have the right to appeal to the Minister of Urban and Rural Development against Council's resolution within 28 days of this notice.

Original appeal document should be addressed to:
The Permanent Secretary
Ministry of Urban and Rural Development
NAMPAB
Private Bag 13289
WINDHOEK
10005
Namibia

Attention: Mr C. Tubalike/ Mr T. Newaya/ Ms T. Kamati

Telephone number: 061-2975228/061-2975186/061-2975201
Email addresses: copies can be emailed to: ctubalike@murd.gov.na or
tnewaya@murd.gov.na or tkamati@murd.gov.na

Should you wish to follow this route please ensure that written notice of such intent as well as copies of the appeal documentation are submitted to the office of the Chief Executive Officer within the said period before/on 14 August 2019.

Your appeal, however, must be submitted directly to the office of the Minister.

Yours faithfully,



C McClune
GENERAL MANAGER: ENGINEERING SERVICES

JB/jb/vrb

11.1.34

APPLICATION FOR THE REZONING OF ERF 4692, SWAKOPMUND, EXTENSION 9 FROM "SINGLE RESIDENTIAL" WITH A DENSITY OF 1: 600 M² TO "GENERAL RESIDENTIAL 2" WITH A DENSITY OF 1:250M²

(C/M 2024/11/28 - E 4692)

Ordinary Management Committee Meeting of 14 November 2024,
Addendum **8.10** page **99** refers.

A. This item was submitted to the Management Committee for consideration:

1. Purpose

The purpose of this submission is for Council to consider the application for the rezoning of Erf 4692, Swakopmund Extension 9 from "Single Residential" with a density of 1:600m² to "General Residential 2" with a density of 1:250 m².

2. Introduction and Background

An application for the rezoning of Erf 4692, Swakopmund, Extension 9 was received by the Engineering and Planning Services Department from Van Der Westhuizen Town Planning and Properties on behalf of the registered owner. The application is attached as **Annexure A**.

3. Ownership

Ownership of Erf 4692, Swakopmund Extension 9 vests in Mr. Andrè Platjje as per Deed of Transfer No. T 6300/2008. Proof of ownership has been attached as **Annexure B**.

4. Zoning, Locality and Size

Erf 4692, Swakopmund Extension 9 is zoned "Single Residential" and is situated along Papaver Street, behind the Ocean View Shell Service Station. The Erf measures 1180m² in extent. See the locality plan below.



Figure 1: Locality Plan for Erf 4692, Swakopmund Extension 9.

5. Access Municipal Services and Parking

The current access to Erf 4692, Swakopmund, Extension 9 is obtained via Papaver Street and will be maintained. Parking for the proposed

development will be provided on-site in accordance with the provision of the Swakopmund Zoning Scheme. The property is connected to the existing bulk and internal municipal services.

6. **Public consultation**

The public consultation for the proposed rezoning was done in terms of Section 107 and Regulations 10 & 12 of the Urban and Regional Planning Act (**Annexure C**).

The rezoning was advertised in the Republikein and the New Era Newspapers on the 15th & 22nd of August 2024, and in the Government Gazette Number 8428 on the 30th of August 2024. The neighboring property owners were notified in writing via registered mail of the intention to rezone the property. A notice was additionally placed on Council's notice board as well as on-site. The last date to submit objections and comments was 16 August 2024. One late objection was received on 6th September 2024.

7. **Objection and Response by Applicant**

Although the objection received from the owners of Erf 4687, Swakopmund, Extension 9 was late, the applicant provided a counter argument towards the points raised by the objector. The objector claimed that increasing the density would devalue their property as well as the atmosphere in the area. The objector also claimed that the area was a "**first-time home owners' area**" and they would appreciate it if it was maintained as such. They further claimed that increased densities will disturb views from other erven.

The applicant argued that there is no evidence that supports the claims of the objector regarding the devaluing of their properties and has further argued that the "**atmosphere**" of the area will remain residential once the rezoning is complete. The applicant asserted that the first-time home-owners initiative was initiated to provide people with an opportunity to purchase properties for the first time. It is therefore the opinion of the applicant that the objector's claim has no relevance to the applicant.

8. **Development Proposal**

The owners intend to rezone Erf 4692, Swakopmund Extension 9 from *Single Residential* with a density of 1:600m² to *General Residential 2* with a density of 1:250m² to allow for the conversion of the main dwelling currently on the erf into two units and the construction of two (2) additional units, making it four in total. The Swakopmund Zoning Scheme stipulates a minimum of 900m² for townhouses on erven zoned general residential 2, and the Erf is 1180m², hence the application.

9. **Evaluation**

In terms of the Swakopmund Structure Plan, the area in which Erf 4692, Swakopmund Extension 9 is located is earmarked as a high-density mixed-use, high-rise, activity corridor.

This is evidenced by the location of the Service Station and shops to the Southwest of Erf 4692, Swakopmund Extension 9, and the potential for the area to develop in that manner.

The Swakopmund Structure plan additionally promotes densification, intensification, and urban infill development over time. Land use change proposals of this nature are therefore up for consideration.

A density of 1:250m² can be recommended, however, this will be on condition that access to the back of the property should not be less than four (4) meters in width. An assessment of the building plans of Erf 4692, Swakopmund, Extension 9 revealed that access to the back of the property is granted via a three (3 meter) wide panhandle. According to the Neighbourhood Planning and Design Guide (RED BOOK), access along a panhandle should ideally be a minimum of 3-4 meters wide to accommodate vehicular movement, emergency services, and safe pedestrian access. While the current 3-meter-wide entrance meets the minimum threshold and can handle light traffic, restrictions apply to ensure that emergency vehicles can navigate effectively. It may also pose challenges since multiple units will require access.

These changes are proposed for implementation due to the intention of the owner, which is to convert the existing dwelling house into two units and to construct two additional units coupled with how access will be provided to the proposed units. Sufficient on-site parking and turnaround space should be provided within the development to avoid vehicles reversing along the panhandle driveway, which could lead to safety risks or congestion.

The objection was received late, and its concerns were also not substantiated by any scientific evidence, it will therefore not be considered.

10. **Compensation**

The rezoning of Erf 4692, Swakopmund, Extension 9 from "Single Residential" with a density of 1:600m² to "General Residential 2" with a density of 1:250 m² is subject to a compensation fee with respect to Betterment calculated in accordance with Section 9 (b) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) Regulations in conjunction with the national betterment fee policy of 2009.

11. **Conclusion**

The rezoning of Erf 4692, Swakopmund, Extension 9 9 from "Single Residential" with a density of 1:600m² to "General Residential 2" with a density of 1:250 m² is not foreseen to have any negative impacts on the area as it is in line with the Swakopmund Structure Plan 2020-2040.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) That the rezoning of the Erf 4692, Swakopmund, Extension 9 from "Single Residential" with a density of 1:600m² to "General Residential 2" with a density of 1:250m² be approved on condition that the access to the additional units must be kept a minimum of four (4) meters width.**
- (b) That the submission of the building plans incorporates the said minimum and be to the satisfaction of the General Manager: Engineering and Planning Services.**
- (c) That the rezoning of Erf 4692, Swakopmund, Extension 9 is subject to a compensation fee with respect to Betterment calculated in accordance with Section 9 (b) of the Urban and Regional Planning Act,**

2018 (Act No. 5 of 2018) Regulations in conjunction with the national betterment fee policy of 2009.

- (d) That all the parking be provided on-site in line with the Swakopmund Zoning Scheme and no parking on street reserve; shall be tolerated.
 - (e) That the applicant provides proof that the rezoning has been approved by the Minister and promulgated.
 - (f) That sufficient on-site parking and turnaround space should be provided within the development to avoid vehicles reversing along the panhandle driveway, which could lead to safety risks or congestion.
 - (g) That no building plans inclusive of relaxation of building lines or aesthetics application be approved until proof of payment of the compensation fee for the rezoning has been received by Council.
-

ANNEXURE A

19.03.08.4692

E 4692


TOWN PLANNING & PROPERTIES

PO BOX 1598
SWAKOPMUND, NAMIBIA
Tel: +264 54 22 22 22
Fax: +264 54 22 22 22
www.swakopmund.na

Chief Executive Officer
Municipality of Swakopmund
PO Box 53
Swakopmund
Namibia

**19 September 2024**

Dear Sir,

APPLICATION FOR REZONING OF ERF 4692, SWAKOPMUND, EXTENSION NO. 9, FROM SINGLE RESIDENTIAL WITH A DENSITY OF 1:600M² TO GENERAL REISIDENTIAL 2 WITH A DENSITY OF 1:250M²

Application is herewith made, on behalf of the owner of Erf 4692, Swakopmund, Ext. No. 9, for the rezoning of Erf 4692, Swakopmund, Ext. No. 9, from Single Residential with a density of 1:1600m² (Annexure C1) to General Residential 2 with a density of 1:250m² (Annexure C2).

1. BACKGROUND

Erf 4692, is situated in an area with relatively large properties. In terms of the Swakopmund Town Planning Scheme No.12, erven with a minimum size of 900m² may be rezoned to construct Townhouses. Erf 4692 is approximately 1180m² in extent and is seen as favourable for the intentions of our client.

2. LOCALITY AND ERF SIZE

Erf 4692, Swakopmund, Ext. No. 9, currently measures approximately 1180m² in extent and is located along Papawer street in Extension No. 9. (Annexure A). The erf is located in an area with mixed uses of residential and business nature.

3. OWNERSHIP

According to the Deed of Transfer Nr. 6300/2008, ownership of Erf 4692, Swakopmund, Ext. No. 9, currently vests with Mr Andre Plaatjie. (Annexure B1). Power of Attorney from the owner is attached as Annexure B2. The exist no conditions within the Title Deed that prohibits the intended intention to rezone the property.

4. ACCESS TO THE PROPERTY

Access to the property is currently obtained from Papawer street. No change in access is envisaged and access is to remain the same. If and when any other needs in terms of access might arise such needs shall be communicated to the relevant authority for consideration.

5. TOPOGRAPHY

Due to the fact that the property is already partly developed and has been occupied for many years it is assumed that soil conditions are relative stable and suitable for further development. Since the property is partly developed and all surrounding properties are already developed it can be argued that the topography will play no role in the intentions. There exist no natural features that would prohibit the development of the remaining extent of the property according to the intentions of our client.

6. INFRASTRUCTURE

The area is already serviced with the basic services and the property is already connected to the service infrastructure. Any additional requirements that the owner might envisage shall be communicated the relevant institutions and will be for the account of the owner.

7. PARKING

As with all developments and land uses intended to be practiced on any site, the use of the site must comply with the provision of the Swakopmund Town Planning Scheme. As such, all parking requirements shall be calculated according to the provisions as contained within the Scheme the specific land use zone.

8. MOTIVATION FOR INTENTION

Erf 4692, Swakopmund Ext. No. 9, is located in an area that is prone to land use change, due to surrounding uses and size of the property. To the south East of the property there are multiple local business properties that accommodate all sorts of uses ranging from business use to general residential use. The area directly opposite the erf belongs to the Municipality and a few years ago there were layouts made to also accommodate General Residential and Business properties. The area is also earmarked in the Swakopmund Structure plan as a mixed-use area. It is also expected that this area will change in the near future to accommodate more such uses. The business properties to the southeast form a natural node and as such more land use changes will occur in the surrounding area. This is seen as is a form of natural growth.

The erf itself has a relatively large portion of land still undeveloped. It is the intention of the owner to convert the house into two units and construct two additional units on the remaining extent. Once completed the owner wish to register the units in the names of his family members.

In terms of the Scheme the minimum required size for a property to construct Town Houses or units is 900m². The size of the erf coupled with the already existing mixed uses found in

the area makes the property attractive for such rezoning. The intentions of our client will not be out of line with the current existing surrounding situation and also not with the vision of the Swakopmund Structure Plan.

9. ADVERTISEMENTS

Advertisements for the proposed Rezoning of Erf 4692, Swakopmund, was placed in the Republikein and New Era on the 15th and 22nd of August 2024 (**Annexure D**). Closing dates for objections was on the 16 August 2024. Neighbouring properties have also been requested for their comments. Attached please find copies of letters to neighbours via email (**Annexure E**). Notice was also placed on the erf for public comments (**Annexure F**). Copy of advertisement placed in the in the Government Gazette (**Annexure G**).

10. RESPONSE FROM PUBLIC

Closing date for comment/objection to the proposed intentions were on the 16th of August 2024. By the closing of the objection period NO comments/objections were received. However, when the Municipality was consulted, we were informed of a late objection (**Annexure H**).

11. DISCUSSION ON OBJECTION

We wish to reiterate the fact that the objection as received from, from the Municipality by Ms Nardine Moroff – Kohlstädt, owner of Erf 4687, is a late objection. We would also like to point out the fact that the objector claims not have had ample time for objection as the documentation was only received on the 6 September 2024. Note should be taken of the fact that the objector already made contact with our company on 30 August 2024 and we responded on 3 September 2024. It is our opinion that the objector was informed and had ample time to respond with comment or objections

We will however for transparency purposes entertain the arguments and provide counter arguments. The objection reads as follows:

1. *"Increasing the density devalues the erven + atmosphere of the area".*

Our Response

It is our opinion that the reason for objection cannot be support due to the fact there exist no concrete evidence to support such statement. In fact, the rezoning of Er 4692 may increase the property values in the surrounding area due to the increased possibilities the rezoning offers. It is also not for seen that the proposed intentions of our client will in any manner interfere negatively with the "atmosphere" of the surrounding neighbourhood as the use remain residential in character.

It is our opinion that the objector failed to provide concrete and valid reasoning in support of the objection. It is also our opinion that the objection is rather an unsubstantiated statement with no merits and therefore the objection cannot be supported.

2. *"This was a first-time home-owners area and we would appreciate if the atmosphere stayed like that".*

Our Response

It is not sure what the relevance of the statement by the objector is. The first-time homeowner's initiative was to provide people the opportunity to purchase properties for the first time, this initiative is long over. In reality we have a neighbourhood that is well established with mixed uses being practised in close proximity of Erf 4692. Since the neighbourhood is well established it will, as a matter of fact, over time slowly evolve and accommodate new uses. The area surrounding the business properties will naturally be the first to change their land use to a higher use, if in line with the Structure Plan and Town Planning Scheme.

It is our opinion that the objector has failed in providing any concrete reasoning not to allow the rezoning to proceed. Note should also be taken of the fact that no other property owner objected.

3. *"Increasing the density could also disturb views from the other erven".*

Our Response

View is not a right and as such it cannot be used as a reason for objection unless it involves a public open space. To entertain the argument further we turn to the design parameters of the Scheme provisions for the respective zonings. Note should be taken of the fact that the physical design parameters of both the Singel Residential zoning and the General Residential 2 zoning is exactly the same. This means that the development potential in terms of a quantity's perspective, remains the same. Coverage, height, building lines, etc. remains the same for the zonings, the only difference is that there will be two more units in terms of the density request.

The owner can develop a house that has a larger foot print than the current intentions. The argument can therefore not be supported.

12. CONCLUSION

After careful consideration of the merits and the fact it is found that the intended rezoning is in line with both the Swakopmund Structure plan, identifying the area as a mixed-use area, and the Swakopmund Town Planning Scheme in terms of its provisions.

It became evident in the Public Participation Process that the neighbouring properties and the general public is in favour of the intended rezoning as only 1 late objection/comments were received. It is also envisaged that the Municipality will in the near future also plan the open land adjacent to Erf 4692, for mixed use purposes.

It is also the opinion that very little increased impact will be exerted on the infrastructure and services. The nature of use will still remain residential in nature thus it is not expected that the services will be overloaded by 2 additional household.

There exists no reason why the intended rezoning cannot be supported as it is in line with the statutory documents that regulates land use and regulates growth in the town of

Swakopmund.

13. APPLICATION

On behalf of our client/s, we herewith formally apply for:

- **APPLICATION FOR REZONING OF ERF 4692, SWAKOPMUND, EXTENSION NO. 9, FROM SINGLE RESIDENTIAL WITH A DENSITY OF 1:600M² TO GENERAL RESIDENTIAL 2 WITH A DENSITY OF 1:250M²**

It is trusted that Council will find the above application for the rezoning of Erf 4692, Swakopmund, Ext. No. 9, from Single Residential with a density of 1:1600m² to General Residential 2 with a density of 1:250m², in order.

Yours Faithfully,



A R VAN DER WESTHUIZEN

LIST OF ANNEXURES

Annexure A:	Locality Plan
Annexure B1:	Title Deed
Annexure B2:	Power of Attorney
Annexure C1:	Current Zoning
Annexure C2:	Proposed Zoning
Annexure D:	Newspaper Notices
Annexure E:	Copies of Neighbours letters
Annexure F:	Site Notice
Annexure G:	Government Gazette Notice
Annexure H:	Objection

05 NOV 2008

05 NOV 2008

DEED OF TRANSFER NO.

T - 6309 - 2008

Conradie & Damaseb
Legal Practitioners & Conveyancers
P.O. Box 2607
Windhoek, Namibia
Tel: (061) 224415

Prepared by me

[Signature]
CONVEYANCER
VAN DEN BERG LT

10 NOV 2007
MORTGAGED NO. 2108 2007
RMB
REGISTRAR OF DEEDS
WINDHOEK

Waiver of K&B Auction of H. L. van der Merwe
13 MAY 2011 2622/01
500 000 000 25 000 000
[Signature]
Deputy

DEED OF TRANSFER

T 6300 - 2008

Be it hereby made known :

THAT LIANA THERESA VAN DEN BERG

appeared before me Registrar of Deeds at Windhoek, she the said Appearer, being duly authorised thereto by a Power of Attorney granted to her by

THE MUNICIPAL COUNCIL OF SWAKOPMUND

dated the 10TH day of AUGUST 2007, and signed at SWAKOPMUND

|
[Signature]
[Signature]

-2-

And the said Appearer declared that his Principal truly and lawfully sold the within mentioned property on **31 MAY 2007**

and that she in her capacity aforesaid did, by these presents, cede and transfer, in full and free property, to and on behalf of

ANDRÉ PLAATJIE
BORN ON 17 APRIL 1969
MARRIED OUT OF COMMUNITY OF PROPERTY

Their Executors, Administrators or Assigns

CERTAIN	ERF NO. 4692 (A PORTION OF ERF NO. 1534) SWAKOPMUND (EXTENSION NO. 9)
SITUATE	in the Municipality of SWAKOPMUND Registration Division "G" Erongo Region
MEASURING	1180 (One One Eight Nil) Square Metres, as will more fully appear on General Plan No. A 491/2004
HELD	by Certificate of Registered Title No. T 924/2006
A.SUBJECT	to the following conditions in terms of Town Planning Ordinance 18 of 1954 as amended, namely:

IN FAVOUR OF THE LOCAL AUTHORITY

- a) The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all time be subject to, the provisions of the Swakopmund Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954)
 - b) The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf
- B. FURTHER SUBJECT:** to the following condition, now newly imposed in favour of the Municipal Council of Swakopmund, to wit:

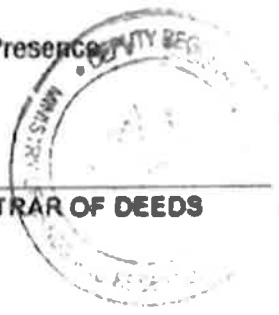
The property may not be alienated within a period of five (5) years from date of sale of the property to the hereinmentioned transferee

WHEREFORE the Appearer, renouncing all the Right and Title which the said Transferor heretofore had to the premises, did, in consequence also acknowledge the said Transferor to be entirely dispossessed of, and disentitled to, the same, and that, by virtue of these Presents, the said Transferees

Their Heirs, Executors, Administrators or Assigns or now is and henceforth shall be entitled thereto, conformably to local custom, The State, however, reserving its rights, and finally acknowledge that the purchase price is NS\$2 600-00

Signed at WINDHOEK, on 14 NOV 2008, together with the appearer, and confirmed with my seal of office


SIGNATURE OF APPEARER

In my Presence

REGISTRAR OF DEEDS



SPECIAL POWER OF ATTORNEY

I/We, the undersigned,

ANDRE PLAATJIE (ID: 69041700560)

In my/our capacity as:

**REGISTERED OWNER OF ERF NO. 4692 (A PORTION OF ERF NO. 1534) SWAKOPMUND
(EXTENSION NO. 9)**

do hereby nominate, constitute and appoint,

VAN DER WESTHUIZEN PLANNING & PROPERTIES CC, P O BOX 1598, SWAKOPMUND

With power of Substitution, to be my lawful Attorney and Agent in my/our name, place and stead, negotiate and to make all necessary applications to Municipality, Town Council, Ministry of Urban and Rural Development or any other authority, for the:

- **REZONING OF ERF 4692, SWAKOPMUND EXTENSION NO. 9, FROM SINGLE RESIDENTIAL WITH A DENSITY OF 1:600M² TO GENERAL RESIDENTIAL 2 WITH A DENSITY OF 1:250M².**

At the cost of the applicant and generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes as I/We might or could do if personally present and acting herein – hereby ratifying, allowing and confirm all and whatsoever my/our said Attorney and Agent shall lawfully do, or cause to be done, by virtue of these present.

SIGNED at Swakopmund this 04 day of September 2024

In the presence of the undersigned witnesses.

WITNESSES:

1.

ANDRE PLAATJIE

2.



LIST OF REGISTERED ITEMS POSTED E 4692



by Van der Westhuizen Town Planning & Property

Sender's reference no.	Addressee's name and address	Registration no.
E 4694 1	Masuch Property Holding P.O. Box 850 Worcester, 7130	RR 012 446 634 NA
E 4695 2	Quick Investments Nambour P.O. Box 90451 Worcester, 7130	RR 012 446 648 NA
E 4696 3	N.J. van Zyl P.O. Box 7411 Swartkopsrivier, 7130	RR 012 446 651 NA
E 4697 4	N.E. Moroff P.O. Box 476 Swartkopsrivier, 7130	RR 012 446 665 NA
E 4698 5	H. Schreier P.O. Box 2850 Worcester, 7130	RR 012 446 679 NA
E 4699 6	A. Alkotte P.O. Box 6753, Pienaarstrat Worcester, 7130	RR 012 446 682 NA
E 4700 7	E. Hoffmann P.O. Box 2831 Worcester, Swartkopsrivier, 7130	RR 012 446 696 NA
E 4701 8	P.J.P. van der Merwe P.O. Box 3383 Worcester, Swartkopsrivier, 7130	RR 012 446 705 NA
E 4702 9	Angelo J. J. van der Merwe P.O. Box 4566 Worcester Swartkopsrivier, 7130	RR 012 446 719 NA
E 4699 10	K. Schreier P.O. Box 3374 Worcester, Swartkopsrivier, 7130	RR 012 446 722 NA
E 4694 11	R. de Boer P.O. Box 8202 Swartkopsrivier, 7130	RR 012 446 736 NA

code 3 post 2004

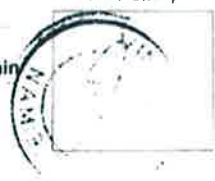
Number of items 11

Received by (Signature)

Date-stamp

No compensation will be considered unless enquiry regarding this postal article is made within one year after the date of posting.

P1/185



Van Der Westhuizen
TOWN PLANNING & PROPERTIES

PO BOX 1558
 SWAKOPMUND - NAMIBIA
 TEL: +264 81 200 100
 FAX: +264 81 200 101
 WWW.VAN-DE-WESTHUIZEN.COM

Your Ref: Erf 4692, Swk. Ext. No. 9

**ERF 4517, SWK, EXT. NO. 9
 MASADI PROPERTY HOLDING 1
 PO BOX 850
 WALVIS BAY
 NAMIBIA
 13013**

14 August 2024

Dear Sir/Madam,

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018): REZONING OF ERF 4692, SWAKOPMUND, EXTENSION NO. 9, FROM "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:600M² TO "GENERAL RESIDENTIAL 2" WITH A DENSITY OF 1:250M².

Please take note that Van Der Westhuizen Town Planning and Properties CC, on behalf of our client, Mr. A. Plaatjie, intends to apply to the Swakopmund Municipal Council for the rezoning of Erf 4692, Swakopmund, Ext. No. 9, from "Single Residential" with a density of 1:600m² to "General Residential 2" with a density of 1:250m².

Erf 4692 currently measures approximately 1180m² in extent and is located along Papaver Street in Extension No. 9. It is the intention to rezone the property and construct additional units on the property and having a maximum of 4 units on the property. The property currently accommodates an existing structure that is being used for residential purposes.

In terms of the Urban and Regional Planning Act of 2018 it is thus required to apply to both the Swakopmund Municipal Council and the Ministry of Urban and Rural Development for approval of such intentions.

Please further take note that -

- (a) the plan of the erf can be inspected at the Public Notice Board of the Swakopmund Municipality located on the Corner of Rakotoka Street & Daniel Kamho Avenue.
- (b) any person having objections to the proposed rezoning or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Municipality of Swakopmund and the applicant within 14 days of the last publication of this notice.

Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objection or comment must therefore be submitted by no later than 17:00 on 6 September 2024.

Yours Faithfully,



A R VAN DER WESTHUIZEN





GOVERNMENT GAZETTE
OF THE
REPUBLIC OF NAMIBIA

N\$16.80

WINDHOEK - 30 August 2024

No. 8428

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8428

Government Gazette 30 August 2024

15

No. 493

2024

REZONING OF ERF 604, KARIBIB EXTENSION 1

Stubenrauch Planning Consultants CC on behalf of the owner of Erf 604, Karibib Extension 1 has applied to the Karibib Town Council and intends on applying to the Urban and Regional Planning Board (URPB) for the following:

- **Rezoning of Erf 604, Karibib Extension 1 from "light industrial" to "general industrial" with a bulk of 0.1 and consent to operate a marble cutting and processing factory.**

Erf 604, Karibib Extension 1 is located towards the northwestern industrial node of the Karibib town, along the B2 (T0701) road to Usakos. Erf 604, Karibib Extension 1 measures approximately 4.7451 hectares in extent and currently accommodates a Marble-making factory.

The purpose of the subject application as set out above is to formalise the existing activities on Erf 604, Karibib Extension 1.

On-site parking will be provided in accordance with the Karibib Zoning Scheme.

The locality map of the erf lies for inspection during normal office hours on the Town Planning Notice Board at the Karibib Town Council Office, Kalk Street, Karibib and SPC Office, 45 Field Street, Windhoek.

Any person objecting to the proposed change in land use as set out above may lodge such objection together with their grounds thereof, with the Karibib Town Council and the applicant in writing on or before **Friday, 20 September 2024**.

Applicant:

Stubenrauch Planning Consultants CC
P. O. Box 41404, Windhoek
Tel: (061) 25 1189
Our Ref: W/24038

Acting Chief Executive Officer
Karibib Town Council
P. O. Box 19
Karibib

No. 494

2024

REZONING OF ERF 4692, SWAKOPMUND EXTENSION 9

Notice is hereby given in terms of the Urban and Regional Planning Act, 2018 that **Van Der Westhuizen Town Planning and Properties CC**, on behalf of the registered owner of Erf 4692, Swakopmund Extension 9 intends to apply to the Swakopmund Municipal Council and intends on applying to the Urban and Regional Planning Board (URPB) for the following:

- **Rezoning of Erf 4692, Swakopmund Extension 9, from "single residential" with a density of 1:600m² to "general residential 2" with a density of 1:250m².**

Erf 4692 currently measures approximately 1180m² in extent and is located along Papaver Street in Extension No. 9. It is the intention to rezone the property and construct additional units on the property and having a maximum of 4 units on the property. The property currently accommodates an existing structure that is being used for residential purposes.

In terms of the Urban and Regional Planning Act, 2018 it is thus required to apply to both the Swakopmund Municipal Council and the Ministry of Urban and Rural Development for approval of such intentions.

Take note that –

- (a) the plan of the erf can be inspected at the Public Notice Board of the Swakopmund Municipality located on the Corner of Rakotoka Street and Daniel Kanho Avenue.
- (b) any person having objections to the proposed rezoning or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Municipality of Swakopmund and the applicant within 14 days of the last publication of this notice.

Be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act, 2018. Such written objection or comment must therefore be submitted by not later than 17h00, 13 September 2024.

Applicant: Van Der Westhuizen Town Planning & Properties CC
P. O. Box 1598, Swakopmund, Namibia
Contact Persons: A. van der Westhuizen
Cell: 0811224661
Email: andrew@vdtwtp.com

No. 495

2024

REZONING OF ERF REEMAINDER/B/114, NO. 87 NELSON MANDELA AVENUE,
 KLEIN WINDHOEK

Du Toit Town Planning Consultants, are applying on behalf of the owners Erf Remainder/B/114, Nelson Mandela Avenue, Klein Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:

- **Rezoning of the Remainder of Portion B of Erf 114, No. 87 Nelson Mandela Avenue, Klein Windhoek from “residential” with a density of 1:900m² to “office” with a bulk of 0.4; and**
- **Consent in terms of section 23(1) of the Windhoek Town Planning Scheme to allow for an additional floor area, in terms of the Council’s Policy, which shall be devoted solely to residential use in the form of dwelling units.**

Erf Remainder/B/114 is situated along Nelson Mandela Avenue in the Klein Windhoek suburb. Spanning 3,459.50m², this property is zoned as ‘residential’ with a density of one dwelling per 900m². As one of the few remaining original residential erven in Klein Windhoek, it currently features a residential building and several outbuildings on the expansive plot.

The client acquired the property primarily due to its central location and substantial size. Given its proximity to the Puma Service Station and the Bank Windhoek Capricorn office building, the erf is no longer ideal for residential purposes. Consequently, the client intends to repurpose the erf for office use, specifically for tourism offices. With a permissible bulk of 0.4, the property could potentially support the development of an office building of approximately 1,383.8 m², though there are no immediate plans to do so.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 19 September 2024).

Should you require additional information you are welcome to contact our office.

9/19/24, 10:48 AM

van der Westhuizen Town Planning and Properties Mail - Re: Rezoning erf 4692



Andrew van der Westhuizen <andrew@vdwtp.com>

Re: Rezoning erf 4692

1 message

Andrew van der Westhuizen <andrew@vdwtp.com>
To: Nadine M <nmoroff@gmail.com>

Tue, Sep 3, 2024 at 12:12 PM

Good day,

Thank you for your response. It is the intention of the owner, Mr Plaatjie, to have the house converted to two units and have two additional units in the back to be registered in the names of his daughters. The property will remain with the owner and will not be sold. The use will remain residential in nature.

If you have any other questions then please feel free to contact us in this regard.

Kind Regards,

Andrew van der Westhuizen



TOWN PLANNING & PROPERTIES

PO BOX 1598
SWAKOPMUND, NAMIBIA
+264 81 122 488
+264 81 122 488
andrew@vdwtp.com

On Fri, Aug 30, 2024 at 9:45 AM Nadine M <nmoroff@gmail.com> wrote:
Dear Mr van der Westhuizen,

I hope this email finds you well.
I would like to know what is planned on erf 4692, Papawerst Ocean View.

Please send me details.

Thank you,
Nadine Moroff

19-03-08-4692

E 4692

TOWN PLANNING & PROPERTIES

PO BOX 1552 SWAKOPMUND NAMIBIA

CONSENT FROM ADJOINING OWNERS / NEIGHBOURS FOR BUSINESS REGISTRATION / CONSENT USE / SUBDIVISION / CONSOLIDATION / REZONING AND OR ENVIRONMENTAL CLEARANCE

We, V.E. Noroff-Kohlstädt the owner of Erf No. 4687

Street Address	Gieramstr. 4
Postal Address	P.O. Box 476 Swakopmund
Telephone No	091 288 3257
Email Address	n.m.noroff@gmail.com

am aware that an application for rezoning of erf 4692 Swakopmund
Ext 9 to general residential Z

On Erf 4692 by Messrs. A. Platt, i.c.

Is intended to be lodged at the Municipality of Swakopmund and our response is as follows:

NO OBJECTION

OBJECTION



Signature of Owner

[Handwritten Signature]

Signature of Owner

(Please mark whichever is applicable in the block)

Against the proposed application intended by the applicant:

(If you have any objection against the said intentions then please stipulate your reasons / remarks below)

Reasons / Remarks
Increasing the density devalues the view + atmosphere of the area. This was a first-time home-owners area and we would appreciate if the atmosphere stayed like that. Increasing the density could also disturb views from the other erf.
<i>[Handwritten Signature]</i> V.E. Noroff-Kohlstädt 06.09.2024

SIGNATURE

FULL NAME

DATE

(Please attach certified copy of I.D. to this document for verification of signature)

Please note I only received the information on 6/9/2024! It was too late to take the objection on time!

11.1.35

PROGRAMME FOR ORDINARY MONTHLY MANAGEMENT COMMITTEE AND COUNCIL MEETINGS FOR 2025

(C/M 2024/11/28 - 5/2/1/1/2)

Ordinary Management Committee Meeting of 14 November 2024, Addendum **8.11** page **130** refers.

A. This item was submitted to the Management Committee for consideration:

1. Ordinary Management Committee- and Council meetings are determined in terms of Sections 14 and 24 of the Local Authorities Act, (Act 23 of 1992, as amended). In terms of the legislation, notices for meetings should be served at least seventy-two (72) hours before the meeting. Management Committee and Council meetings are ordinarily held during the second and last Thursdays of the month respectively.
2. It is important to note that all Management Committee and Council meetings will be held on the last Thursdays, as per tradition, except for the following:

Meeting	Date of Meeting	Reason
Council	Tuesday, 3 rd April 2025	As a result of 21 st March 2025 being a Public Holiday. (Independence Day)
Council	Tuesday, 3 rd June 2025	As a result of 29 th May 2025 being a Public Holiday. (Ascension Day)

3. Submissions to the Management Committee meetings ordinarily close on the last Friday of each month. Council is on recess during December.
4. The number of Special Management Committee meetings has increased over the past 11 months as a result we have included Special Management Committee meetings in the calendar, to be held on a Wednesday after the Ordinary Management Committee meeting.
5. The election of the office bearers for 2024 will be held on **29 November 2024**, thus the election of office bearers for **2025** will be held on **28 November 2025**.
6. Section 11(2)(c) of the Local Authorities Act (Act 23 of 1992, as amended) states that the annual election of office bearers must be held: **"... on a date within a period of 30 days before the date on which the period of office of the Mayor or Chairperson or Vice-Chairperson of a Local Authority Council so elected expires."**
7. **Attached as Annexure "A"** is the proposed programme in respect of Ordinary and Special Management Committee and Council meetings to be held during 2025. A calendar for the year 2025 is **attached as Annexure "B"**.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) That the programme for the ordinary Management Committee and Council meetings for the period January 2025 until November 2025 (as per Annexure "A") (on file), be approved.
 - (b) That the election of office bearers of Council for 2025 be arranged to take place on 28 November 2025 at 09:00.
 - (c) That the General Manager: Corporate Services and Human Capital arranges with the local magistrate to chair and facilitate the election of office bearers at the meeting scheduled for 28 November 2025.
-

ANNEXURE " A "

MANAGEMENT COMMITTEE - AND COUNCIL MEETINGS FOR THE YEAR 2025

ELECTION OF OFFICE BEARERS (Refer to section 11 (2) (c) of the LA Act 23 of 1992, as amended.
QUOTE: "...on a date within a period of 30 days before the date on which the period of the Office of the Mayor or Deputy Mayor or Chairperson or Vice-Chairperson of a Local Authority Council so elected expires).
AGENDA OUT: 21 November 2025 **DATE OF MEETING: 28 November 2025**

MANAGEMENT COMMITTEE MEETING (08:00)				COUNCIL MEETING (19:00)		
MONTH	CLOSING DATE FOR AGENDA AT 13:00	AGENDA OUT	DATE OF MEETING	DATE OF SMC MEETING	AGENDA OUT	DATE OF MEETING
JANUARY	Fri, 27 December	Fri, 10 January	Thurs, 16 Jan	Wed, 22 Jan	Fri, 24 January	Thurs, 30 January
FEBRUARY	Fri, 31 January	Fri, 07 February	Thurs, 15 Feb	Wed, 19 Feb	Fri, 21 February	Thurs, 27 February
MARCH	Fri, 28 February	Fri, 07 March	Thurs, 13 March	Wed, 19 March	Mon, 24 March	Tues, 01 April
APRIL	Fri, 28 March	Fri, 04 April	Thurs, 10 April	Wed, 16 April	Thurs, 17 April	Thurs, 24 April
MAY	Fri, 02 May	Fri, 09 May	Thurs, 15 May	Wed, 21 May	Fri, 23 May	Tues, 03 June
JUNE	Fri, 30 May	Fri, 06 June	Thurs, 12 June	Wed, 18 June	Fri, 20 June	Thurs, 26 June
JULY	Fri, 27 June	Fri, 04 July	Thurs, 10 July	Wed, 16 July	Fri, 18 July	Thurs, 24 July
AUGUST	Fri, 25 July	Fri, 01 August	Thurs, 14 Aug	Wed, 20 Aug	Fri, 15 August	Thurs, 28 Aug
SEPTEMBER	Fri, 28 August	Fri, 05 September	Thurs, 11 Sep	Wed, 17 Sep	Fri, 19 September	Thurs, 25 September
OCTOBER	Fri, 26 September	Fri, 03 October	Thurs, 09 Oct	Wed, 15 Oct	Fri, 24 October	Thurs, 30 October
NOVEMBER	Fri, 31 October	Fri, 07 November	Thurs, 13 Nov	Wed, 19 Nov	Fri, 21 November	Thurs, 27 November
DECEMBER						

RECESS

CALENDAR FOR THE YEAR 2025

JANUARY

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

01 New Year's Day

FEBRUARY

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

MARCH

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

21 Independence Day
29 Good Friday

APRIL

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

18 Easter Friday
20 Easter Sunday
31 Easter Monday

MAY

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

1 Workers Day
4 Cassinga Day
5 Public Holiday
25 Africa Day
26 Public Holiday
29 Ascension Day

JUNE

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16 African Child Day

JULY

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AUGUST

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26 Heroes Day

SEPTEMBER

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OCTOBER

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NOVEMBER

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DECEMBER

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10 Human Rights Day
15 Christmas Day
16 Family Day

ANNEXURE B

11.1.36 **APPOINTMENT AS AN ALTERNATE MEMBER OF THE NATIONAL SOLID WASTE MANAGEMENT ADVISORY PANEL**

(C/M 2024/11/28 - 16/2/7/2/2, 4/2/4/1/6)

Ordinary Management Committee Meeting of 14 November 2024, Addendum **9.1** page **03** refers.

A. This item was submitted to the Management Committee for consideration:

Introduction

The Manager of Health Services, Mr Abel Kationdorozi has been appointed to continue serving as an alternate member of the National Solid Waste Management Advisory Panel, in terms of the National Solid Waste Management Strategy as approved by Cabinet decision No 20th/21.11.17/004.

The former General Manager: Health Services Solid Waste Management, Mr Clive Lawrence, who retired at the end of **March 2021**, was a member of the committee and was replaced by the Section Head of Solid Waste Management, Mr Kluivert Mwanangombe.

The Ministry of Environment, Forestry, and Tourism requested nominations for an alternate member of the National Advisory Committee Panel from our institution to serve on the National Solid Waste Management Advisory Committee.

It is for this reason that we have been tasked to nominate an alternate member to represent the Municipality of Swakopmund to serve on the above-mentioned committee.

The **attached** email was received from the Section Head of Solid Waste Management, who is a member of the advisory committee, requesting Council to nominate an alternate person to serve on the committee as requested.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) That the nomination of the Manager: Health Services & Solid Waste Management, Mr. Abel Kationdorozi to serve on the National Solid Waste Management Advisory Committee for three (3) years, starting from 01 April 2024 - 01 April 2027 be approved.**
 - (b) That the Manager: Health Services & Solid Waste Management, be granted permission to provide relevant information.**
 - (c) That the Manager of Health Services & Solid Waste Management, be granted permission to attend planned meetings and other engagements related to the National Solid Waste Management Advisory Panel.**
 - (d) That Manager: Health Services and Solid Waste Management, receive subsistence and travel allowance from the Ministry of Environment, Forestry and Tourism.**
 - (e) That special leave be granted after consultation with the General Manager: Health Services and Solid Waste Management.**
-

From: Kluivert Mwanangombe <kmwanangombe@swkmun.com.na>

Sent: Thursday, April 4, 2024 4:20 PM

To: Abel Kationdorozi <akationdorozi@swkmun.com.na>

Subject: Alternate member

Good day

The Secretariat would like to add you as an alternate member of the National Advisory Committee and they are looking for your supporting documents (C.V and Degrees). Kindly forward to me at your earliest convenience.

Regards,

Kluivert

Kluivert Mwanangombe | Section Head: Solid Waste Operations | Health Services & Solid Waste Management | +264 64 410 4505



REPUBLIC OF NAMIBIA

MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM
OFFICE OF THE MINISTER

Tel. (00 264) 61 284 2111

Fax. (00 264) 61 232 057

Cnr Robert Mugabe &
Dr Kenneth Kaunda Street
Private Bag 13306
Windhoek
Namibia

E-mail: johannes_hambis@mef.gov.na

Enquiries: Mr J Hambis

29 August 2024

Mr. Abel Kationdorozi
Manager: Health Services and Solid waste management
Municipality of Swakopmund
P O Box 53
Swakopmund, Namibia

Dear Mr. Kationdorozi,

SUBJECT: APPOINTMENT AS AN ALTERNATE MEMBER OF THE NATIONAL SOLID WASTE MANAGEMENT ADVISORY PANEL

It is with great pleasure that I hereby appoint you in terms of the National Solid Waste Management Strategy as approved by Cabinet decision No. 20th/21.11.17/004 to continue serving as a member of the National Solid Waste Management Advisory Panel for an additional period of three (3) years, starting from 1st April 2024 until 1st April 2027. The Ministry of Environment, Forestry and Tourism highly values the contribution you made during your first tenure.

I congratulate you on this appointment and I trust that you will continue carrying your duties as entrusted to you with diligence and commitment.

Yours sincerely,

25 AUG 2024

Pohamba Shifeta, MP
MINISTER



"Stop the poaching of our rhinos"

All official correspondence must be sent to the Minister's Office.



REPUBLIC OF NAMIBIA

MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM
OFFICE OF THE MINISTER

Tel: (00 264) 61 284 2111
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Cnr Robert Mugabe &
Dr Kenneth Kaunda Street
Private Bag 13306
Windhoek
Namibia

E-mail: johannes_hambia@mef.gov.na

Enquiries: Mr J Hambia

29 August 2024

Mr. Kluivert K. Mwanangombe
Section Head: Solid waste management
Municipality of Swakopmund
P O Box 53
Swakopmund, Namibia

Dear Mr. Mwanangombe,

SUBJECT: APPOINTMENT AS A MEMBER OF THE NATIONAL SOLID WASTE MANAGEMENT ADVISORY PANEL

It is with great pleasure that I hereby appoint you in terms of the National Solid Waste Management Strategy as approved by Cabinet decision No. 20th/21.11.17/004 to continue serving as a member of the National Solid Waste Management Advisory Panel for an additional period of three (3) years, starting from 1st April 2024 until 1st April 2027. The Ministry of Environment, Forestry and Tourism highly values the contribution you made during your first tenure.

I congratulate you on this appointment and I trust that you will continue carrying your duties as entrusted to you with diligence and commitment.

Yours sincerely,

Pohamba Shifeta, MP
MINISTER



“Stop the poaching of our rhinos”

All official correspondence must be addressed to the Executive Director

11.1.37 **PROPOSAL ON URBAN AQUACULTURE/AGRICULTURE**
(C/M 2024/11/28 - 17/5/3; 16/1/4/2/1/11)

Ordinary Management Committee Meeting of 14 November 2024,
Addendum **10.1** page **03** refers.

A. This item was submitted to the Management Committee for consideration:

1. Purpose

This submission aims to present to Council a project proposal on Urban Aquaculture/Agriculture at the old sewerage plant.

2. Introduction

Council is running several urban agriculture initiatives aimed at enhancing food security and empowering local communities and one of these initiatives has been successfully operated in the backyard of the old sewerage plant.

A project proposal on Urban Aquaculture/Agriculture was received from Dr. Ben van Zyl on behalf of Okondeka Trout Aquaculture (Pty) Ltd (**Annexure A**). The proponent has a keen interest in contributing to the urban agriculture initiatives of Council.

The project aims to enhance food security and nutrition by promoting the production of fish and promoting urban agriculture with the Swakopmund community to produce crops such as vegetables and fruits within urban and peri-urban areas. This project is crucial for addressing nutritional deficiencies and improving the livelihoods of urban households to further the *Build Back Better Program* (program by the proponent)

3. Project Proposal Overview

The project proposal will focus on establishing a sustainable urban agriculture system within Swakopmund, through setting up an experimental aquaculture facility within an urban agriculture setting. The waste from the aquaculture facility, which is a sustainable farming method could be used by the community-based project for vegetable cultivation as the current urban gardening project in the backyard of the old sewerage treatment plant.

By using the nutrient-rich water from fish raceways to fertilize plants, the combination creates a closed-loop system that maximizes resource efficiency and minimizes waste. Furthermore, urban agriculture will be promoted within the Swakopmund communities. In addition, a recreational and tourist hotspot would be established to ensure the sustainability of the urban agriculture initiative.

The primary objectives of the project will be to address,

- *Enhancing Food Security - By increasing the local production of nutritious vegetables and fruits.*
- *Economic Empowerment - Providing opportunities for small-scale farmers to generate income.*
- *Environmental Sustainability: Promoting eco-friendly farming practices that conserve resources.*

- Integrate the experimental; aquaculture facility into existing urban agriculture initiatives to increase food production and diversity.
- Engage the Swakopmund Municipality to set up the necessary structures to implement and support urban agriculture.
- Promote community engagement and awareness of sustainable food production through urban agriculture.
- Create a tourist hotspot and agriculture outlet at the Tamariskia sewerage plant.
- Facilitate recreational fishing and sale of fish/filleted fish to the local populace.

It is expected that the project will,

- increase the availability of fresh produce within Swakopmund,
- improve nutritional standards among urban residents,
- create employment opportunities for local communities, and
- enhance resilience against food supply disruptions.

The detailed proposal is attached under **Annexure B**.

4. Feedback on the Proposal

The proposal by Dr. Ben van Zyl to establish an experimental aquaculture facility next to the existing urban agriculture project at the old sewerage plant plays on the concept of the sustainable circular environment which is a proven practice that yields significant success in food production. By using the nutrient-rich water of the fish farm to feed or irrigate the crops will result in better growth and lower the operational costs of the urban agriculture project.

However, the proposal by Dr. Ben van Zyl, to establish a recreational fishing facility at the old sewerage treatment plant is not supported, as the plant is still being used as a base of operation, where staff are accommodated, vehicles and equipment are stored, distribution of semi-purified facility is located on the erf and majority of the town's sewerage flows to the old plant and from there it is transported to the new sewerage treatment plant.

But considering that this proposal is to establish an experimental aquaculture facility, Council can consider offering the four (4) redundant concrete chambers and also the three (3) earth dams/oxidation ponds for this project. Figure 1, represents the facilities that can be considered.

Redundant Concrete Chambers

Existing Urban Agriculture Project



Earth dams / Oxidation Ponds

The proponent also considers this project as an opportunity to research the feasibility and scalability of urban aquaculture in Swakopmund, which can be a benefit for Council in its efforts to establish a self-sustaining Swakopmund.

5. Conclusion

The proposal by Dr. Ben van Zyl works on the principle of creating a circular environment whereby the various activities support one another to improve production and lower cost therefore this proposal can positively contribute to Council's Urban Agriculture initiatives and through this experiential project, the concept can be rolled out to other agriculture hubs such as at the allotment plots at the new sewerage treatment plant and the agriculture plots at the Small Holdings.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) That Council approves Messrs Okondeka Trout Aquaculture (Pty) Ltd's proposal for the establishment of the experimental aquaculture facility next to Council's Urban Agriculture project at the old sewerage treatment plant.**
 - (b) That Council allows Messrs Okondeka Trout Aquaculture (Pty) Ltd to use the four (4) redundant concrete vortex chambers for aquaculture farming, but all repairs, renovations, modifications, and additions to be for the cost of the proponent, Messrs Okondeka Trout Aquaculture (Pty) Ltd.**
 - (c) That Council allows Messrs Okondeka Trout Aquaculture (Pty) Ltd to use the three (3) earth dams/oxidation ponds next to the staff offices for aquaculture farming, but the ponds shall only be used once successful implementation and operation of the concrete vortex chambers in point (b) and all repairs, renovations, modifications, additions and alterations to be for the cost of the proponent, Messrs Okondeka Trout Aquaculture (Pty) Ltd.**
 - (d) That Council agrees with Messrs Okondeka Trout Aquaculture (Pty) Ltd for the establishment of the experimental aquaculture facility which defines the party's responsibilities.**
 - (e) That the agreement is for 5 years with an option of renewal.**
 - (f) That Council determines a lease amount for the agreement.**
 - (g) That repairs, renovations, modifications, additions, and alterations for the facilities listed in point (b) and point (c) be done in consultation with and to the satisfaction of the General Manager: Engineering and Planning Services.**
-

FROM: Dr Ben van Zyl
Box 3186
Vineta
benvanzyl69@gmail.com
11 July 2024

TO: Mr A. Benjamin
Chief Executive Officer
Swakopmund Municipality
Namibia

Subject: Submission of Project Proposal on Urban Aquaculture/Agriculture

Dear Mr. Benjamin

I hope this letter finds you in good health and high spirits. I am writing to you on behalf of ~~Okondaka~~ **Okondaka Trout Aquaculture (Pty) Ltd**, with a keen interest in contributing to the urban agriculture initiatives in Swakopmund. The project proposal is accompanying this memo.

Introduction

The project aims to enhance food security and nutrition by promoting the production of fish and promote urban agriculture with the Swakopmund community to produce crops such as vegetables and fruits within urban and peri-urban areas. This initiative is crucial for addressing nutritional deficiencies and improving the livelihoods of urban households to further the Build Back Better Program.

Project Proposal Overview

Our project proposal focuses on establishing a sustainable urban agriculture system within Swakopmund Municipality. The primary objectives are:

- **Enhancing Food Security:** By increasing the local production of nutritious vegetables and fruits.
- **Economic Empowerment:** Providing opportunities for small-scale farmers to generate income.
- **Environmental Sustainability:** Promoting eco-friendly farming practices that conserve resources.

Expected Outcomes

- Increased availability of fresh produce within Swakopmund.
- Improved nutritional standards among urban residents.
- Creation of employment opportunities for local communities.
- Enhanced resilience against food supply disruptions.

Request for Support

We kindly request your support in reviewing our detailed project proposal attached herewith. We believe that with your esteemed municipality's backing, we can significantly contribute to achieving the goals set forth *inter alia* by the Build Back Better Program.

Conclusion

In conclusion, we are enthusiastic about this opportunity to collaborate with Swakopmund Municipality in fostering sustainable urban agriculture practices. We look forward to a meeting to present our proposal further and exploring ways we can work together to benefit our community.

Thank you for considering our request. Please feel free to contact me at 081 122 0059 or via email at benvanzyl69@gmail.com should you require any additional information and to schedule a meeting.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Ben van Zyl', written in a cursive style.

Project Proposal
To lease land in Swakopmund, for
the establishment of an
experimental aquaculture project to
support urban agriculture initiatives
and create an aesthetically pleasing
recreational facility

Date: 09 July 2024

Okondeka Trout Aquaculture (Pty)
Ltd

081 122 0059

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1. Introduction: The project aims to lease land in Swakopmund, for the establishment of an experimental aquaculture project to support urban agriculture initiatives. Swakopmund's strategic location along the coast with the cool climate promises the potential for an aquaculture project.

In many African cities, urban agriculture is increasingly recognized as a vital component in the quest for sustainable urban development and resilience in Africa. This practice involves cultivating, processing, and distributing food within or around urban areas. The significance of urban agriculture in Africa can be understood through several key dimensions: food security, economic benefits, environmental sustainability, and social cohesion.

Swakopmund, a coastal city in Namibia, is renowned for its unique blend of German colonial architecture and African culture, making it a popular tourism hotspot. Integrating an urban agriculture market into this vibrant setting can offer numerous benefits that enhance both the local food system local recreation and the tourism experience. The experimental project aims to create a recreational and tourist hot spot and local market for local produce to make urban agriculture sustainable and viable.

This project proposal aims to outline a proposal for implementing an experimental urban aquaculture facility to enhance urban agriculture in Swakopmund and will be a joint effort between the Municipality and the project proposers.

2. Project Overview: The project will lease land at the Tamariskia sewage plant for setting up an experimental aquaculture facility within an urban agriculture setting. The waste from the aquaculture facility, which is a sustainable farming method could be used by the community-based project for vegetable cultivation. By using the nutrient-rich water from fish raceways to fertilize plants, the combination creates a closed-loop system that maximizes resource efficiency and minimizes waste. Furthermore, urban agriculture will be promoted within the Swakopmund communities. In addition, a recreational and tourist hotspot would be established to ensure the sustainability of the urban agriculture initiative.

3. Objectives

- Integrate the experimental; aquaculture facility into existing urban agriculture initiatives to increase food production and diversity. Conduct research on the feasibility and scalability of urban aquaculture in Swakopmund.
- Engage the Swakopmund Municipality to set up the necessary structures to implement and support urban agriculture.
- Promote community engagement and awareness of sustainable food production through urban agriculture.
- Create a tourist hotspot and agriculture outlet at the Tamariskia sewerage plant.
- Facilitate recreational fishing and sale of fish/filleted fish to the local populace.

4. Activities

- Site assessment and selection for experimental aquaculture facility.
- Design and construction of experimental aquaculture facility tailored to the specific needs and constraints of urban environments.
- Training and educational programs for urban farmers, community members, and stakeholders.
- Upscale the environment at the Tamariskia sewage plant to transform the area into a recreational and tourist hotspot.

5. Environmental Impact Assessment: An environmental impact assessment (EIA) will be conducted to evaluate the potential environmental effects of the aquaculture operations and implement mitigation measures to minimize negative impacts on the surrounding ecosystem. The EIA will be submitted to the Ministry of Fisheries and Marine Resources as part of the process to obtain approval for the aquaculture operation.

6. Aquaculture Facility Design: The project will design an efficient aquaculture facility that utilizes sustainable practices such as recirculating aquaculture systems (RAS) or integrated multi-trophic aquaculture (IMTA). The facility will aim to minimize environmental impact while maximizing production output.

7. Food Security: Urban agriculture plays a crucial role in enhancing food security across African cities. With rapid urbanization and population growth, the demand for food in urban areas is escalating. Traditional rural farming alone cannot meet this rising demand due to limitations such as land degradation, climate change impacts, and logistical challenges of transporting food over long distances.

- **Local Food Production:** Urban farming allows for the production of fresh vegetables, fruits, and even livestock within city limits. This proximity reduces dependency on rural agricultural outputs and ensures a steady supply of nutritious food.
- **Year-Round Harvesting:** Techniques like hydroponics and controlled environment agriculture enable year-round cultivation, mitigating the risks associated with seasonal variations.
- **Emergency Buffer:** In times of crisis (e.g., pandemics or natural disasters), urban farms can function as emergency buffers by providing immediate access to food supplies.

7.1 Economic Benefits: Urban agriculture contributes significantly to the local economy by creating jobs and generating income for urban dwellers.

- **Employment Opportunities:** Urban farming initiatives create various employment opportunities ranging from farm labor to managerial roles in agribusinesses.
- **Entrepreneurship:** The sector encourages entrepreneurship among city residents who can start small-scale farms or related businesses such as organic markets or farm-to-table restaurants.
- **Cost Savings:** By producing food locally, transportation costs are minimized, leading to lower prices for consumers and higher profit margins for producers.

7.2 Environmental Sustainability: Urban agriculture promotes environmental sustainability through efficient resource use and reduction of ecological footprints.

- **Water Conservation:** Techniques like hydroponics save up to 90% more water compared to traditional soil-based farming methods.
- **Waste Reduction:** Organic waste from households can be composted and used as fertilizer in urban gardens, reducing landfill waste.
- **Greenhouse Gas Emissions:** Localized food production reduces the need for long-distance transportation, thereby cutting down greenhouse gas emissions associated with logistics.

7.3 Social Cohesion: Urban farming fosters social cohesion by bringing communities together around shared goals of sustainability and self-sufficiency.

- **Community Engagement:** Community gardens serve as social hubs where residents collaborate on growing food, thus strengthening communal bonds.
- **Educational Opportunities:** Urban farms often provide educational programs that teach children and adults about sustainable practices and healthy eating habits.
- **Health Benefits:** Access to fresh produce improves dietary habits among urban populations, contributing to overall public health improvements.

7.4 Case Studies Across Africa: To illustrate the diverse applications and impacts of urban agriculture across different regions in Africa:

- **North Africa - Egypt:** Hydrofarms have introduced hydroponic systems that drastically reduce greenhouse gas emissions by bypassing traditional chemical pesticides.
- **Kenya:** Various initiatives focus on integrating modern agricultural technologies with traditional practices to enhance productivity.
- **Gabon - Le Ferme Urbaine:** This model emphasizes sustainable practices tailored to local environmental conditions.
- **Central Africa:** Urban farming projects here often address post-conflict recovery needs by providing stable food sources.
- **South Africa:** Metropolises like Cape Town have integrated urban agriculture into their city-planning strategies to combat food insecurity.

8. Swakopmund Municipality: To effectively implement urban agriculture in a municipality it is essential to set up a structured approach that integrates various planning tools, policies, and stakeholder engagements. The following steps *inter alia* outline a comprehensive strategy for structuring a municipality to support urban agriculture.

8.1 Establishing Policy Frameworks

8.1.1 Develop Urban Agriculture Policies

- **Draft Specific Urban Agriculture Policies:** Create policies that explicitly support urban agriculture activities, addressing land use, water management, waste recycling, and financial incentives.

- **Integrate with Existing Policies:** Ensure these policies are aligned with national goals such as the Global Sustainable Development Goals (SDGs), particularly SDG 1 (No Poverty), SDG 2 (Zero Hunger), and SDG 11 (Sustainable Cities and Communities).

8.1.2 Amend Existing Planning Instruments

- **Update Town Planning Schemes:** Modify existing town planning schemes to include zones specifically designated for urban agriculture.
- **Revise Structure Plans:** Incorporate urban agriculture into the municipality's structure plans to ensure long-term commitment and integration.

9 Recreational and Tourist Hotspot

9.1 Enhancing Food Security and Local Economy Urban agriculture can significantly contribute to food security by providing fresh, locally-grown produce. This reduces dependency on imported foods, which can be costly and less fresh due to transportation delays. By establishing an urban agriculture market in Swakopmund, local farmers can sell their produce directly to consumers, including tourists. This not only supports the local economy but also ensures that residents have access to nutritious food.

9.2 Promoting Sustainable Tourism Tourists are increasingly seeking sustainable travel experiences. An urban agriculture market can serve as an educational attraction where visitors learn about sustainable farming practices and the importance of local food systems. This aligns with global trends towards eco-tourism and can make Swakopmund a model for sustainable tourism practices.

9.3 Cultural Exchange and Community Engagement An urban agriculture market provides a platform for cultural exchange between locals and tourists. Visitors can engage with local farmers, learn about traditional Namibian agricultural practices, and even participate in farm-to-table experiences. This fosters community engagement and enhances the cultural richness of Swakopmund as a tourist destination.

9.4 Recreation for the local populace The area can be developed into a beautiful setting by landscaping the area at a relatively small investment into a recreational area. Families can day-visit the area to fly fish, have their catch weighed filleted, and have a picnic, spending family time in an aesthetically pleasing environment.

9.5 Aesthetic appearance of the sewage plant The sewage plant in its current state and situated practically in the center of the city is not pleasing to the eye. The area can be developed into a beautiful setting by landscaping the area at a relatively small investment into an aesthetically pleasing area. It can be the shining diamond of the city.

- 10. Beneficiaries:** An integrated urban aquaculture and agriculture project in Swakopmund would involve multiple stakeholders and beneficiaries across the entire value chain. Here is a detailed breakdown of the potential beneficiaries:

10.1. Smallholder Farmers and Aquaculturists

Smallholder farmers and aquaculturists are primary beneficiaries as they directly engage in the production of crops and fish. They benefit from:

- **Increased Income:** By diversifying their production to include both crops and fish, farmers can increase their income streams.
- **Improved Food Security:** The integration allows for a more stable food supply, reducing dependency on single crop yields.
- **Access to Technology:** Farmers gain access to improved farming techniques, aquaculture systems, and storage solutions that enhance productivity.

10.2. Local Communities

Local communities benefit through:

- **Employment Opportunities:** The project creates jobs in farming, fish breeding, harvesting, processing, and distribution.
- **Nutritional Benefits:** Increased availability of fresh produce and fish improves local diets.
- **Community Development:** Infrastructure improvements such as roads, storage facilities, and markets benefit the broader community.

10.3. Women

Women play a crucial role in agriculture in many regions. They benefit from:

- **Economic Empowerment:** Access to new income-generating activities helps women become financially independent.
- **Skill Development:** Training programs improve their agricultural skills and knowledge.
- **Social Status Improvement:** Economic contributions can elevate women's status within their communities.

10.4. Entrepreneurs and Small Businesses

Entrepreneurs involved in various stages of the value chain benefit through:

- **Business Opportunities:** New ventures can emerge around input supply (seeds, feed), processing (cleaning, packaging), and distribution (transportation).
- **Market Expansion:** Access to new markets for both agricultural products and fish increases business prospects.

10.5. Consumers

Consumers benefit from:

- **Diverse Food Options:** A wider variety of fresh produce and fish becomes available locally.
- **Lower Prices:** Increased local production can reduce prices due to lower transportation costs.
- **Food Safety:** Locally produced food often has fewer preservatives compared to imported goods.

10.6. Financial Institutions

Banks and microfinance institutions benefit by:

- **New Loan Products:** Offering loans tailored for integrated farming projects can expand their customer base.
- **Reduced Risk:** Effective storage solutions like PICS bags ensure collateral quality remains high.

10.7 Educational Institutions

- **UNAM:** Students could participate in the research that will be conducted.
- **Schools:** Scholars could be introduced to urban farming at a young stage.

10.8. Government Agencies

Government bodies benefit through:

- **Economic Growth:** Increased agricultural productivity contributes to GDP growth.
- **Tax Revenue:** Higher incomes lead to increased tax revenues.
- **Sustainable Development Goals (SDGs):** Projects contribute towards achieving SDGs related to poverty reduction, zero hunger, gender equality, decent work, economic growth, industry innovation, infrastructure development, reduced inequalities, sustainable cities/communities, and responsible consumption/production patterns.

11. Budget: The experiment budget will include costs for site preparation, facility design, and construction, equipment purchase, training workshops, monitoring, and evaluation, as well as staff and outreach expenses. Funding sources will be explored through loans, grants, and partnerships.

12. Timeline: The experiment will be implemented over a period of 12-18 months, with specific milestones and deliverables outlined in a detailed project plan. Regular progress reports and updates will be provided to stakeholders and the community.

13. Conclusion: The proposed project aims to establish an experimental aquaculture facility in Swakopmund, that supports urban agriculture initiatives while contributing positively to the local economy and environment.

By integrating aquaculture into urban agriculture, this project aims to create a more resilient and sustainable food system in Swakopmund. Through collaboration, innovation, and community engagement, the Municipality of Swakopmund shall enhance food security, promote environmental stewardship, foster economic development in the communities, beautify the city, and promote family bonding.

Urban agriculture is indispensable for building resilience in African cities by ensuring food security, boosting local economies, promoting environmental sustainability, and fostering social cohesion. As cities continue to grow, integrating agricultural practices into urban planning will be essential for creating resilient communities capable of withstanding future challenges.

The integrated urban aquaculture and agriculture project in Swakopmund offers widespread benefits across the entire value chain. From smallholder farmers to consumers and government agencies, each stakeholder gains economically, socially, or nutritionally from this initiative.

Several UN SGDs at the Government level that are local, regional, and central will be addressed and hence benefit from this initiative.

Moreover, the Swakopmund Municipality will become the leading town in Namibia in the pursuit of building resilience amongst the communities towards climate change by practicing urban agriculture. One of the most significant success stories in climate change is the Paris Agreement, adopted at the 21st Conference of the Parties (COP21) in 2015. This historic accord brought together 194 nations with a common goal: to limit global warming to well below 2 degrees Celsius above pre-industrial levels, with efforts to limit the temperature increase even further to 1.5 degrees Celsius.

Key Achievements:

- **Nationally Determined Contributions (NDCs):** Each country committed to specific targets for reducing greenhouse gas emissions. These pledges are reviewed every five years, encouraging nations to increase their ambitions over time.
- **Global Cooperation:** The agreement marked unprecedented global cooperation on climate action, fostering a sense of shared responsibility among nations.
- **Financial Commitments:** Developed countries pledged to mobilize \$100 billion per year by 2020 to support climate action in developing countries

These success stories illustrate that coordinated global efforts can lead to meaningful progress in combating climate change. They highlight how international agreements, technological advancements, and sector-specific policies can collectively contribute to reducing greenhouse gas emissions and mitigating global warming. Such achievements not only provide hope but also serve as compelling reasons for donors to invest in climate action initiatives.

By showcasing these successes, the Swakopmund Municipality can inspire more UN-related agencies and developed countries to contribute towards a sustainable future, knowing that their donations can lead to real-world impacts.

Thank you for positively considering this project proposal for urban aquaculture integration in urban agriculture.

11.1.38

PROPOSAL TO PARTNER WITH MESSRS JHM ENTERPRISE (PTY) LTD TO ESTABLISH AN AGRICULTURAL TOWNSHIP IN SWAKOPMUND

(C/M 2024/11/28 - 17/5/3; 16/1/4/2/1/11)

Ordinary Management Committee Meeting of 14 November 2024,
Addendum **10.3** page **60** refers.**A. This item was submitted to the Management Committee for consideration:****1. Purpose**

The purpose of this submission is to present to Council feedback on the benchmark visit to the ROOTs Agriculture Project in Stampriet and the Urban Agriculture Project in Mariental as well as a proposal to establish an agricultural township in Swakopmund.

2. Introduction

Council is running several urban agriculture initiatives aimed at enhancing food security and empowering local communities. These initiatives not only help address food shortages but also create employment opportunities, support nutrition, and foster a sense of self-sufficiency among Swakopmund's residents. For Council to become successful in these urban agriculture initiatives, benchmarking visits must be done to successful programs, such as the ROOTs Agriculture Project in Stampriet and the Urban Agriculture Project in Mariental, to -

- Learn from best practices,
- enhance community engagement and impact,
- evaluate economic and social impact and expand partnership opportunity

On **17 October 2024**, the Management Committee took the following decision under item 10.21 -

- (a) That the Management Committee endorse the benchmark visit to the Roots Agriculture Project in Stampriet and Urban Agriculture Project in Mariental from 21-25 October 2024.
- (b) That the Management Committee approves the following officials to visit the ROOTs Agriculture Project in Hardap Region,
- Cllr Blasius Goraseb (Chairperson: Management Committee)
 - Mr Alfeus Benjamin (CEO)
 - Mr Clarence McClune (GM Engineering)
 - Mr Robeam Ujaha (EHP)
- (c) That special leave be granted to the officials for travel to the Hardap Region.
- (d) That traveling and subsistence allowance is paid in terms of Council policy when required and the expenses be defrayed from the Conference Expenses Vote 300015505500.

OFFICIALS	LUNCH TARIFF	TOTAL NIGHTS	DAILY ALLOWANCE (@N\$ 1000)	ACCOMMODATION (@N\$1000)	TOTAL
Cllr B. Goraseb	N\$ 400	4	N\$ 4000	N\$ 4000	N\$ 8 400

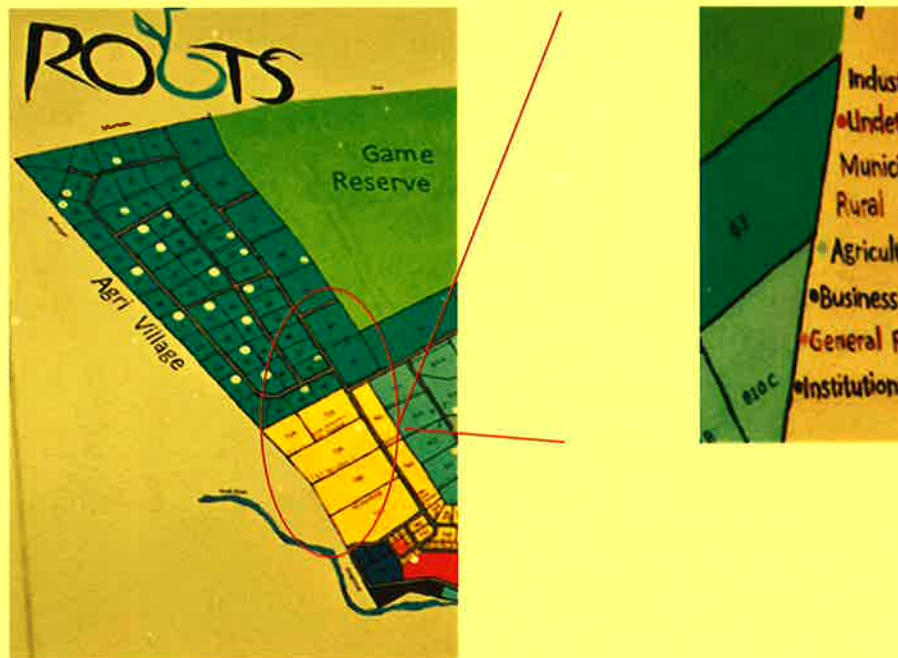
Mr. A. Benjamin	N\$ 400	4	N\$ 4000	N\$ 4000	N\$ 8 400
Mr. C. McClune	N\$ 400	4	N\$ 4000	N\$ 4000	N\$ 8 400
Mr. R. Ujaha	N\$ 400	4	N\$ 4000	N\$ 4000	N\$ 8 400
Total					N\$ 33 600

3. Feedback on the Benchmark Visit

On 22 and **23 October 2024**, fruitful discussions were held between Council's delegation and the representatives of the Roots Agriculture Project. During these two days, the team of Roots Agriculture Project shared the pillars on which the Roots Agriculture Project is built, namely,

- Food Security
- Education
- Processing and Manufacturing

The Roots Agriculture Project was established in Stampriet, located on over 3000 hectares of farmland which the company, Jahenmar Trading Enterprises (Pty) Ltd (JHM enterprise) acquired and subdivided into a number of plots, with sizes ranging to 10 hectares. The layout of the agricultural village is presented below.



The project consists of a combination of crop farming (apples, grapes, pecan trees, potatoes, figs, etc) with an abattoir for the slaughtering and processing of the chickens.

Located within the project is also a private school (Roots Gymnasium) and a college that specializes in agriculture studies. The project is also advancing into the renewable energy sector, with a course in wind and solar assembly and maintenance.

The farmers within the agriculture village are allowed to construct a house/dwelling and can consider either practicing crop farming or livestock farming with the Roots Agriculture Project being the main off-taker of their produce. This ensures that the farmers have a client for their produce and the project is ensured of products for their market. The project works on a

circular ecosystem, whereby the droppings of the chickens are used as fertilizer for the crops/plants the weeds or mulch are maintained by the sheep, and the cut-offs or spoil from the vegetables are used as feed for the pigs, etc.

On 24 October 2024, the delegation of Council visited the office of the Ministry of Agriculture, Water and Land Reform (MAWLR) in Mariental, to find out about the successes of their urban agriculture programs in Mariental.

MAWLR has adopted a food security program aimed at educating and empowering the community with crop farming, which can be done on a small scale on their residential erven (backyard gardening). The officials of MAWLR will provide training to interested members of the community and once fully trained will provide support, using seeds and follow-up inspections/engagements to monitor and provide advice to ensure that the program is a success. Council's delegation and the officials of MAWLR visited several residents where the program has been implemented and it was amazing to see the crops that are being produced, namely egg plant, lemon, guava, oranges, onion, spinach, cabbage, various herbs etc. the backyard gardening also incorporated the concept of circular ecosystem, by having chickens and the droppings of the chickens are used as fertilizer for the crops, similarly as that which is being done at the Roots Agriculture Project.

During the benchmarking visit, the strides and accomplishments achieved by the Roots Agriculture Project and the Urban Agriculture Programme of the MAWLR aligns well with Council's Strategic Pillars -

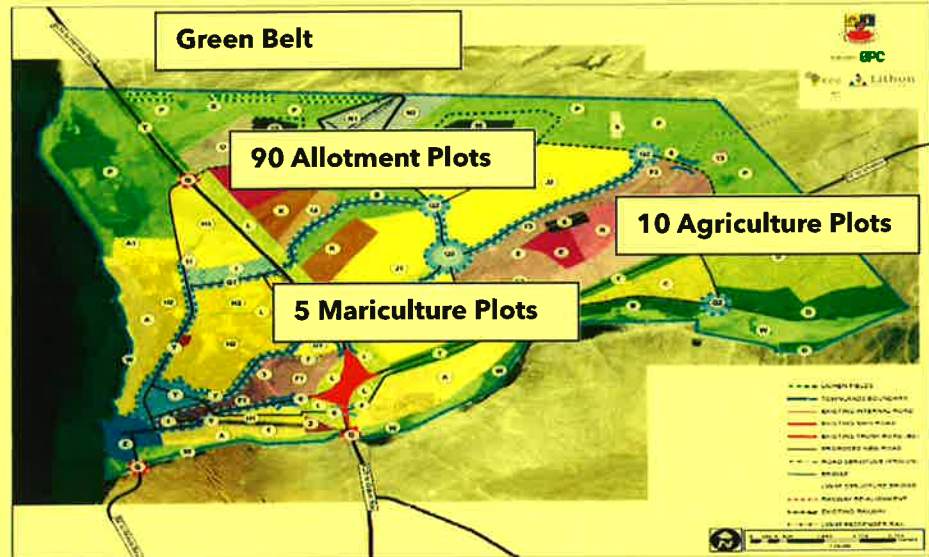
- *Green and Smart City (Urban Agriculture Hub)*
- *Tourism and Investment (Tourism Promotion)*
- *Education Hub (Futuristic Tertiary Institutions)*

4. The Proposal

On 25 October 2024, an application for a Joint Venture to establish an Agricultural Township within the Swakopmund Municipality Boundary was received from Messrs JHM Enterprise (**Annexure A**). The application derives from the successful engagement that was held during the benchmark visit to the Roots Agriculture Project on 22 and 23 October 2024. Seeing that the concept of the Roots Agriculture Project serves as a good blueprint that can be applied to Council's urban agriculture initiatives, it is considered a good opportunity for Council to partner with Messrs JHM Enterprise to materialize the objective to develop Swakopmund into an Urban Agriculture Hub (Green and Smart City strategic pillar).

As mentioned, Council is running several initiatives under the strategic pillar – Green and Smart City (Urban Agriculture Hub), such as,

- *the development of the 90 agricultural plots (allotment plots) at the new sewerage treatment plant. Currently, the installation of water and semi-purified services for the first 20 plots is reaching completion. These plots are sized a minimum of 1 hectare,*
- *the development of 10 agriculture plots in the Smallholding area. Currently, the contract for the installation of the water infrastructure has commenced and is to be completed in March 2025. These plots are sized at a minimum of 10 hectares each,*
- *approval of a 230-hectare green belt located along the Namwater pipeline, under the 2020-2040 Structure Plan, and*
- *the availability of 5 mariculture plots, north of Mile 4. Four (4) of the plots are sized 5 hectares and one (1) is sized 1 hectare.*



By partnering with Messrs JHM Enterprise, Council can consider the following farming hubs,

- *Mariculture plots* - *fish farming*
- *Green belt* - *crop farming*
- *Allotment plots* - *crop farming*
- *Agriculture plots* - *livestock farming and abattoir*

5. Conclusion

For Council to accomplish the objective of developing Swakopmund into an Urban Agriculture Hub, it will be beneficial to partner with an experienced entity who has proven the successful establishment of an agricultural village and has an understanding to drive such a project.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) That Council takes note of the feedback on the benchmarking visit to the Roots Agriculture Project, which is located in Stampriet, and the Urban Agriculture Programme in Mariental by the Ministry of Agriculture, Water and Land Reform.
- (b) That Council supports the partnering with Messrs Jahnmar Trading Enterprises (Pty) Ltd in a Joint Venture to establish the following Agricultural Hubs, namely,
- ***5 Mariculture plots*** - ***fish farming***
 - ***Green belt*** - ***crop farming***
 - ***90 Allotment plots*** - ***crop farming***
 - ***10 Agriculture plots*** - ***livestock farming and abattoir***



CHIEF EXECUTIVE OFFICER
Swakopmund Municipality
P.O.Box 53
Swakopmund, NAMIBIA

25 October 2024

RE: PROPOSAL FOR A JOINT VENTURE TO ESTABLISH AN AGRICULTURAL TOWNSHIP WITHIN THE SWAKOPMUND MUNICIPALITY BOUNDARIES

Dear Mr Alfus Benjamin,

This application serves as an official submission to propose the joint venture between Jahenmar Trading Enterprises (Pty) Ltd and the Swakopmund Municipality, for the establishment of an agricultural township within the respective municipality's jurisdiction.

This proposal derives from the successful township visit by the Swakopmund Municipality that took place on the 22nd and 23rd of October 2024. JHM looks forward to realizing the discussions held during the site visit to establish the mentioned agricultural township.

Jahenmar Trading Enterprises (Pty) Ltd (JHM) is a forward-thinking Namibian-owned enterprise known for its innovative and visionary approach, dedicated to recognizing and seizing new opportunities. Among its varied projects in the Tourism, Property, Renewable Energy and Agri-education with an established College, Roots Namibia emerges as a standout initiative.

Namibia currently faces agricultural challenges resulting in unstable food security measures and a substantial dependence on food imports. Roots is the entities mother agricultural township that strives to tackle these challenges by fostering a collaborative community that utilizes communal facilities and advanced technologies to improve agricultural productivity. Moreover, the project aims to enhance the value of raw materials, facilitate entry into formal agricultural trade via secure off-take agreements, and ultimately contribute to addressing food security concern.

Roots serves as the perfect blueprint to the positive impact it creates to the Namibian nation and economy on the basis of national objectives. It has fostered a great need to replicate the establishment in the various regions, ensuring that all Namibian regions have access to food security.



Unit 3, Pigeon Industrial Park Building
Peggar Street, Southern Industrial Area
Windhoek, NAMIBIA



Jahenmar: 081 124 6224
Solomon Kalondo: 081 122 3249



admin@jhm.com



Therefore, JHM Enterprises (Pty) Ltd envisions its next agricultural estate to be in Swakopmund, on a portion of land is a *minimum* of 1000 Hectares. This estate is envisioned to have various portions of land between the sizes of 1 to 5 Hectares with shared facilities vital for agricultural operations and produce processing.

I look forward to further engagements with the Municipality of Swakopmund and the commencement of a long-lasting relationship that will build the nation at large.

Kind regards,

A handwritten signature in black ink, appearing to be 'Dr. Johan Rieckert', written over a horizontal line.

Dr Johan Rieckert

Director

11.1.39

PROPOSAL FOR A PARTNERSHIP BETWEEN SWAKOPMUND MUNICIPALITY AND THE MOTOR VEHICLE ACCIDENT (MVA) FUND FOR SKILLS SHARING AND EXPERTISE EXCHANGE

(C/M 2024/11/28 - 15/3/2; 5/2/4/5)

Ordinary Management Committee Meeting of 14 November 2024,
Addendum **10.4** page **66** refers.

A. This item was submitted to the Management Committee for consideration:

1. Introduction

This submission seeks approval from the Management Committee to establish a partnership between the Swakopmund Municipality and the Motor Vehicle Accident Fund (MVA). The purpose of this collaboration is to facilitate the sharing of knowledge, skills, and best practices, thereby enhancing the operational efficiency and capacity of the Fire Brigade Section. Ultimately, this partnership aims to improve emergency response and service delivery for the public within Swakopmund and surrounding areas.

2. Background:

Swakopmund Municipality received two ambulances as a donation from the people of Japan, intended to support the delivery of emergency medical care and patient evacuation for those experiencing critical medical situations. These ambulances have been assigned to the Fire Brigade Section, which is responsible for providing ambulance services to the public.

To operate these ambulances effectively, ambulance operators must be certified in Basic Life Support (BLS), which includes essential skills such as chest compressions, rescue breaths, airway management, hemorrhage control, and choking relief. These skills are necessary for stabilizing victims in life-threatening situations, such as cardiac arrest, severe trauma, or drowning, until advanced medical assistance arrives.

3. Current situation

Currently, out of the 19 firefighters in the Fire Brigade Section, only seven are qualified to operate the ambulances. As part of a training initiative, an additional 12 firefighters are presently undergoing a six-week Emergency Care Practitioner - Basic Training in Ambulance Operation, expected to conclude in December 2024. Upon successful completion, they will receive certification, allowing them to operate the ambulances and register with the Health Professional Council of Namibia (NPCNA)

4. Proposal

While this training will provide the firefighters with basic qualifications, additional hands-on experience is essential for confidently performing life-saving procedures. To bridge this experience gap, EDS has engaged the MVA to establish a structured skills transfer program. The key elements of this program include:

- **Joint Emergency Response:** MVA Fund personnel will collaborate with our firefighters during ambulance response calls, covering areas such as Swakopmund, the Arandis Road (B2 road), Walvis Bay-Swakopmund Road, and the Hifikepune Pohamba road (Dune 7 road).

- **Standard Operating Procedures (SOPs):** MVA will assist the EDS in establishing and implementing SOPs for ambulance operations to ensure consistency and efficiency.
- **Competency Assessment:** MVA will conduct a proficiency and training needs analysis to determine the competency levels of our Emergency Care Practitioners (ECPs) and identify areas for further development.
- **Training and Continuous Professional Development (CPD):** MVA will provide ongoing training for our staff and establish a CPD program to support continuous learning and skill enhancement.
- **Use of Municipality Ambulances:** The Municipality will make its two ambulances available for emergency response calls within Swakopmund and nearby roads (Swakopmund – Arandis road, Henties Bay – Swakopmund road, Walvis Bay – Swakopmund road, and Hifikepunye Pohamba road), enabling firefighters to gain practical skills and experience.
- **Ambulance Resources Provision:** Both parties will avail emergency medical response vehicles with the required medical inventory at each party's cost
- **Service Cost Agreement:** During the mutual assistance period, the Municipality will not bill the MVA Fund for any ambulance response calls related to motor vehicle accidents within Swakopmund or surrounding areas (Swakopmund – Arandis road, Henties Bay – Swakopmund road, Walvis Bay – Swakopmund road, and Hifikepunye Pohamba road).
- **Use of Emergency Response Centre:** The Municipality's emergency response center will be available for use during the two-year assistance program. Following an assessment at the end of this period, the partnership may be extended based on the success of the initial phase.

5. Draft Memorandum of Understanding

To formalize this partnership, the EDS and MVA have developed a draft Memorandum of Understanding (MoU) that outlines the terms of cooperation, including roles, responsibilities, and objectives. Key objectives in the MoU include:

- *Information Sharing and Collaborative Initiatives:* Facilitating communication and shared strategies for effective emergency response.
- *Infrastructure and Resources Collaboration:* Leveraging resources to optimize service delivery.
- *Capacity Building and Competency Development:* Implementing structured training and development programs for staff.
- *Ambulance Operations:* Coordinating the operational aspects of ambulance services in a manner that supports both organizations' objectives.

6. Conclusion:

In conclusion, the collaboration between the MVA Fund and Swakopmund Municipality represents a pivotal opportunity to enhance the Fire Brigade Section's operational efficiency and capacity. Through the exchange of knowledge, skills, and best practices, firefighters will gain critical, hands-on experience, access to specialized training, and refine operational procedures that will elevate the quality of emergency services provided to the community. This partnership not only strengthens the fire brigade's response capabilities but also aligns with the Municipality's commitment to safeguarding public safety. By investing in this mutually beneficial partnership, Swakopmund Municipality ensures that its emergency services are prepared, resilient, and equipped to meet the community's evolving needs, ultimately improving service delivery and public trust.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) That Council approves the Memorandum of Understanding (on file) between the Swakopmund Council and the Motor Vehicle Accident (MVA) Fund.
 - (b) That Council authorizes the Chief Executive Officer, Mr. Alfeus Benjamin, and the Chairperson of the Management Committee, Councillor Blasius Goraseb, to sign the MoU on behalf of the Municipality.
 - (c) That both parties will avail emergency medical response vehicles with the required medical inventory at their own cost.
 - (d) That the emergency response activities covered under this MoU be limited to incidents occurring within the Municipal boundaries of Swakopmund
-



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| aswart@swkmun.com.na |

| P.O. Box 53 • Swakopmund • Namibia

Ref: 15/3/2

29 April 2024

Enquiries: VS Kaulinge

Motor Vehicle Accident Fund
 Chief Executive Officer
 P.O. Box 25158
 Windhoek
 E-mail address: hanna@mvaFund.com.na

Dear Mrs. Martins-Hausiku

NON-MONETARY SHORT-TERM AMBULANCE OPERATION ASSISTANCE PROGRAMME

The Municipality of Swakopmund received a donation of two (2) ambulances which were donated by the Republic of Japan to be utilized in the radius of the Local Authority of Swakopmund and nearby outreach vicinities. This includes motor vehicle accident emergencies requiring ambulance services at areas such as the B2 road, Henties Bay – Swakopmund road, Walvis Bay – Swakopmund road, and Hifikepunye Pohamba road (Dune 7 road).

To successfully implement the ambulance services, we firstly need our Emergency Care Practitioners to acquire practical exposure. To mitigate the challenges at hand, we humbly plea to your good organization to accept our sincere request for professional ambulance assistance based on the following aspects:

1. The MVA Fund Arandis personnel (Mr. Francois Snyman) to concurrently respond with our Fire Fighters during the ambulance response calls within Swakopmund, Arandis Road- B2 road, Walvis Bay – Swakopmund road, and Hifikepunye Pohamba road (Dune 7 road).
2. The MVA Fund Arandis personnel (Mr. Francois Snyman) assistance with establishing and implementing Standard Operating Procedures (SOPs) for the ambulance operations.
3. The MVA Fund Arandis personnel (Mr. Francois Snyman) Proficiency and Training needs analysis to establish the competency level of Emergency Care Practitioners (ECPs).
4. The MVA Fund Arandis personnel (Mr. Francois Snyman), to train our staff in Basic Life Support and establish a Continuous Professional Development (CPD) program.

Should the **Motor Vehicle Accident Fund (MVA Fund)** empathetically and positively consider our request, the Swakopmund Municipality will reciprocate the mutual commitment to:

1. Avail its two (2) ambulances to be utilized in all ambulance emergency response calls within Swakopmund including motor vehicles accident emergency response calls in areas requiring ambulance services such as Swakopmund – Arandis road (B2 road), Henties Bay – Swakopmund road, Walvis Bay – Swakopmund road, and Hifikepunye Pohamba road (Dune 7 road) to enable our Fire Fighters acquire the necessary ambulance practical skills and exposure.
2. Avail the necessary ambulance resources i.e. medical disposals / inventory, equipment, and tools to be utilized during the mutual assistance period.

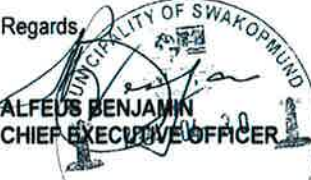
3. Swakopmund Municipality will not bill or claim from the MVA Fund on any ambulance response calls pertaining to motor vehicle accidents requiring ambulance services and motor vehicle accident requiring motor vehicle extrication services in radius within Swakopmund including areas such as Swakopmund – Arandis road (B2 road), Henties Bay – Swakopmund road, Walvis Bay – Swakopmund road, and Hifikepunye Pohamba road (Dune 7 road) during the mutual agreed period of assistance.
4. Swakopmund Municipality will commit to avail its emergency response center to be utilized during the assistance program period of three (3) months and based on post assessment feedback after the agreed mutual time frame (three (3) months) to extend the mutual assistance period if found to be necessary.

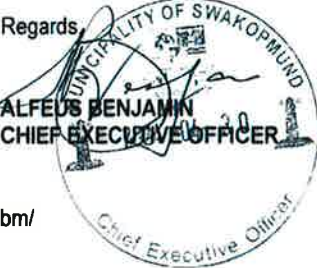
To efficiently and effectively implement the joint ambulance service operation based on mutual agreement, Swakopmund Municipality is therefore pleading for a three (3) months relocation provision of the MVA Fund Paramedic (Mr. Francois Snyman) stationed at Arandis to jointly operate with the Fire Fighters on the Swakopmund Municipality ambulances to respond from the Swakopmund Municipality emergency response center to all emergencies within the operational radius of Swakopmund Municipality and the MVA Fund Arandis ambulance operational radius i.e. Swakopmund – Arandis road (B2 road), Henties Bay, Walvis Bay – Swakopmund road, and Hifikepunye Pohamba road (Dune 7 road). This will enable the Swakopmund Municipality to cater for both Fire Fighting emergency responses within its community and motor vehicle accidents requiring ambulances in all areas of requiring the MVA Fund to respond.

I believe the Motor Vehicle Accident Fund and its management will find this mutual assistance request a contingency plan that will enable both parties to continue executing their mandated responsibilities.

Should your office require any further clarifications or information, please do not hesitate to contact us at your soonest convenience.

Regards,


ALFEUS BENJAMIN
CHIEF EXECUTIVE OFFICER


MUNICIPALITY OF SWAKOPMUND
Chief Executive Officer

bm/



**MEMORANDUM OF UNDERSTANDING****(MoU)****ENTERED INTO BY AND BETWEEN****MUNICIPALITY OF SWAKOPMUND**

Duly established in terms of the Local Authorities Act, Act No. 23 of 1992
Herein represented by Mr. Alfeus Benjamin in his capacity as Chief Executive Officer and
Councilor B R !Goraseb in his capacity as Management Committee Chairperson, duly
authorized thereto (Hereinafter referred to as "Council")

AND**THE MOTOR VEHICLE ACCIDENT FUND OF NAMIBIA**

Duly established in terms of the Namibia Motor Vehicle Accident Fund Act, Act No. 10 of
2007
Herein represented by Ms. Rosalia Martins-Hausiku, in her capacity as Chief Executive Officer
duly authorized thereto
(Hereinafter referred to as "The Fund")

PREAMBLE

WHEREAS the Swakopmund Emergency Services Division wishes to establish Emergency Medical Response Services (EMRS) capacity by ensuring that their Emergency Services Division acquires practical exposure and operate within the Standard Operating Procedures for ambulance operations.

WHEREAS the Fund has agreed to avail its EMRS personnel to Council to support, collaborate and capacitate Council's Emergency Services Division.

NOW THEREFORE, based on the parties' mutual understanding in advancing EMRS and emergency fraternity services engagement, the Parties entered into this Memorandum of Understanding (MoU) on the terms agreed to hereunder.

1. PURPOSE OF THE MEMORANDUM OF UNDERSTANDING (MoU)

The purpose of this MoU is to set out areas of cooperation between the Municipal Council of Swakopmund and the Motor Vehicle Accident Fund of Namibia to promote and enhance EMRS in the Swakopmund Local Authority and nearby outreach vicinities in identified key areas.

2. IDENTIFIED AREAS OF COOPERATION

2.1 The Parties endeavour to collaborate, cooperate, and provide emergency medical response services on matters related to:

2.1.1 Information Sharing and Collaborative Initiatives

- a) Implement the emergency medical response services on sound principles of proficiency and standard ambulance operations.
- b) Exchange emergency medical response service information on ambulance operation trends, challenges, and opportunities.
- c) Share emergency medical response initiatives to maximize ambulance operations outreach and effectiveness.
- d) Share the Ambulance operation Standard Operating Procedures (SOPs).

2.1.2 Infrastructure and Resources Collaboration

Identify and support potential emergency medical infrastructure and resources to enhance and promote emergency medical response preparedness and readiness.

2.1.3 Capacity Building and Competency Development

Establish and Implement proficiency and training needs analysis, and Continuous Professional Development (CPD) program for emergency care practitioners.

2.1.4 Ambulance Operations

- a) Implement emergency medical response Standard Operating Procedures (SOPs).

- b) Jointly operate the ambulance services to respond to emergency medical response calls within the Swakopmund Local Authority and nearby outreach vicinities.

3. COMMENCEMENT, REVIEW, AND TERMINATION

- 3.1 This MoU shall commence on the date of the last party signing and shall be valid for a period of two (2) years.
- 3.2 The Parties shall review the provisions of this MoU every six (6) months or as needed.
- 3.3 Either Party may terminate this MoU by giving the other Party three (3) months' notice.
- 3.4 Both Parties shall ensure that all provisions under this MoU are executed unless mutually agreed in writing to amend or terminate earlier.

4. AMBULANCE OPERATION AGREEMENT

- 4.1 The Parties resolve that once the Memorandum of Understanding (MoU) is signed by the Parties, each Party shall avail the required personnel and resources to be utilized in all ambulance emergency response calls within the following response radius:
 - a) Councils Local Authority jurisdiction response radius.
 - b) Swakopmund – Arandis Road (B2 Road).
 - c) Swakopmund – Henties Bay Road.
 - d) Swakopmund – Walvis Bay Road.
 - e) Swakopmund – Hifikepunye Pohamba Road (Dune 7 Road).
 - f) Inter-facility transfers.
- 4.2 The Fund's ambulance services would be housed at Council's Fire Station for the duration of the MoU.
- 4.3 Both parties will avail emergency medical response vehicles with the required medical inventory at each party's cost.
- 4.4 Both parties will avail emergency medical response staff to jointly operate the ambulance's emergency medical response calls.
- 4.5 Council will avail the Emergency Communication Centre i.e. Emergency Control Room for receiving emergency calls and dispatching emergency response team.
- 4.6 Council will avail the necessary facilities (i.e., administration office, staff sleeping quarters, staff kitchen, staff ablutions) for shift members on duty.

5. EMERGENCY RESPONSE CLAIMS

- 5.1 The Parties agree that Council will not bill or claim from the Fund on any ambulance emergency medical response calls pertaining to motor vehicle accidents requiring ambulance services and motor vehicle accident requiring motor vehicle extrication services within the response radius indicated in clause 4.1 for the duration of the MoU.

12. FORCE MAJEURE

- 12.1 In the event of Force Majeure, the affected Party shall take all reasonable precautions and measures to fulfill the terms of this MoU despite Force Majeure events.
- 12.2 Neither party to the MoU shall be responsible for any delay or failure to perform the obligations under the Contract if the delay or failure is attributable to Force Majeure.
- 12.3 In the event of Force Majeure which delays the performance of the whole or any part of the present MoU for more than ninety (90) days, either party shall have the right, by notice in writing to the other party, to terminate the Contract.
- 12.4 For purposes of this Article, an event of Force Majeure shall mean an unforeseen and unavoidable event beyond the reasonable control and contemplation of the affected party including, but not limited to, acts of God, fire, epidemic, pandemic, war, terrorism, labor action or unrest, failure of suppliers or contractors, law, government or regulatory requirements, or any other cause whatsoever beyond the affected party's reasonable control invoking the existence of such event, and which impacts directly on the discharge by that party of an obligation under the Contract.

13. MODIFICATION OR AMENDMENT

This MoU may be modified, varied, or amended after consultation and written agreement by both Parties.

14. SIGNATURES

The Parties hereto have executed this MoU in two (2) original copies by their duly authorized representatives on the day and at the place referred to herein, each Party receiving one (1) original copy.

THUS, DONE AND SIGNED at SWAKOPMUND on the

AS WITNESSES ON BEHALF OF SWAKOPMUND MUNICIPALITY

.....
MANAGEMENT COMMITTEE CHAIRPERSON

.....
CHIEF EXECUTIVE OFFICER

AS WITNESSES ON BEHALF OF THE MUNICIPALITY

1.

2.

THUS, DONE AND SIGNED at SWAKOPMUND on the

.....

MINISTRY OF HEALTH AND SOCIAL SERVICES REPRESENTATIVE

AS WITNESSES ON BEHALF OF THE MINISTRY OF HEALTH AND SOCIAL SERVICES

1.

2.

11.1.40

INCREASED OF SECURITY GUARDS - TOURISM PROTECTION (TPU) UNIT

(C/M 2024/11/28 - 13/3/2/1)

Ordinary Management Committee Meeting of 14 November 2024,
Addendum **10.5** page **76** refers.

A. This item was submitted to the Management Committee for consideration:**1. Introduction**

The purpose of this submission is to request Council to consider the possibility of increasing the Tourist Protection Unit manpower from 5 to 13 security guards.

2. Background

The tourism industry is one of the town's and country's most important economic sectors, and Swakopmund has been for years Namibia's most popular tourist destination.

This trend is about to change if the existing challenges that face our visitors are not dealt with. Over the years, there have been complaints, acts of threats, and criminal activity carried out against our visitors. Unfortunately, most of these instances were not resolved to the satisfaction of the victims. As a result, this matter has the potential to ruin our town's excellent reputation.

It's for these reasons that the Tourist Protection Unit was established by Council in 2020. TPU is a component of **Omule Security Services**, a security company that Council has enlisted to safeguard its facilities against theft, vandalism, and other potential hazards. In 2023, **Omule Security Services** was thus given additional responsibility to protect the safety and security of our tourists and visitors and to make their stay memorable.

3. Objectives Of TPU

- *To provide safety and security to tourist*
- *To provide information to our visitors about potential crime activities.*
- *To guide and advise tourists on safety practice aspects.*
- *To register first crime information involving tourist and do preliminary Investigation.*
- *To assist the Namibian police with the investigation.*
- *To ensure tourists with a safe and secure environment.*

4. Current Situation

The Tourism Protection Unit consists of five security guards, one of whom serves as a supervisor. They perform 12/7-hour shifts from Monday to Sunday, from 10:00 a.m. to 22:00 p.m., and operate in four zones (Zones 1 - 4). Each zone is guarded by one security guard and a supervisor who oversees overall guard supervision at the cost of **N\$22,041.00**.

In addition, the Woermann House serves as a base of operations for the Unit; to perform their duties, they are equipped with essential equipment such as three portable radios for communication, as well as pepper sprays, buttons, and handcuffs supplied to each security guard.

5. Proposal

Despite the above efforts, a wave of attacks, have been reported in different parts of Swakopmund. This situation is therefore forcing the Swakopmund Council to explore fresh safety strategies to address the situation. These strategies include - increasing the number of security guards and security zones or introducing a 24/7 security shift.

5.1. Proposed Option

Increase the number of security guards from 5 to 13 security guards to cover eight zones (**Annexure "A"**). The cost implication is as follows:

Current 5 Security guards	:	N\$22,041.00
Additional proposed 8 security guards (Annexure "B")	:	N\$35 265.60
Total cost	:	N\$57 306.60.

Equipment's Needed

In addition, Omule Security Services have identified various equipment they require to provide effective services to Council, as follows:

- Bicycles
- handheld radios

6. Conclusion

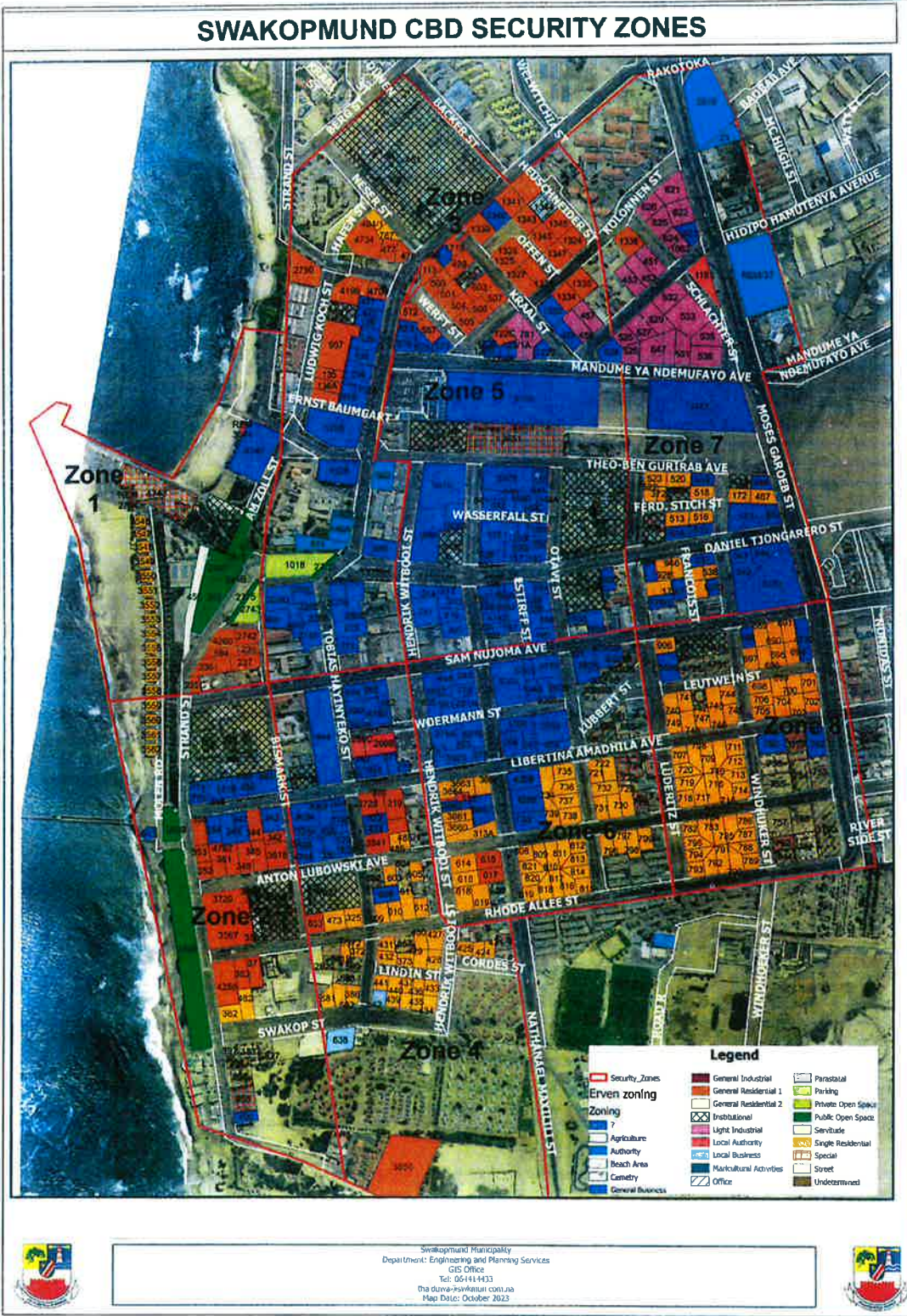
The Emergency Law Enforcement Division will assist and support the tourist security officials. To assist the TPU, the unit will conduct patrols in and around the indicated strategic area. In addition, kindly be informed that security in the most critical areas will be supplemented by the installation of CCTV cameras.

B. After the matter was considered, the following was:-

RESOLVED: (For Condonation By Council)


- That Council increase the number of security guards from five to 13 to cover eight security zones as shown on the attached map, for N\$35 265.60, for two (2) months.**
 - That Omle Security Services CC be requested to purchase all the necessary equipment to enable them to better perform their duty.**
 - That the funds be defrayed from Vote: 150515543500 where N\$6 774 776.16 is available.**
 - That a meeting be convened with all the security service providers on modalities to ensure coverage of multiple zones/areas.**
-

SWAKOPMUND CBD SECURITY ZONES



Swakopmund Municipality
 Department: Engineering and Planning Services
 GIS Office
 Tel: 06-1414933
 the.duval@swakopmund.na
 Map Date: October 2023





OMLE SECURITY SERVICES

P O Box 40
Onthinda
Ondangwa
Cell: 0811422250 0812551006

Reg. CC 2012/0639
V.A.T: 5615654 015
Social Security No: 30046263
Income Tax No: 5615 654011

Bank Details: Bank Windhoek - Ondangwa Branch, Account Number: 8002434009, Cheque

DATE: 07 NOVEMBER 2024

ATT: MR MELVIN CLOETE
MANAGER
EMERGENCY LAW ENFORCEMENT
SWAKOPMUND MUNICIPALITY

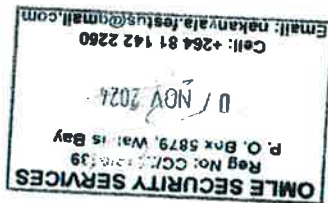
MUNICIPALITY OF SWAKOPMUND
P O BOX 53
SWAKOPMUND
NAMIBIA

QUOTATION NO. 1

QUOTATION FOR ADDITIONAL EIGHT(8) GUARDS TO THE MUNICIPALITY OF SWAKOPMUND (TOURISM PROTECTION UNIT), NAMIBIA
PROCUREMENT REFERENCE NUMBER: NCS/ON/0A/B/CPBN-06/2022
CURRENCY OF BID NAMIBIAN DOLLAR (N\$)

DESCRIPTION	No. Days per Month	No. Hours	No. Guards	Rate/ Day & Night Shift	Total Cost Per Month
Rendering of security service to the Municipality of Swakopmund.	31	24	8	142.20	29.975.76
Sub-Total					29.975.76
VAT					5.289.84
Total Amount					35.265.60

Signature Upon Approval: _____



GO040-Financial Information - Summary and Detail

Total V.A.T Strct Budget Comm N-Upd Purch More

Year: 2425 Account: 150515543500 Opening Balance: 0.00

SECURITY GUARDS

M	Month	Budget	Movement	Difference
<input checked="" type="checkbox"/>	Jul	791667.00	12396.52	779270.48
<input type="checkbox"/>	Aug	791667.00	724234.80	67432.20
<input type="checkbox"/>	Sep	791667.00	738975.85	52691.15
<input type="checkbox"/>	Oct	791667.00	718955.07	72711.53
<input type="checkbox"/>	Nov	791667.00	0.00	791667.00
<input type="checkbox"/>	Dec	791667.00	0.00	791667.00
<input type="checkbox"/>	Jan	791667.00	0.00	791667.00
<input type="checkbox"/>	Feb	791667.00	0.00	791667.00
<input type="checkbox"/>	Mar	791667.00	0.00	791667.00
<input type="checkbox"/>	Apr	791667.00	0.00	791667.00
<input type="checkbox"/>	May	791667.00	0.00	791667.00
<input type="checkbox"/>	Jun	791663.00	0.00	791663.00
TOTAL:		9500000.00	2194562.24	7305437.76

Budget	
Approved:	9500000
Additional:	0
TOTAL:	9500000
Commitments	
Issue Requisitions:	0.00
Purchase Requisitions:	0.00
Purchase Orders:	11640.00
Standing Payments:	0.00
Other:	0.00
Jobs:	0.00
TOTAL:	11640.00
Movement	
Actual:	2194562.24
Not Updated:	519021.60
TOTAL:	2713583.84
BALANCE:	6774776.16

11.1.41

INVITATION TO THE DAURES AGRICULTURAL AND SME EXPO

(C/M 2024/11/28 - 5/1/1)

Ordinary Management Committee Meeting of 14 November 2024, Addendum **10.6** page **80** refers.

A. This item was submitted to the Management Committee for consideration:

INTRODUCTION

The submission seeks condonation for the attendance of the Deputy Mayor to the **04-08 November 2024**.

BACKGROUND

The Erongo Regional Council invited Council of the Municipality of Swakopmund to the Daures Agricultural and SME Expo which took place from **04-08 November 2024** in Okombahe.

This event provides a valuable platform to support local entrepreneurship, engage with stakeholders, and explore new opportunities for economic growth in the agricultural and SME sectors, both critical to our community's development and sustainability goals. The expansion of Swakopmund Municipality's urban agriculture initiatives aligns closely with the objectives of the Okombahe Agricultural and SME Expo. In addition, to the expo, there will be several key events taking place in Okombahe during this week.

1. *Official opening of the Daures Agricultural and SME Expo on 06 November 2024*
2. *Inauguration of the Bitumen Road in Okombahe: 07 November 2024*
3. *Commissioning of water pipeline in Omatjete: Friday, 08 November 2024*
4. *Attending this expo would provide valuable insights and networking opportunities that could directly benefit Swakopmund's urban agriculture efforts.*

Given the value this event offers, it is recommended that Council authorize attendance at the Daures Agricultural and SME Expo and related side events. This will enable us to fully capitalize on opportunities for networking, collaboration, and knowledge exchange that will ultimately benefit our community.

Below are the costs incurred during this trip:

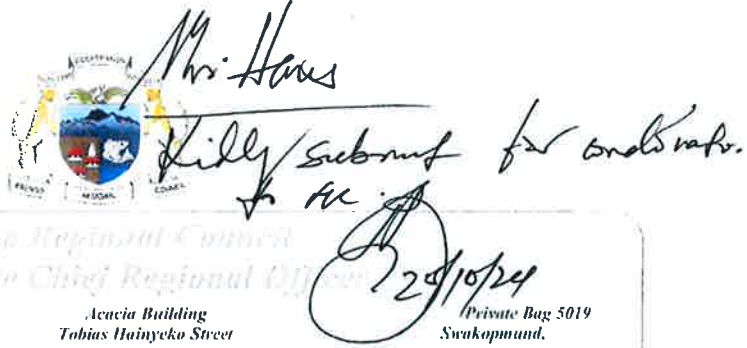
SUMMARY OF EXPENDITURE					
Item	Lunch Tarif (1x400,00)	Overnight Allowance (6x1000,00 (2))	Accommodation (6x1000,00(2))	Transport Cost (N\$5.00/Km)	Total
Overnight allowance in Okombahe (N\$2000.00) x 2 Deputy Mayor and Driver	N\$800.00	N\$12,400.	N\$12,400.	-	N\$24,800.00
TOTAL EXPENDITURE ON SUBSISTENCE AND EVENT COSTS				-	N\$24,800.00

B. After the matter was considered, the following was:-

RESOLVED: (For Condonation By Council)

- (a) That Council condones the attendance of the Deputy Mayor at the Daures Agricultural and SME Expo.
- (b) That the following estimated expenditure for traveling and subsistence expenses be defrayed from the Conference Expenses Vote 10-10-1-55-055-00 where N\$24,800.00 is available:

SUMMARY OF EXPENDITURE					
Item	Lunch Tarif (1x400,00)	Overnight Allowance (6x1000,00 (2)	Accommodation (6x1000,00(2)	Transport Cost (N\$5.00/Km)	Total
Overnight allowance in Okombahe (N\$2000.00) x 2 Deputy Mayor and Driver	N\$800.00	N\$12,400.	N\$12,400.	-	N\$24,800.00
TOTAL EXPENDITURE ON SUBSISTENCE AND EVENT COSTS				-	N\$24,800.00



Tel: +264 (0)64 410 5729
 Fax: +264 (0)64 410 5701

Enquiries: Ms S Hoebes
 Email: shoebes@erongorc.gov.na

Acacia Building
 Tobias Haiyeko Street

Private Bag 5019
 Swakopmund.

09 October 2024

Mr Alpheus Benjamin
CHIEF EXECUTIVE OFFICER
 Swakopmund Municipality
 PO Box 53
SWAKOPMUND

Dear Mr Benjamin,

INVITATION TO EXHIBIT AT THE DĀURES AGRICULTURAL & SME EXPO

The Erongo Regional Council is pleased to announce the hosting of the first ever **Dāures Agricultural & SME Expo** from **4-8 November 2024**, in **Okombahe**, in **Dāures Constituency** under the theme "**Cultivating Innovation and Growth: Empowering Local Agriculture and SMEs for a Sustainable Future.**" This event aims to promote innovation and growth in the agriculture and SME sectors, key drivers of sustainability in our region.

In light of the above, we invite **Swakopmund Municipality** to participate as an exhibitor at this inaugural Expo. As a corporate exhibitor, your presence will add significant value to the event by showcasing your contributions to regional development and engaging with key stakeholders in agriculture and SMEs.

The cost for a corporate exhibition stall is **free**, which provides a platform to network, promote your services, and contribute to the success of the Expo.

Please confirm your participation by **25 October 2024**. Should you have any inquiries or require further assistance, please feel free to contact us at shoebes@erongorc.gov.na.

Yours sincerely,

Mupenzi Ntshamo
CHIEF REGIONAL OFFICER