

11. **RECOMMENDATION OF THE MANAGEMENT COMMITTEE**11.1 **MANAGEMENT COMMITTEE MEETINGS HELD IN APRIL 2026**

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11.1.14

SUBDIVISION OF PORTION 28 (STREET) INTO PORTION 1 AND REMAINDER, PARTIAL CLOSURE OF PROPOSED PORTION 1 (A PORTION OF PORTION 28) AS STREET, INCORPORATION OF PORTION 1 (A PORTION OF PORTION 28) INTO SWAKOPMUND EXTENSION 10, DONATION OF PORTION 1 (A PORTION OF PORTION 28) TO MULTI BAU (PTY)LTD, CONSOLIDATION OF PORTION 1 (A PORTION OF PORTION 28) AND ERF 8684 SWAKOPMUND, EXTENSION 10 INTO CONSOLIDATED PORTION A, SUBDIVISION OF CONSOLIDATED PORTION A INTO 12 PORTIONS, REZONING OF PORTION 11 FROM GENERAL INDUSTRIAL TO PARASTATAL, REZONING OF THE REMAINDER FROM GENERAL INDUSTRIAL TO STREET AND ENVIRONMENTAL IMPACT ASSESSMENT FOR THE CREATION OF STREET
(C/M 2026/05/07 - PTN 28 AND E 8684)

Ordinary Management Committee Meeting of 16 April 2026, Addendum **8.4** page **64** 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 Portion 28 (Street) into Portion 1 and Remainder, partial closure of proposed Portion 1 (A portion of Portion 28) as Street, incorporation of Portion 1 (A portion of Portion 28) into Swakopmund Extension 10, donation of Portion 1 (A portion of Portion 28) to Multi Bau (Pty)Ltd, consolidation of Portion 1 (A portion of Portion 28) and Erf 8684 Swakopmund, Extension 10 into Consolidated Portion A, subdivision of Consolidated Portion A into 12 Portions, rezoning of Portion 11 from general industrial to parastatal, rezoning of the Remainder from general industrial to street and environmental impact assessment for the creation of street in terms of Section 105 (1) (a) (c) and (e) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018), the Local Authority Act, 1992 (Act No. 23 of 1992), Environmental Management Act, 2007 (Act No. 7 of 2007) and Council's Property Policy.

2. Introduction and Background

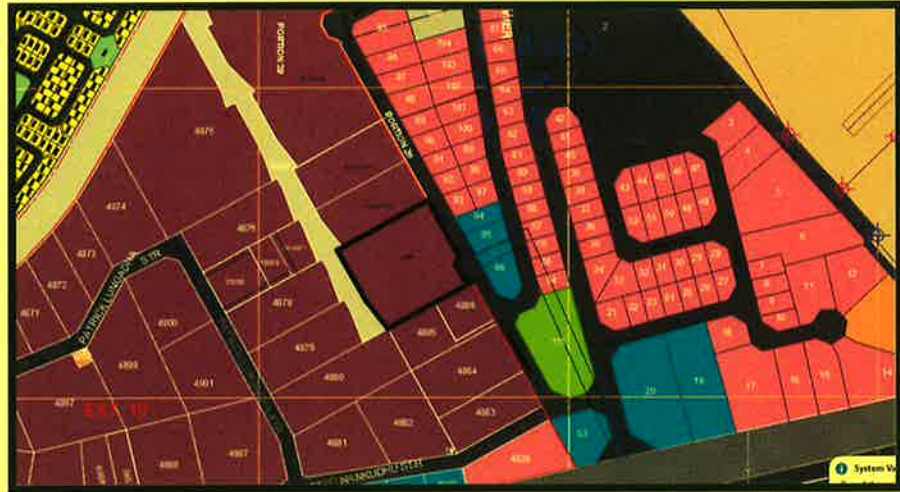
A subdivision, incorporation, donation, closure, consolidation and subsequent rezoning application was received by the Town Planning Department from Stewart Planning Town and Regional Planners on behalf of the registered owner Multi Bau (Pty) Ltd. The application is attached as **Annexure A**.

3. Ownership

Ownership of Erf 8684 Swakopmund, Extension 10 is held in the Deed of Transfer T6968/2014 and vests in Multi Bau (Properties) Limited. The proof of ownership has been attached together with the application.

4. Zoning, Locality and Size

Erf 8684 Swakopmund, Extension 10 is zoned "General Industrial" whilst the proposed Portion 1 of Portion 28 is zoned street. The Erf is situated in Extension 10 and measures 24 126 m² in extent.



5. Access, parking and municipal services

Access to Erf 8684 Swakopmund, Extension 10 is obtained via Portion 28. Parking for the proposed development will be provided in accordance with the Swakopmund Zoning Scheme provisions. The Erf is already connected to the services network. However, all additional infrastructure resulting from the proposed development should be the responsibility of the applicant or the property owner.

6. Advertisement

The proposed development was advertised on the 17th and 24th October 2025, in the Namibian Times and the Namibian newspapers. Closing date for objections was on the 14th November 2025. A notice was also placed on site for public comments and notice was given to neighbouring property owners were notified via registered mail as well as email of the intent. The closing date for objection was the 14th November 2025.

A notice was published in the Government Gazette No 8762 dated 15 October 2025. The last date for objections was 14th November 2025. No objection was received on or before the closing date.

7. Proposal

It is the intention of the applicant to subdivide the Erf as only 30% of the property is currently developed. The aim is to have smaller freehold properties to be sold off as there is an inherent demand for industrial land in Swakopmund and the applicant does not utilise the whole property. Increasing the intensity of development within the existing urban areas will effectively utilise existing services and improve the urban area of Swakopmund industrial estate. In addition, it helps reduce urban sprawl and encourages compact development.

The proposed subdivision will marginally increase the load on services, but there is sufficient capacity in the area, and the impact will be much less significant than extending the town boundaries.

The property will be subdivided into 12 portions in total measuring between 147 m² to 2805m² in extent, of which proposed Portion 11 will be rezoned parastatal and transferred to Erongo RED. The proposed Remainder will also

be rezoned and serve as a 12m street to provide access to the subdivided portions.

It is also proposed that Portion 28 be subdivided into Portion 1 and remainder of which the proposed portion 1 is to be closed off as street, incorporated into Swakopmund Extension 10 and consolidated with Erf 8684, Swakopmund Extension 10 as it will be deemed to fall into the same use zone as the Erf in accordance to the Clause 8.17 of the Swakopmund Zoning Scheme. The proposed Portion 1 is to measure approximately 390m² and is to be donated to Multi Bau by the Municipality of Swakopmund. The reason for the donation is because the land is already occupied by an Erongo RED substation.

Although the proposed development will generate traffic it will not negatively impact the existing road networks since the road reserves are wide enough to cater for it. An environmental impact assessment (EIA) has been undertaken to obtain an environmental clearance certificate for the closure of the street as stipulated in the Environmental Management Act (Act No. 7 of 2007). The Environmental Clearance Certificate has been attached.

In terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), the applicant is subject to a compensation fee in a form of endowment to the local authority. The endowment is to allow the local authority to carry out betterment works for the erecting, constructing, or acquiring amenities for public places in the public interest. In this case, however, it is recommended that no endowment be charged for the proposed subdivision as the applicant subject to Council standards and specifications, will be installing essential services to all the newly subdivided portions and constructing a new public street that will be transferred to the Municipal Council of Swakopmund for no cost or compensation.

8. Evaluation

The application proposes the subdivision of the subject erf situated within the industrial area of Swakopmund. Currently, only approximately 30% of the property is developed, leaving a substantial portion of the land underutilised. The applicant intends to subdivide the property into smaller freehold industrial erven to respond to the increasing demand for industrial land within the town.

The proposed subdivision is consistent with the objectives of the Swakopmund Structure Plan, which promotes the optimal utilisation and intensification of land within the established urban footprint. The Structure Plan encourages the consolidation and development of vacant or underutilised land within existing serviced areas before expanding the town boundaries. By subdividing the property into smaller industrial erven, the proposal supports the efficient use of land and existing infrastructure while strengthening the functionality of the industrial node.

The proposal will therefore contribute positively to the orderly spatial development of the industrial area by enabling additional economic activities within a location already designated and serviced for industrial purposes.

In terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) spatial planning and land use management must promote the efficient, sustainable and equitable use of land. The Act further encourages

development that utilises existing infrastructure, prevents urban sprawl, and supports economic development.

The proposed subdivision aligns with these objectives as it facilitates the development of currently underutilised land within the existing urban area. The creation of smaller erven will make industrial land more accessible to potential investors and businesses, thereby promoting economic growth and employment opportunities within Swakopmund.

The proposal further supports the objectives of the Local Authorities Act, which mandates local authorities to promote the orderly development of towns, ensure the provision of infrastructure, and facilitate sustainable urban development in the public interest.

The subdivision will enable the more effective utilisation of municipal land and services while strengthening the industrial base of the town. The development will also result in the creation of a new public street which will improve access and circulation within the area and will ultimately be transferred to the Municipality, thereby contributing to the municipal road network.

From a planning perspective, the application is supported by several key planning principles such as the efficient use of land, as the subdivision promotes the optimal use of land by developing an underutilised property within the existing urban area. The proposal additionally intensifies development within an established industrial area and supports compact urban form which helps prevent unnecessary outward expansion of the town.

The property is located within an area already served by municipal engineering services. The marginal increase in demand on services can be accommodated within the existing infrastructure capacity, making this a cost-effective form of urban development. The proposal also creates additional industrial erven which will respond to the demand for industrial land in Swakopmund and will encourage investment, business development, and employment opportunities.

Although the subdivision will result in additional development and traffic generation, the increase is expected to be moderate and manageable. The existing road reserves in the area are sufficiently wide to accommodate the additional traffic. Furthermore, the applicant will provide the necessary engineering services to the newly created erven in accordance with Council standards.

An Environmental Impact Assessment was undertaken for the proposed street closure in accordance with the Environmental Management Act, and an Environmental Clearance Certificate is issued and herewith attached.

Comments were received from Corporate Services and Human Resources regarding the request to donate the proposed Portion 1, measuring approximately 390m² in extent, on the basis that the land is already occupied by an electricity substation belonging to Erongo RED.

It should, however, be noted that in accordance with the subdivision proposal, the portion of land required to accommodate the substation measures approximately 147 m². It is therefore proposed that only this portion measuring 147m² be transferred to Erongo RED at zero purchase price, however, all costs relating to the transfer of ownership be for the account of Erongo RED. It is further suggested that the remaining extent of

approximately 243m² will be sold to the applicant, subject to Council's standard conditions of sale. This approach is necessary as Council's Property Policy does not make provision for the donation of municipal land to natural persons or private business entities.

Furthermore, should the applicant accept Council's conditions of sale, a valuation will be obtained from Council's appointed valuer to determine the market-related purchase price of the land. The valuation will be determined based on, among other factors, recent sales of properties zoned "Industrial" within Swakopmund. A separate submission will subsequently be tabled to Council for consideration and approval of the determined purchase price. The applicant will thereafter be informed of Council's decision in this regard.

Once the statutory procedures relating to the proposed street closure and subdivision have been completed, a diagram approved by the Surveyor-General will be required to indicate the exact property description of the portion to be alienated. This property description will be necessary to identify the portion of land to be sold for the purpose of publishing Council's intention to sell the land in terms of the Local Authorities Act, as amended.

Following the publication of the notice of intention to sell, and irrespective of whether objections are received or not, a formal motivation must be submitted to the Minister of Urban and Rural Development for approval to proceed with the sale of the land.

In terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) an applicant who undertakes the subdivision of land is liable to pay compensation to the local authority in the form of an endowment. The purpose of such an endowment is to enable the local authority to undertake betterment works and to provide or improve public amenities and infrastructure that serve the broader community in the public interest.

Although the applicant has requested that the endowment fee be waived on the basis that engineering services will be installed to the newly created erven and that a new public street will be constructed and transferred to the Municipal Council of Swakopmund at no cost, it is important to note that the provision of internal services and access infrastructure forms part of the standard development obligations of the developer.

The installation of engineering services and the construction of internal roads primarily serve the newly created erven and are necessary to render the subdivided portions functional and marketable. These works therefore constitute essential development requirements rather than additional contributions that would substitute the statutory purpose of an endowment payment.

The endowment, as envisaged in the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), is intended to support broader municipal infrastructure and public amenities that benefit the wider community, such as the development or upgrading of public open spaces, community facilities, and other municipal infrastructure that may be required as a result of intensified development within the town. These broader impacts extend beyond the immediate development site and therefore cannot be fully mitigated solely through the installation of services within the subdivision itself.

Furthermore, the consistent application of endowment provisions ensures fairness and equity in land development practices within the municipality. Waiving the endowment in this instance may create an undesirable precedent and could undermine the principle that all developers contribute proportionally toward the improvement of public amenities and infrastructure necessitated by urban growth.

The proposed subdivision will result in the creation of multiple additional industrial erven and will consequently increase the intensity of development and economic activity within the area. While this is desirable from a spatial planning and economic development perspective, it will also place additional long-term demand on municipal infrastructure and services within the broader urban environment.

Considering the above matters, it is deemed reasonable and appropriate that the statutory endowment be levied in accordance with the provisions of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018). The payment of endowment will enable the Municipality to continue investing in public infrastructure and amenities necessary to support sustainable urban development within Swakopmund. It is therefore recommended that the applicant be required to pay the applicable endowment fee as prescribed by legislation.

9. Title Deeds Conditions

The current title deed conditions registered against Erf 8684 Swakopmund, Extension 10 should be retained for proposed Portions 1-10 of the Erf, and the following conditions should be registered against the title deed of the newly created Portions 12 and the Remainder Erf 8684 Swakopmund, Extension 10:

- (a) *The Remainder Erf 8684 Swakopmund, Extension 10 be reserved for street.*
- (b) *The proposed Portion 12 be reserved for Parastatal.*

10. Conclusion

The proposed subdivision represents a logical and desirable form of development within the Swakopmund industrial area. It promotes the efficient use of land, supports the objectives of the Swakopmund Structure Plan, and aligns with the principles of the Urban and Regional Planning Act and the Local Authorities Act.

The proposal will enable the productive use of currently underutilised land, strengthen the industrial sector of the town, and make better use of existing municipal infrastructure without requiring costly urban expansion.

It is therefore considered that the proposed subdivision is desirable from a town planning perspective and may be supported by Council.

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

RECOMMENDED:

- (a) That the subdivision of Portion 28 (Street) into Portion 1 and Remainder be approved.
- (b) That the permanent closure of proposed Portion 1 (a portion of Portion 28) as street be approved.
- (c) That the proposed Portion 1 (a portion of Portion 28) be incorporated into Swakopmund, Extension 10.
- (d) That the requested donation of proposed Portion 1 (a portion of Portion 28) be turned down.
- (e) That only 147m² of the proposed Portion 1 (a portion of Portion 28) be sold to Erongo RED, and all costs relating to the transfer of ownership be for the account of Erongo RED.
- (f) That the remaining 243m² of proposed Portion 1 (a portion of Portion 28) be sold to Multi Bau (Pty)Ltd subject to Council's standard conditions of sale.
- (g) That the proposed Portion 1 (a portion of Portion 28) assume the same zoning as Erf 8684 Swakopmund, Extension 10 in accordance with the Clause 8.17 of the Swakopmund Zoning Scheme and be consolidated with Erf 8684 Swakopmund, Extension 10 into Consolidated Portion A.
- (h) That the subdivision of Consolidated Portion A into 12 portions be approved.
- (i) That the rezoning of proposed Portion 11 from General Industrial to Parastatal be approved.
- (j) That the rezoning of the proposed Remainder of Consolidated Portion A from General Industrial to Street be approved.
- (k) That the street portion (Remainder of Consolidated Portion A) be transferred to the Municipal Council of Swakopmund at no cost or compensation.
- (l) That the applicant provides proof that the subdivision, incorporation consolidation and the rezoning of both Portion 28 and Erf 8684 Swakopmund has been approved by the Minister and promulgated before any submission of building plans inclusive of relaxation of building lines and aesthetics approval to the Engineering and Planning Services Department for approval.
- (m) That the applicant be levied a compensation fee in the form of endowment for the subdivisions.
- (n) That no building plans be approved until proof of payment of the compensation fee for the newly created portion has been received by Council.
- (o) That all the costs of additional infrastructure and the re-routing of services required because of the proposed development be for the account of the owner and be installed in accordance with the

specifications and to the satisfaction of the General Manager: Engineering and Planning Services.

- (p) **That the current title deed conditions registered against Erf 8684 Swakopmund, Extension 10 be retained for proposed Portions 1-10 of the Erf, and the following conditions be registered against the title deed of the newly created Portions 12 and the Remainder Erf 8684 Swakopmund, Extension 10:**
- (i) ***The Remainder Erf 8684, Swakopmund, Extension 10 be reserved for street.***
 - (ii) ***The proposed portion 12 be reserved for Parastatal.***
- (q) **That all the parking be provided on-site in line with the Swakopmund Zoning Scheme and no parking on street reserve shall be tolerated.**
- (r) **That the applicant be provided with a Power of Attorney by the Municipality of Swakopmund to undertake the statutory processes on Portion 28.**
- (s) **That the applicant be informed of this decision and of their rights to appeal the 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
STEWART PLANNING
 TOWN & REGIONAL PLANNERS

First Floor 122 On Main
 122 Sam Nujoma Avenue
 Walvis Bay

P.O. Box 2095
 Tel: (064) 240 770
 Email: stpl@stpl.com.na

Reference: 8684S

25 January 2026

- **PARTIAL CLOSURE AND SUBDIVISION OF UNNAMED PUBLIC STREET (PORTION 28 FARM SWAKOPMUND TOWN AND TOWNLANDS NO 41) INTO PORTION 1 AND REMAINDER**
- **INCORPORATION OF PORTION 1 OF PORTION 28 INTO SWAKOPMUND EXTENSION 10**
- **DONATION OF PORTION 1 OF PORTION 28 TO MULTI BAU (PTY.) LTD.**
- **CONSOLIDATION OF PORTION 1 OF PORTION 28 WITH ERF 8684 SWAKOPMUND EXTENSION 10 INTO CONSOLIDATED PORTION A**
- **SUBDIVISION OF CONSOLIDATED PORTION A INTO 12 PORTIONS: PORTIONS 1 TO 11 AND STREET REMAINDER**
- **REZONING OF PORTION 11 FROM GENERAL INDUSTRIAL TO PARASTATAL**
- **REZONING OF REMAINDER FROM GENERAL INDUSTRIAL TO NEW PUBLIC STREET**
- **ENVIRONMENTAL CLEARANCE CERTIFICATE FOR NEW PUBLIC STREET.v2**

Submission to:

Chief Executive Officer
 Municipality of Swakopmund
 P O Box 53, Swakopmund

Prepared for:

Multi Bau (Pty.) Ltd.
 P.O. Box 20664, Windhoek
 Mr B Hoenck

Prepared by:

Stewart Planning: Town & Regional Planners
 First Floor 122 On Main, 122 Sam Nujoma Avenue
 P.O. Box 2095, Walvis Bay

Attention: Mr J Heita

ANNEXURES

- A Locality Plan
- B Title Deed
- C Power of Attorney/Company Resolution
- D Consolidation/Subdivision Plan
- E Zoning Plan
- F Conditions to be Registered
- G Proof of Consultation

1. INTRODUCTION

Erf 8684 Swakopmund Extension 10 (the site) – Zoning: General Industrial and Area: 24,126m² - is partially vacant, partially developed by 5 rental warehouses, and an Erongo RED substation which is built partially on the site and partially on the unnamed adjacent public street. The whole extent of the site and the unnamed adjacent public street is indicated below:

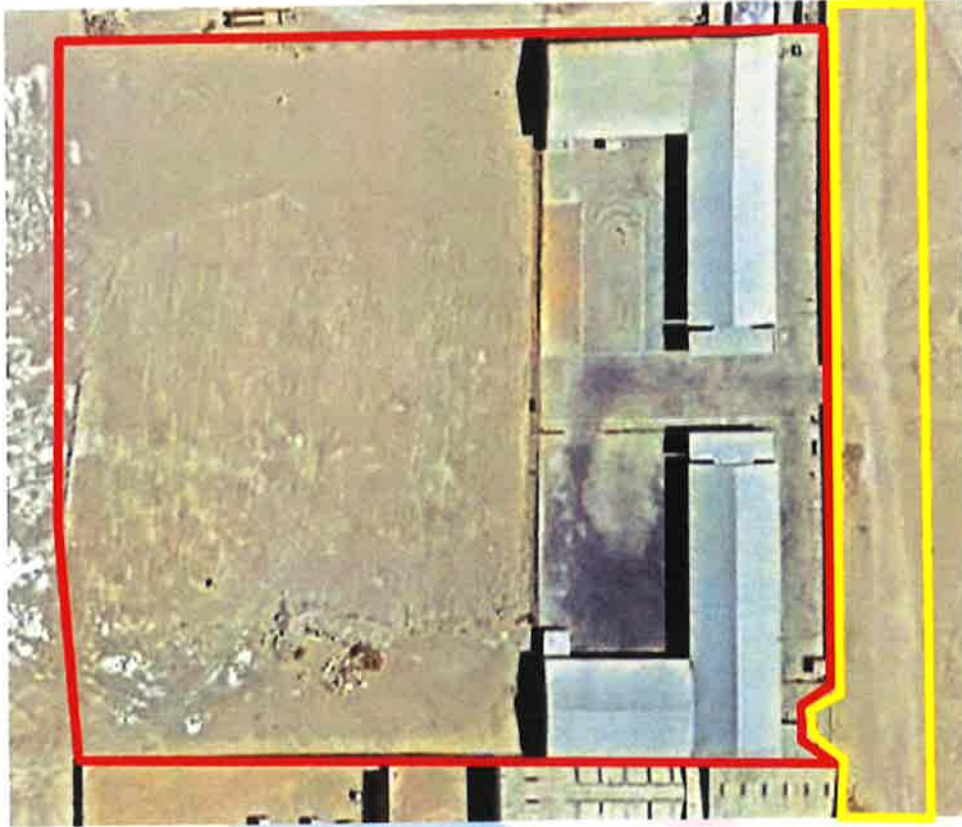


Figure 1: The locality and extent of the site in red and unnamed adjacent public street in yellow.

Access to/from the site is from an unnamed adjacent public street on the east side.

Only about 30% of the site is developed: the greater part of the site is still available to be developed. There is an inherent demand for industrial land in Swakopmund but for freehold ownership (on smaller and more affordable erven) and not for rental for tenants.

Rather than retaining the site as a large single industrial erf for tenants for rental purposes only, the owner intends to subdivide the large industrial site into smaller portions for freehold title for industrial development, including the Erongo RED substation (to be transferred to Erongo RED), and a new public street which gives access to/from the newly subdivided portions.

What follows is a series of interlinked statutory applications in terms of the Local Authorities Act and the Urban and Regional Planning Act for public street closure and subdivision, site assembly by consolidation, subsequent subdivision of the consolidated site into smaller portions and rezoning of selected smaller sites to entrench new and different land use rights.

As the creation of a new public street is a listed activity in terms of the Environmental Management Act, an Environmental Impact Assessment/Environmental Clearance Certificate is also required.



Application is therefore made to the Municipality of Swakopmund for:

- Partial permanent closure, subdivision, incorporation and donation of unnamed Public Street and consolidation with erf 8684 Swakopmund Extension 10 into Consolidated Portion A.
- Subdivision of Consolidated Portion A into 12 Portions: Portions 1 to 11 and Street Remainder.
- Rezoning of Portion 11 from General Industrial to Parastatal.
- Rezoning of Remainder from General Industrial to New Public Street.
- Environmental Clearance Certificate for the creation of a New Public Street.

The following report will discuss the locality and nature of the proposed street closure/ consolidation/ subdivision/ rezoning application in detail.

2. SITE DESCRIPTION

A description of the site in terms of locality, zoning, size, land use, and ownership are discussed below.

2.1. Locality

The site is situated in the eastern part of Swakopmund, between the B2 (south) and the railway line (north), with good access to the wider road infrastructure and with access to a railway siding.

Swakopmund Extension 10 is the growth of the historical and well-established inner Swakopmund industrial neighbourhoods in an easterly direction.

An unnamed adjacent public street provides access to/from the site with direct access to the B2.

The industrial estate of Swakopmund Extension 10 has developed slowly since proclamation 15-years ago. Nevertheless, it is well positioned between established residential neighbourhoods, relatively close to the Swakopmund Central Business District and with good road and rail access.

Although close to the Swakopmund Airfield, the industrial land uses in Swakopmund Extension 10 does not affect but is complementary to the Swakopmund Airfield.

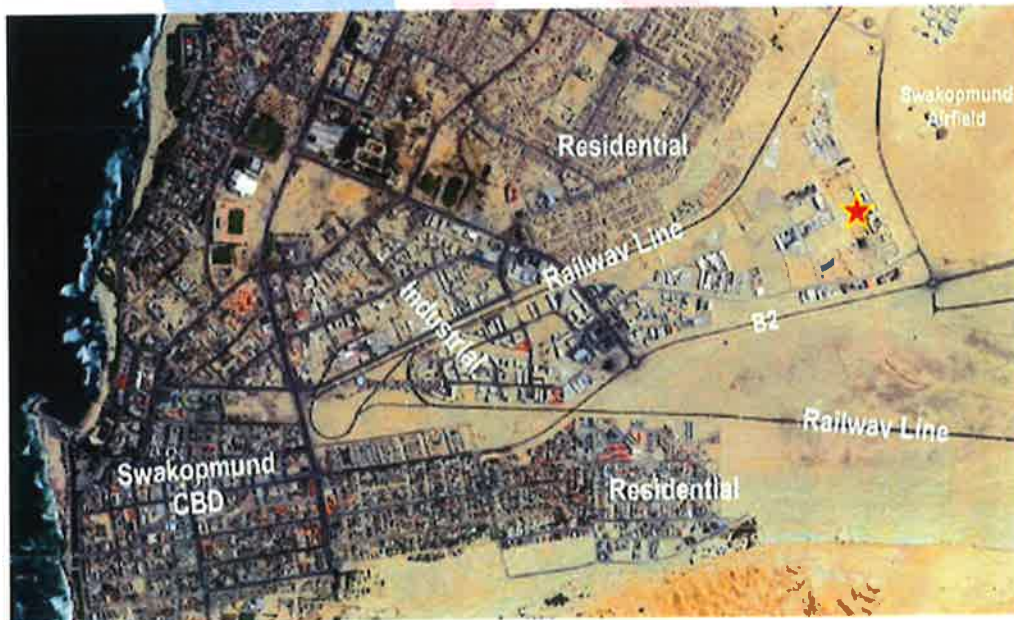


Figure 2: Current aerial photo of the wider area.



2.2. Zoning, Size, Land Use

Erf 8684 Swakopmund Extension 10 is zoned General Industrial in terms of the Swakopmund Zoning Scheme and has an area of 24,126m².

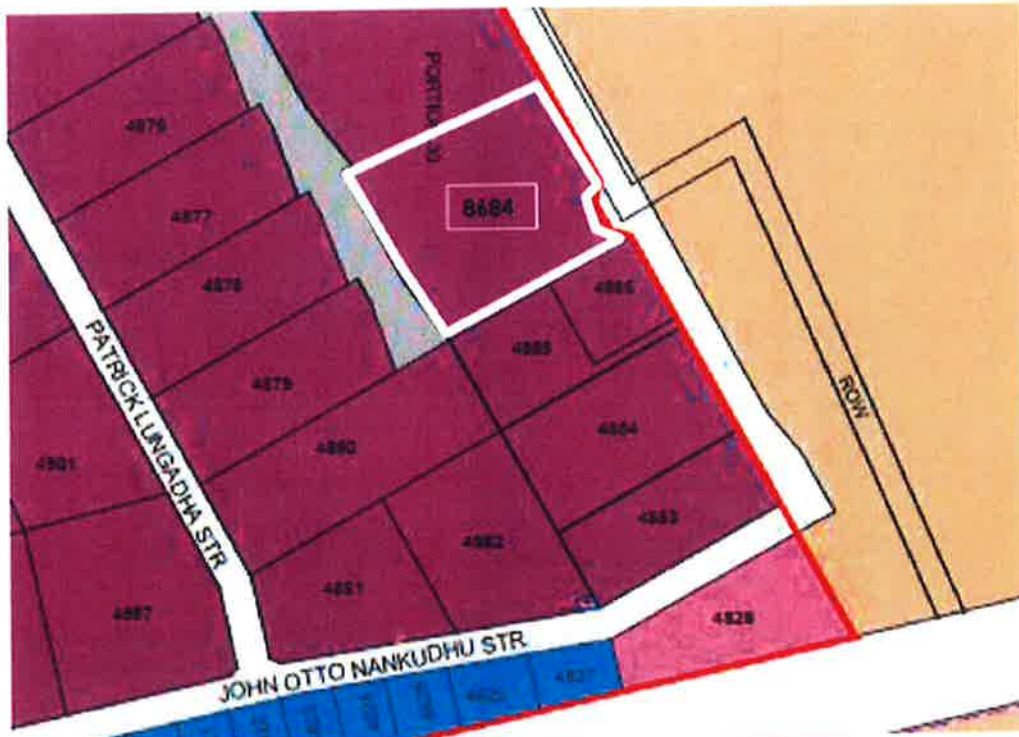


Figure 3: Current zoning of the site and wider area.

As above, the site is partially vacant, partially developed by 5 rental warehouses – permitted in terms of the General Industrial zoning – and an Erongo RED substation which is built partially on the site and partially on the unnamed adjacent public street.

2.3. Ownership and Title Deed Conditions

The registered owner of erf 8684 Swakopmund Extension 10 is:

- Multi Bau (Pty.) Ltd..
- Registration Number: CY/1997/0196.
- Deed of Transfer T6968/2014 dated 20 October 2014.

There are no relevant restrictive title deed conditions: consequently, the standard “short conditions” apply.

The site is, nevertheless, still subject to three restrictive title deed servitudes (Deed of Servitude No. K27/1975 S and diagram SG No. A50/35) registered against the Remainder of Portion B of the Farm Swakopmund Town and Townlands No. 41. However, these three servitudes do not affect the site but affect the “parent” erf of the site and are no longer relevant and material to the site.

Consequently, these three restrictive title deed servitudes can be removed from the title deed of the site.

The attached Power of Attorney and Company Resolution grants Stewart Planning authority to act on behalf of Multi Bau for the closure, incorporation, consolidation, subdivision and rezoning.



3. NEED AND DESIRABILITY

After subdivision Multi Bau intends to sell off smaller freehold erven to developers the vacant and undeveloped portion of the site ($\pm 16,000\text{m}^2$) for development of new service industry, warehouse-type industrial and semi-industrial buildings.

There remains a growing demand in Swakopmund for modern, good quality, well-designed and well-located industrial buildings on smaller and more affordable erven for which there is a current shortage. The site ideally meets the criteria for this growing demand.

Each separate existing industrial activity wishes to own their site via freehold title.

Therefore, it is necessary to subdivide the site into smaller component parts.

The new subdivided portions will be developed for separate industrial activities which operate separately and independently from each other. Each portion will be surrounded by walls/fences that define their indicative boundaries. Each new subdivided portion will be developed in accordance with the Swakopmund Zoning Scheme development control requirements and conditions.

Industrial land availability is restricted and expensive, particularly for smaller industrial erven; this means that there is a greater demand for smaller rather than larger industrial erven.

The current industrial demand in Swakopmund is for freehold title of smaller more affordable and more manageable properties rather than rental from a landlord. Therefore, developing/redeveloping existing properties with existing available and useable infrastructure is much more affordable and sustainable.

Increasing the intensity of development within the existing urban areas will effectively utilise existing services and improve the urban area of the Swakopmund industrial estate. In addition, it helps reduce urban sprawl and encourages more compact development.

The proposed subdivision is regarded as being ideally suited for this area and would not have a negative impact on the urban and environmental structure of this area.

The proposed new buildings will marginally increase the load on services, but there is sufficient capacity in the area, and the impact will be much less significant than extending the town boundaries.

The development/redevelopment will spark interest and make local businesses and residents optimistic about their town. It will help revitalise the area and increase property values in the surrounding environs. It will also be complementary to the wider industrial neighbourhood.

Therefore, the subdivision is sought after in order to allow the applicant to proceed with his development proposals.

This application has several benefits which makes the proposed subdivision to be needed and desirable, namely:

- Multi Bau will be able to sell the new subdivided portions to interested buyers for development for profit to be used for future investment elsewhere in Swakopmund.
- All new subdivided portions will have regular rectangular/shapes to easily facilitate their development for industrial purposes and related/ancillary purposes.
- The existing Erongo RED substation will be transferred to Erongo RED as the beneficial owner of the substation.
- A new Public Street is created that will be transferred to the Council for no cost or compensation.
- The Council benefits from the sale of brownfield land that is currently underutilised. Using brownfield land reduces the need to develop land outside the urban edge and on greenfield land. In turn, it will help reduce the economic footprint on the natural environment.



Based on the above reasons, the proposed application is considered to be needed and desirable to implement.

4. TRAFFIC, ACCESS AND PARKING

Local roads cope well with existing traffic, are well designed and have good sight distances for safe traffic movements. The development of the subdivided sites will generate traffic but will not negatively impact the capacity of the existing road network since the road reserves are wide enough to cater for this.

The proposed subdivision will not create a situation that will cause potential congestion or risk for traffic accidents in the area.

Currently, street access to the subdivided portions from the adjacent unnamed street will remain unchanged. Access to the newly created portions will be provided by a newly constructed 120m. long 12m. wide cul-de-sac public street (based on existing access arrangements) with a 25m. turning circle.

Due to the creation of a new public street, an Environmental Clearance Certificate is required for subdivision.

No portion is situated within 100 metres of a building restriction road, and no access will be taken from a main road. There is no need to register a right of access servitude over any portion.

In terms of parking, each new subdivided portion is sufficient in size to provide suitable space for the parking of normal sedan vehicles and for heavy/articulated vehicles.

Finally, with or without subdivision, the site has underutilised capacity for development, and which by implication means that the subdivision will not impact on traffic, access or parking.

In summary, access to each portion has been addressed and can be achieved and the new subdivided portions are large enough to accommodate all on-site parking requirements.

5. ESSENTIAL SERVICES

The Engineering Department of the Municipality of Swakopmund confirmed that there are no public services located on the site: therefore, no praedial servitudes need to be registered.

The owner/developer has appointed civil and electrical engineers to attend to the installation of essential services – water, sewer, electricity, roads and telecommunications. Once the subdivision has been approved a Services Development Plan, in accordance with Council standards and specifications, will be prepared for the installation of essential services.

Finally, with or without subdivision, the site has underutilised capacity for development, and which by implication means that the subdivision will not impact on essential services.

The proposed subdivision will not negatively affect existing essential services.

6. ENDOWMENT

In terms of the Urban and Regional Planning Act, 2018, after subdivision the owner shall pay as an endowment to the local authority within whose area of jurisdiction the portion falls for the additional load generated on the municipal infrastructure by the subdivision.

The purpose of endowment is to allow the local authority or State to finance and carry out betterment works for the erecting, constructing, or acquiring amenities for public places in the public interest.

In this case, however, it is recommended that no endowment be charged for the proposed subdivision.



The reason for this is the fact that the owner/developer will, subject to Council standards and specifications, be installing essential services to all the newly subdivide portions and constructing a new public street which will be transferred to the Council free of cost and compensation.

These essential services and the new public street will become Council assets, received by the Council free of cost and compensation.

In conclusion, it is recommended that no endowment fee be charged since all essential services will be provided by the developer as part of the development process.

7. STATUTORY/POLICY SUPPORT

The following statutory procedures/documents, guidance and policies are in support of the proposed subdivisions/consolidation/rezoning.

7.1. Local Authorities Act, 1992

A portion of the existing public street will, in accordance with the provisions of Sections 50 and 63 of the Local Authorities Act, 1992 be permanently closed as a street and, as part of this application, will be consolidated with the site.

It will also be necessary for the Council to approve the donation of the closed public street from the Municipality of Swakopmund to Multi Bau.

The reason for donation rather than sale of the closed public street is that the land is already occupied by the Erongo RED substation, is an unused street with no inherent value and is being used for a public service serving the wider community.

Subsequently, the donation of the closed public street will have to be approved in terms of the Local Authorities Act, 1992 by the Minister of Urban and Rural Development.

Once all the statutory procedures have been completed, Multi Bau will transfer the substation site to Erongo RED free of cost and compensation.

Whilst the above permanent closure application is in process, it is possible to initiate the subdivision process as both processes can run parallel to each other.

In terms of Swakopmund policy and procedures, it is only before registration at the Deeds Office that the donation of land needs to be finalised.

7.2. Swakopmund Zoning Scheme No. 12

In terms of Clause 8.17 of the Swakopmund Zoning Scheme, where any piece of land which was previously a street and is closed and transferred to an adjacent owner, such piece of closed street/land shall be deemed to fall into the same use zone and subzone as the adjacent property – in this case a General Industrial zoning.

Therefore, the portion of the adjacent public street will inherit the parent "General Industrial" zone upon consolidation and does not require a rezoning application.

All new development on the newly created portions will be in compliance with the Swakopmund Zoning Scheme in terms of land use, height, coverage, bulk/floor area, parking and building lines.

In conclusion, the proposed subdivision is fully in accordance with the Swakopmund Zoning Scheme.

7.3. MURD Town Planning Standards and Urban Design Guidelines

The following sections of the MURD Town Planning Standards and Urban Design Guidelines are applicable and have been taken into consideration:



- **Street Layout and Street Widths**
The new cul-de-sac public street will have a width of 12m. which is sufficient in terms of general traffic engineering standards, policy and guidance, to accommodate sedan and heavy vehicles, pedestrian traffic, landscaping and essential services infrastructure.
- **Cul-De-Sac Streets**
The cul-de-sac public street is more than the minimum 10m. width, is in total 120m. long, has a turning circle of 25m. and will, at the entrance, have clear signage to indicate a dead-end street.
- **Stormwater Management**
There is limited stormwater drainage in Swakopmund. Consequently, when it rains at the Coast, stormwater drainage will be provided for in the design of the new cul-de-sac public street with water flows draining to low lying public space.

7.4. ALAN Panhandle Guidelines

No panhandles are created from the proposed subdivision.

8. PROPOSED PERMANENT STREET CLOSURE, SUBDIVISION AND DONATION

The Erongo RED substation and site boundary walls encroach onto the existing public street (Portion 28 of Farm Swakopmund Town and Townlands No. 41). This part of the existing public street is a redundant turning circle which is no longer required: the existing public street is now a through street.

This redundant turning circle (±390m² in area) will in accordance with the provisions of Sections 50 and 63 of the Local Authorities Act, 1992 be permanently closed and subdivided as a street, incorporated into Swakopmund Extension 10, and, as part of this application, will be donated by the Municipality of Swakopmund to Multi Bau.

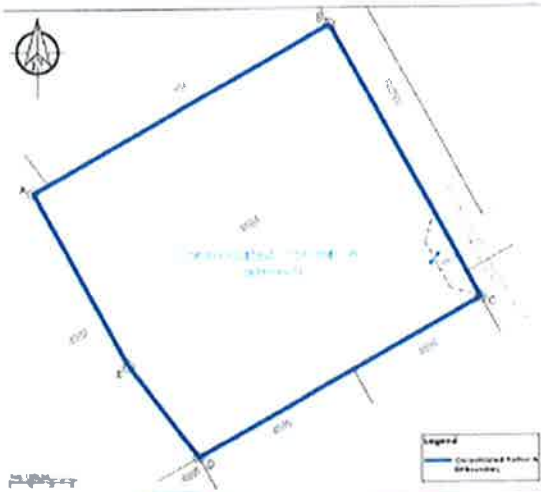
Once all the statutory procedures have been completed, Multi Bau will transfer the substation site to Erongo RED free of cost and compensation.

Street Closure/Subdivision/Incorporation	Street Closure/Subdivision/Incorporation Areas
	<p>Schedule</p> <ul style="list-style-type: none"> • Portion 28 ±20,132m² • Portion 1 of Portion 28 ±390m² • Remainder of Portion 28 ±19,742m²



9. PROPOSED CONSOLIDATION


Following the permanent closure, subdivision and incorporation, it is proposed to consolidate the closed street portion ($\pm 390\text{m}^2$ in area) with erf 8684 Swakopmund Extension 10 ($24,126\text{m}^2$ in area) to create new Consolidated Portion A ($\pm 24,516\text{m}^2$ in area).

Consolidation	Consolidation Areas
	<p>Schedule</p> <ul style="list-style-type: none"> • Portion 1 of Portion 28 $\pm 390\text{m}^2$ • 8684 $24,126\text{m}^2$ • Consolidated Portion A $\pm 24,516\text{m}^2$

10. PROPOSED SUBDIVISION

It is proposed to simultaneously subdivide Consolidated Portion A into 10 new industrial portions – zoning General Industrial, 1 Erongo RED substation portion – zoning Parastatal and a street remainder – zoning New Public Street.

The purpose of the subdivisions is rather than retaining the site as a large single industrial erf for tenants for rental purposes is for the newly subdivided erven for sale for freehold ownership (on smaller and more affordable erven) and not for rental for tenants.

Subdivision	Subdivision Areas
	<p>Schedule</p> <ul style="list-style-type: none"> Portion 1: $2,050\text{m}^2$ Portion 2: $2,007\text{m}^2$ Portion 3: $2,054\text{m}^2$ Portion 4: $2,433\text{m}^2$ Portion 5: $2,805\text{m}^2$ Portion 6: $2,573\text{m}^2$ Portion 7: $2,436\text{m}^2$ Portion 8: $2,052\text{m}^2$ Portion 9: $2,002\text{m}^2$ Portion 10: $1,904\text{m}^2$ Portion 11: 147m^2 Remainder: $2,037\text{m}^2$



11. PROPOSED ZONING/ REZONING

Portions 1 to 10: General Industrial [Retains existing General Industrial zoning.]

Portion 11: Parastatal [Proposed zoning.]

Remainder: New Public Street. [Proposed reservation/zoning.]

12. PUBLIC CONSULTATION

Public consultation allows interested and affected parties to submit written comments, representations or objections to the proposed applications to assist the relevant authorities with its decision making in terms of the Urban and Regional Planning Act, 2018 and its Regulations, the Local Authorities Act, 1992 and the Environmental Management Act, 2007 in the following manner:

- Regulation 10(1): Notice in the Gazette for 1 Week.
- Regulation 10(2): Notices in 2x Newspapers for 2 Weeks.
- Regulation 12(a): Notice(s) on Site.
- Regulation 12(b): Notice at the Local Authority.
- Regulation 10(4): Neighbouring landowners notice – Email/WhatsApp/Registered mail.

All comments, representations or objections were to be submitted in writing to the Chief Executive Officer of the Municipality of Swakopmund and Stewart Planning.

The application was open for public consultation as required between 15 October 2025 and 14 November 2025.

No written objections were received on/before the closing date of 14 November 2025. One no-objection letter in support of the application has been received.

Proof of consultation, with the necessary supporting documents is attached.

13. SUMMARY

The following is a summary of the application and reasons in favour of the proposed closure/ subdivision/ consolidation/ subdivision/ rezoning:

- ✓ Erf 8684 Swakopmund Extension 10 is partially vacant, partially developed by 5 rental warehouses, and an Erongo RED substation which is built partially on the site and partially on the unnamed adjacent public street.
- ✓ The purpose of the subdivisions is rather than retaining the site as a large single industrial erf for tenants for rental purposes is for the newly subdivided erven to be offered for sale for freehold ownership on smaller and more affordable erven.
- ✓ The site is situated in the eastern part of Swakopmund, between the B2 (south) and the railway line (north), with good access to the wider road infrastructure and with access to a railway siding.
- ✓ An unnamed adjacent public street provides access to/from the site with access to the B2.
- ✓ There remains a growing demand in Swakopmund for modern, good quality, well-designed and well-located industrial buildings on smaller and more affordable erven for which there is a current shortage. The site ideally meets the criteria for this growing demand.
- ✓ Each new subdivided portion will be developed in accordance with the Swakopmund Zoning Scheme development control requirements and conditions.
- ✓ This application is considered needed and desirable to facilitate the further development of the site and to promote brownfield redevelopment.



- ✓ **No portion is situated within 100 metres of a building restriction road, and no access will be taken from a main road. There is no need to register a right of access servitude over any portion.**
- ✓ **Access to each newly created portion have been addressed and can be achieved and the portions are large enough to accommodate all on-site parking requirements.**
- ✓ **The closed "Street" portion will inherit the "General Industrial" zoning of parent erf upon consolidation.**
- ✓ **Approval from Minister of Urban and Rural Development will be required for the donation of a portion of the unnamed adjacent street from the Swakopmund Council to Multi Bau.**
- ✓ **No objections against the permanent closure of a portion of the unnamed adjacent street, subdivision, consolidation, incorporation and subsequent subdivision and rezoning were received from the public.**
- ✓ **Since all essential services will be provided by the developer as part of the development process, no endowment fee be charged.**
- ✓ **The proposed closure, subdivision, consolidation, incorporation and subsequent subdivision and rezoning applications are fully in accordance with the Local Authorities Act, the Urban and Regional Planning Act, the Environmental Management Act, the Swakopmund Zoning Scheme and national and local policy and guidelines.**



14. RECOMMENDATION

It is recommended that the following statutory procedures be approved:

- 1) Partial permanent closure of unnamed Public Street (Portion 28 Farm Swakopmund Town and Townlands No. 41).
- 2) Subdivision of unnamed Public Street (Portion 28 Farm Swakopmund Town and Townlands No. 41) into Portion 1 and Remainder.
- 3) Incorporation of Portion 1 of Portion 28 into Swakopmund Extension 10.
- 4) Donation of Portion 1 of Portion 28 from Municipality of Swakopmund to Multi Bau (Pty.) Ltd..
- 5) Consolidation of Portion 1 of Portion 28 with erf 8684 Swakopmund Extension 10 into new Consolidated Portion A.
- 6) Subdivision of Consolidated Portion A into 12 Portions: Portions 1 to 11 and Street Remainder.
- 7) Rezoning of Portion 11 from General Industrial to Parastatal.
- 8) Rezoning of Remainder from General Industrial to New Public Street.
- 9) That the restrictive title deed servitudes (Deed of Servitude No. K27/1975 S and diagram SG No. A50/35) registered against the Remainder of Portion B of the Farm Swakopmund Town and Townlands No. 41 be cancelled.
- 10) That all title deed conditions registered against erf 8684 Swakopmund Extension 10 be cancelled, including the restrictive title deed servitudes (Deed of Servitude No. K27/1975 S and diagram SG No. A50/35) registered against the Remainder of Portion B of the Farm Swakopmund Town and Townlands No. 41, and that the following conditions be registered against Portions 1 to 11:
 - a. the erf must 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 5 of 2018).
 - b. The building value of the main building, excluding the outbuilding to be erected on the erf, must be at least four times the prevailing valuation of the erf.
- 11) That no endowment fee be charged.

I trust the above recommendation and application meets your favourable approval.

Please do not hesitate to contact me should you need additional information.

Yours faithfully,



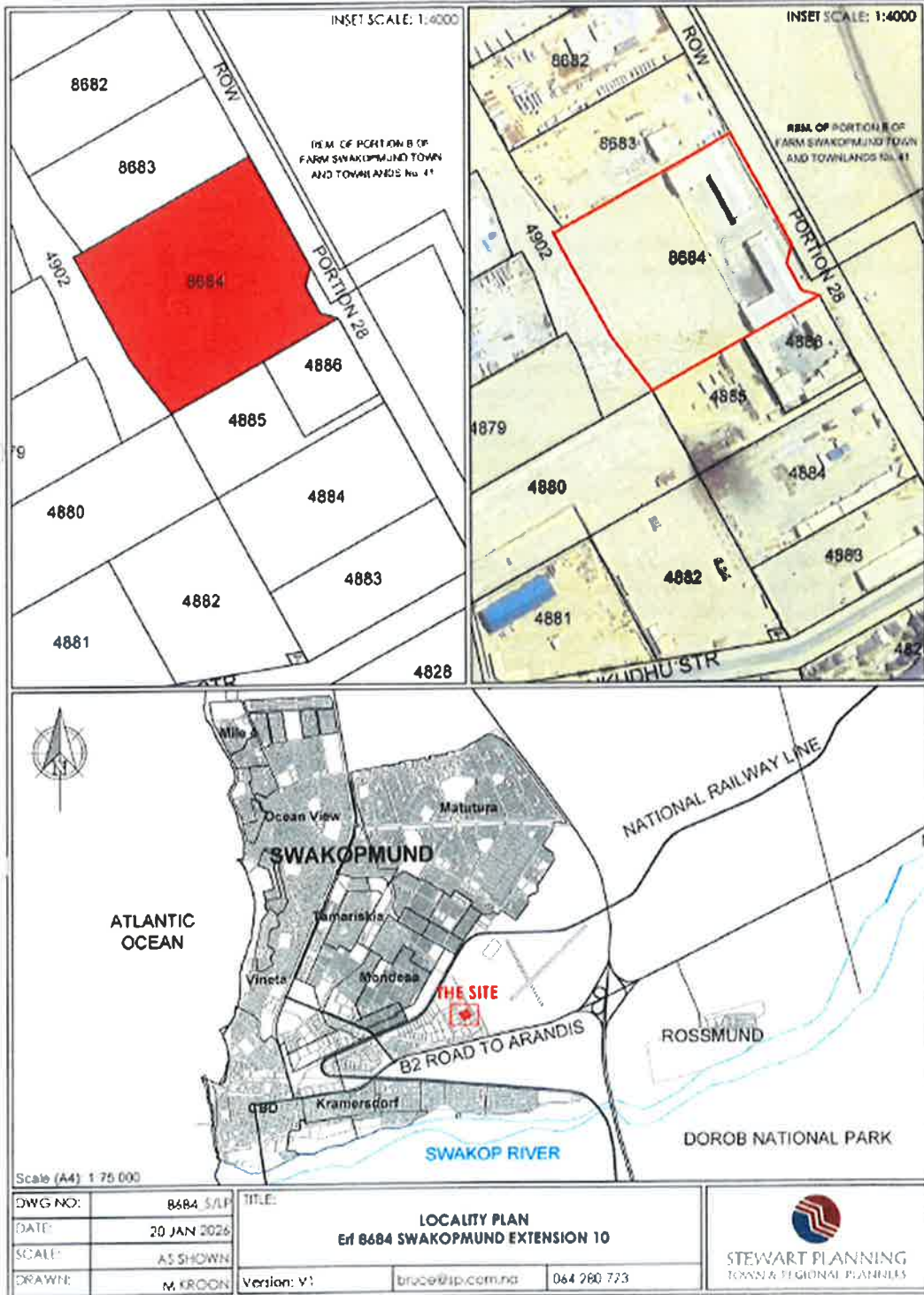
Bruce Stewart

Registered Town & Regional Planner



Tel: 064 280 770 | Email: bruce@stpl.com.na





Prepared by me



CONVEYANCER
BEZUIDENHOUT C

REGISTRAR OF DEEDS
WINDHOEK

Enrolment in terms of section 27(1) of the Deeds Act is hereby notified.
THE WHOLE MENTIONED PROPERTY IS NOW CONVEYED TO THE REGISTRAR OF DEEDS BEZUIDENHOUT C IN TERMS OF NOTICE 202

2016-10-20
DATE

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT **CLIFFORD BEZUIDENHOUT** HIRING WINDHOEK STRATER appeared before me, Registrar of Deeds, at Windhoek he, the said appraiser, being duly authorized thereto by a Power of Attorney granted to him by

GUANOCOR (PROPRIETARY) LIMITED
Company Number 2072

dated the 7 day of AUGUST 2014 and signed at WINDHOEK

80000004-1-181

Handwritten signature and initials

AND the said appearer declared that his said Principal had truly and lawfully sold on 8 JULY 2014

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

MULTI BAU (PROPRIETARY) LIMITED

Company Number 1997/196

Its Successor-in-title or Assigns,

CERTAIN REMAINDER OF PORTION 30 (A PORTION OF PORTION 28) OF THE
FARM SWAKOPMUND TOWN AND TOWNLANDS NO 41

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

EXTENT 2.4126 (Two Comma Four One Two Six) HECTARES

FIRST transferred by Deed of Transfer No T 2380/1980 with Diagram No A.206/79
relating thereto

AND HELD BY DEED OF TRANSFER NO T 1011/1987

A. SUBJECT The Remainder of Portion B of the farm Swakopmund Town and Townlands
No 41, 7342,6083 (seven three four two comma six nil eight three) hectares;
of which the above mentioned property is part of, is subject to three
servitudes, all 15 meters wide and respectively 1560 meters, 4940 meters and
1070 meters long, as indicated by the red line marked (i) A, B (ii), C, D (iii), E,
F on diagram S.G. No A50/35 attached to Notarial Deed of Servitude No
K 27/1975S, with the purpose to transfer water by pipeline, in favour of the
Government of Namibia with incidental rights, which servitude is created by
virtue of Notarial Deed of Servitude No K27/1975 S dated 25 February 1975
and registered on 4 March 1975.

B. FURTHER SUBJECT to the following conditions imposed by virtue of Section 21 of the
Town and Land Division Ordinance 1953, and created in the said
Deed of Transfer No T 2380/1980, namely:

The bottom of the page contains several handwritten signatures and stamps. On the left, there is a vertical line. To its right, there are several scribbled signatures and what appears to be a circular stamp or seal, though the details are illegible due to the quality of the scan.

IN FAVOUR OF THE LOCAL AUTHORITY

The erf shall only be used permissible in terms of the Town Planning Scheme of Swakopmund, which has been compiled in terms of the Town Planning Ordinance 1954 (Ordinance 18 of 1954) and shall therefore be used only subject to the conditions laid down in and in pursuance of the said Town Planning Scheme.

FOR INFORMATION ONLY


16-10

SPECIAL POWER OF ATTORNEY

We, the undersigned,

GERRITZ JAN RHEEDER, MARIELLE JENNEKE REUSSINK & GLADYS URSULA REUSSINK

in our capacity as Directors of
MULTI BAU (PROPRIETARY) LIMITED
(REGISTRATION NUMBER: CY/1997/0196)

being the registered owner of
ERF 8684 SWAKOPMUND EXTENSION 10

do hereby nominate, constitute and appoint

STEWART PLANNING – TOWN AND REGIONAL PLANNERS
P O BOX 2096, WALVIS BAY, NAMIBIA

with the power of substitution, to be our lawful Attorney and Agent in our name, place and stead, to make the necessary application to the Municipal Council of Swakopmund and/or the Urban and Regional Planning Board/Ministry of Urban and Rural Development

- CLOSURE & SUBDIVISION OF A PORTION OF PUBLIC STREET INTO PORTION 1 & REMAINDER
- CONSOLIDATION OF PORTION 1 (CLOSED STREET) WITH ERF 8684 SWAKOPMUND EXTENSION 10 INTO CONSOLIDATED ERF A
- SUBDIVISION OF CONSOLIDATED ERF A INTO PORTIONS 1 TO 11 & REMAINDER (STREET)
- REZONING OF PORTION 11 TO UTILITY SERVICES

at the cost of the applicant and generally for effecting the purpose 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 presents.

Thus signed at Swakopmund,
This 5th day of September 2025, in the presence of the undersigned witnesses:

GERRITZ JAN RHEEDER

MARIELLE JENNEKE REUSSINK

GLADYS URSULA REUSSINK

Witness 1
Name: Birgit Hoenck
Signature:

Witness 2
Name: Ferdinand Schröder
Signature:

COMPANY RESOLUTION

RESOLUTION OF THE DIRECTORS OF
MULTI BAU (PROPRIETARY) LIMITED
(REGISTRATION NUMBER: CY/1997/0196)

During a meeting held on the 5th day of September 2025 at Swakopmund,
we, the undersigned,

GERRITZ JAN RHEEDER, MARIELLE JENNEKE REUSSINK & GLADYS URSULA REUSSINK

in our capacity as Directors of
MULTI BAU (PROPRIETARY) LIMITED
(REGISTRATION NUMBER: CY/1997/0196)

do hereby nominate, constitute and appoint

STEWART PLANNING – TOWN AND REGIONAL PLANNERS
P O BOX 2095, WALVIS BAY, NAMIBIA

with the power of substitution, to be our lawful Attorney and Agent in our name, place and stead, to make the necessary application to the Municipal Council of Swakopmund and/or the Urban and Regional Planning Board/Ministry of Urban and Rural Development

- CLOSURE & SUBDIVISION OF A PORTION OF PUBLIC STREET INTO PORTION 1 & REMAINDER
- CONSOLIDATION OF PORTION 1 (CLOSED STREET) WITH ERF 8684 SWAKOPMUND EXTENSION 10 INTO CONSOLIDATED ERF A
- SUBDIVISION OF CONSOLIDATED ERF A INTO PORTIONS 1 TO 11 & REMAINDER (STREET)
- REZONING OF PORTION 11 TO UTILITY SERVICES

This signed at Swakopmund
This 5th day of September 2025, in the presence of the undersigned witnesses:


GERRITZ JAN RHEEDER


MARIELLE JENNEKE REUSSINK


GLADYS URSULA REUSSINK

Witness 1

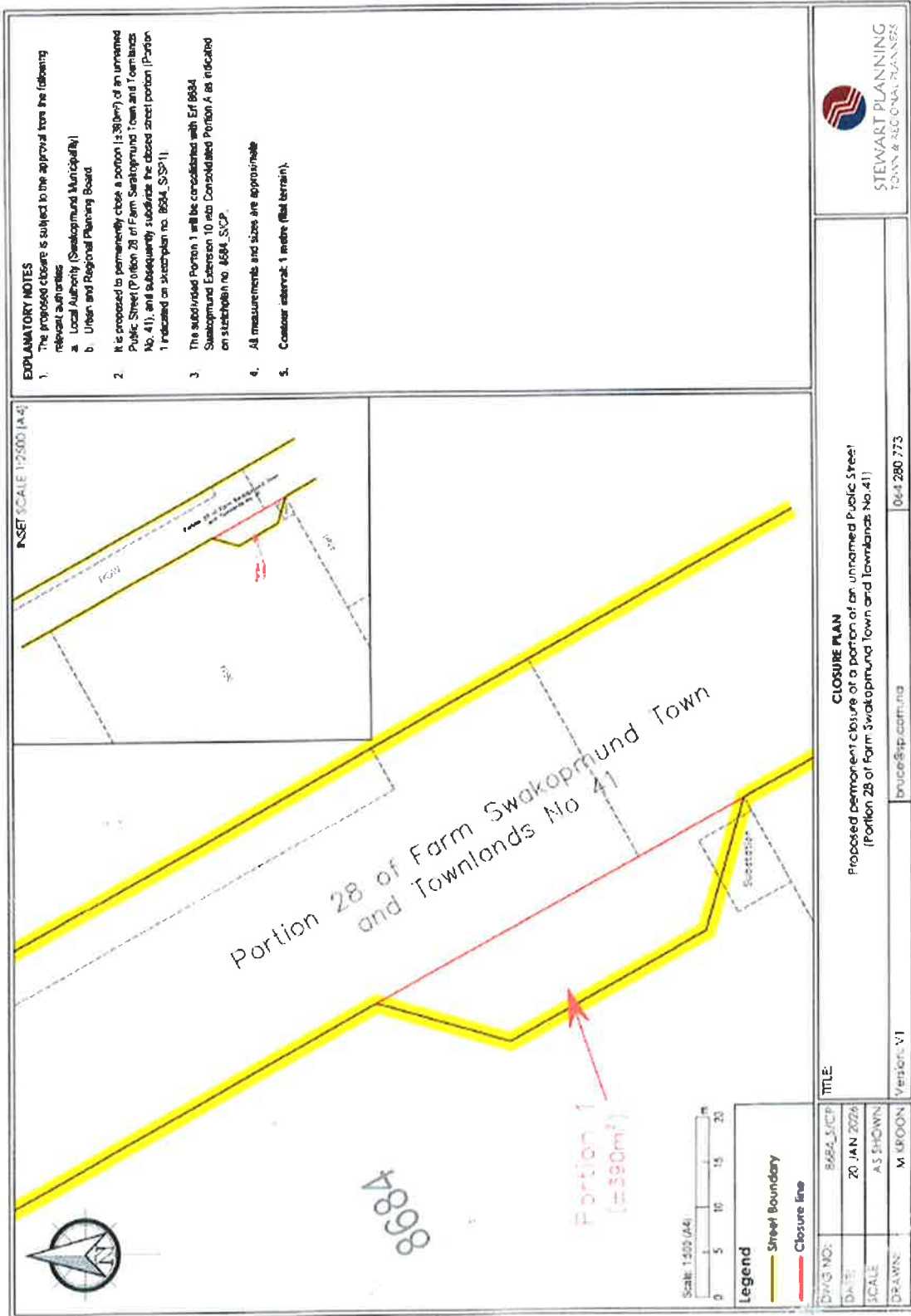
Name: Birgit Hoenck

Signature: 

Witness 2

Name: Ferdinand Schröder

Signature: 

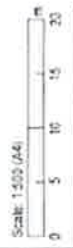


EXPLANATORY NOTES

1. The proposed closure is subject to the approval from the following relevant authorities:
 - a. Local Authority (Swakopmund Municipality)
 - b. Urban and Regional Planning Board
2. It is proposed to permanently close a portion (±390m²) of an unnamed Public Street (Portion 28 of Farm Swakopmund Town and Townlands No. 41), and subsequently subdivide the closed street portion (Portion 1 indicated on sketchplan no. 8684_SCP-1)
3. The subdivided Portion 1 will be consolidated with Erf 8684 Swakopmund Extension 10 into Consolidated Portion A as indicated on sketchplan no. 8684_SCP.
4. All measurements and sizes are approximate
5. Contour interval: 1 metre (flat terrain).

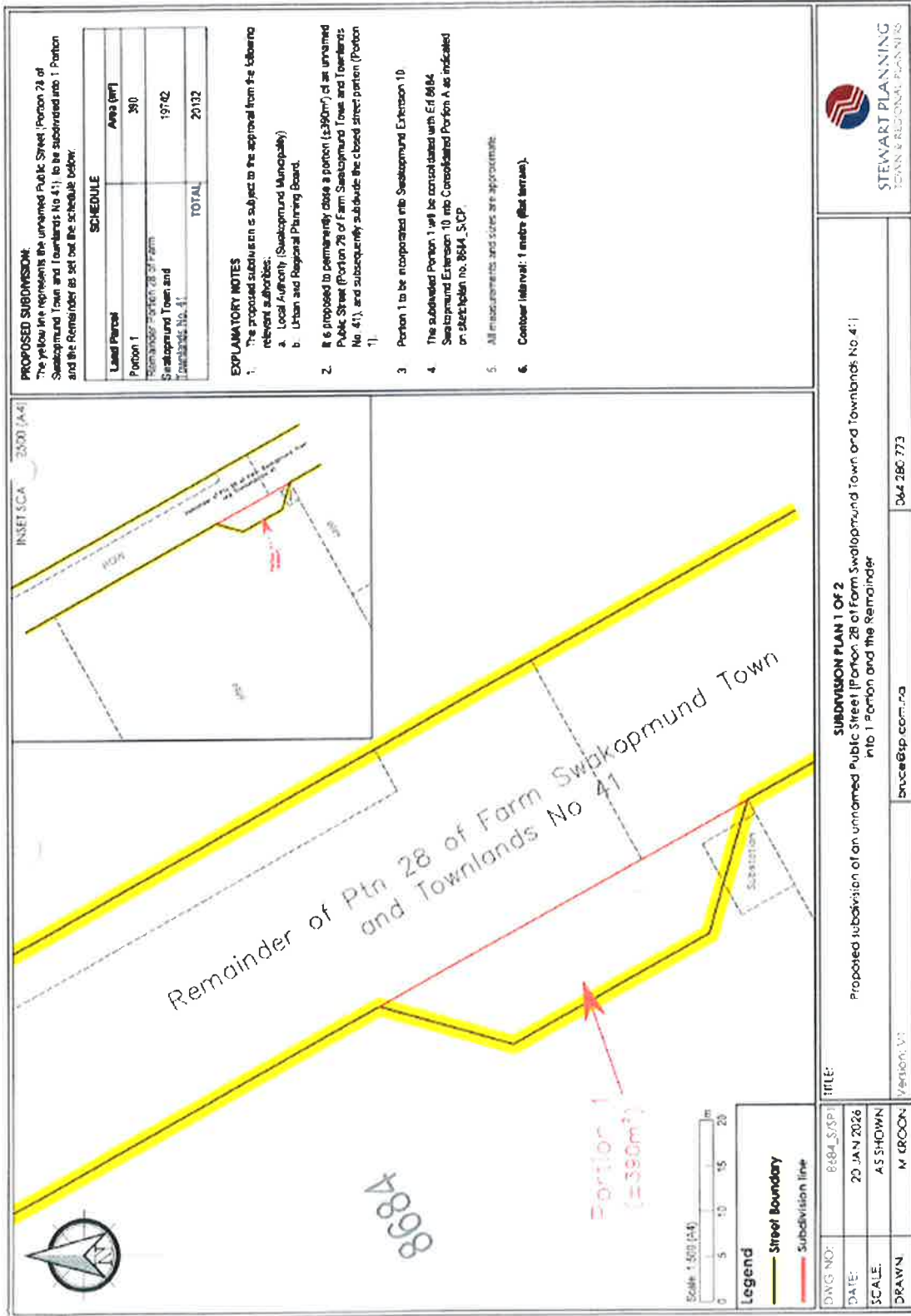


<p>CLOSURE PLAN Proposed permanent closure of a portion of an unnamed Public Street (Portion 28 of Farm Swakopmund Town and Townlands No. 41)</p>	
<p>DWG NO: 8684_S/CP</p>	<p>Version: V1</p>
<p>DATE: 20 JAN 2026</p>	<p>064 280 773</p>
<p>SCALE: A 3 SHOWN</p>	<p>bruce@p.dam.na</p>
<p>DRAWN: M. UROON</p>	<p>064 280 773</p>



Legend

	Street Boundary
	Closure Line

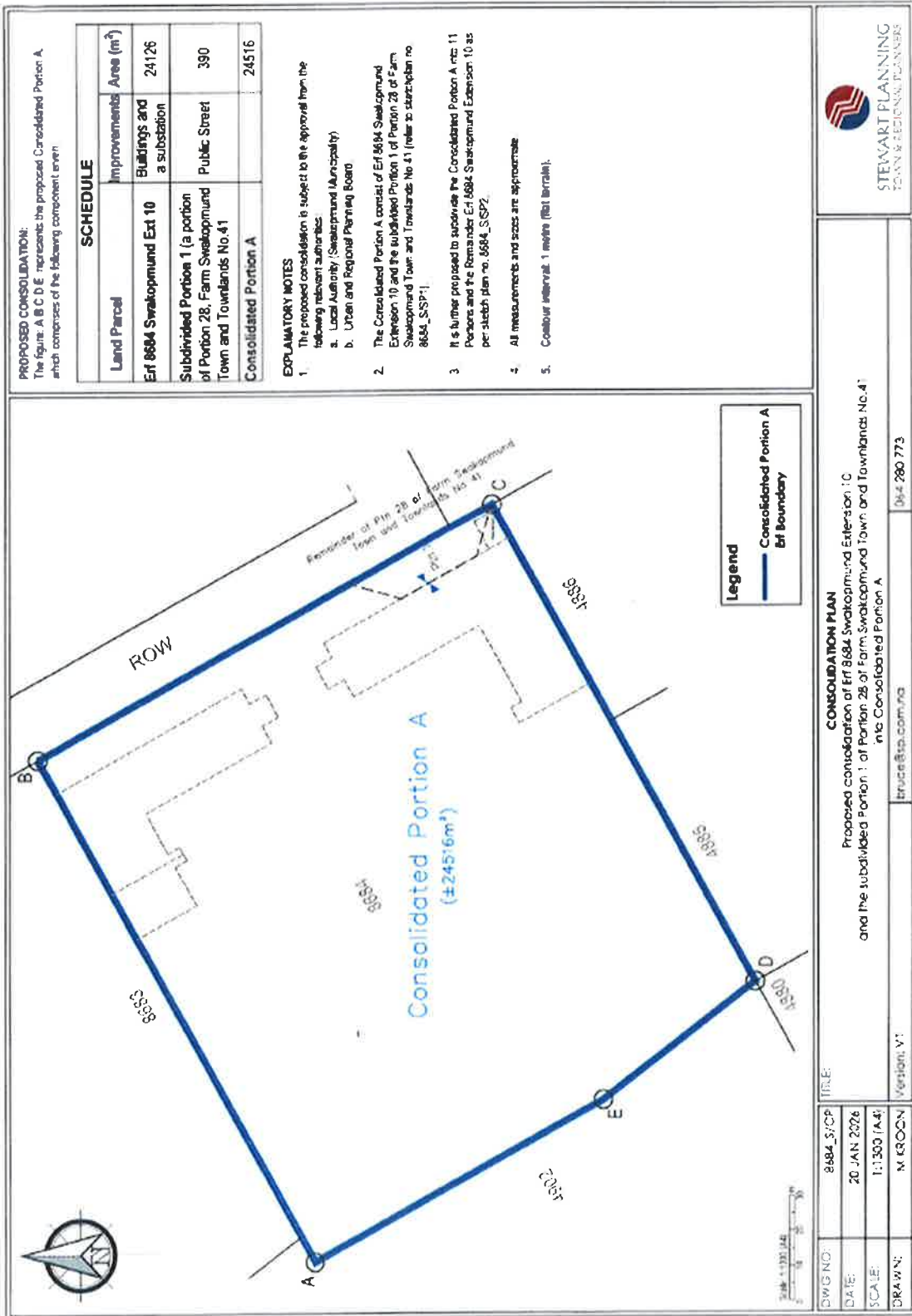


SUBDIVISION PLAN 1 OF 2
Proposed subdivision of an unnamed Public Street (Portion 28 of Farm Swakopmund Town and Townlands No 41) into 1 Portion and the Remainder

DWG NO:	8684_S/SP1
DATE:	20 JAN 2026
SCALE:	AS SHOWN
DRAWN:	M. GROOM
Version:	V1

044 280 773

bruce@sp.com.na



PROPOSED CONSOLIDATION:
The figure A B C D E represents the proposed Consolidated Portion A, which comprises of the following component erven:

SCHEDULE		Improvements Area (m ²)
Land Parcel	Erf 8684 Swakopmund Ext 10	24126
Subdivided Portion 1 (a portion of Portion 28, Farm Swakopmund Town and Townlands No.41	Public Street	390
Consolidated Portion A		24516

EXPLANATORY NOTES

- The proposed consolidation is subject to the approval from the following relevant authorities:
 - Local Authority (Swakopmund Municipality)
 - Urban and Regional Planning Board
- The Consolidated Portion A consist of Erf 8684 Swakopmund Extension 10 and the subdivided Portion 1 of Portion 28 of Farm Swakopmund Town and Townlands No 41 (refer to sketchplan no. 8684_SSP1).
- It is further proposed to subdivide the Consolidated Portion A into 11 Portions and the Remainder Erf 8684 Swakopmund Extension 10 as per sketch plan no. 8684_SSP2.
- All measurements and sizes are approximate
- Contour intervals: 1 metre (flat terrain).

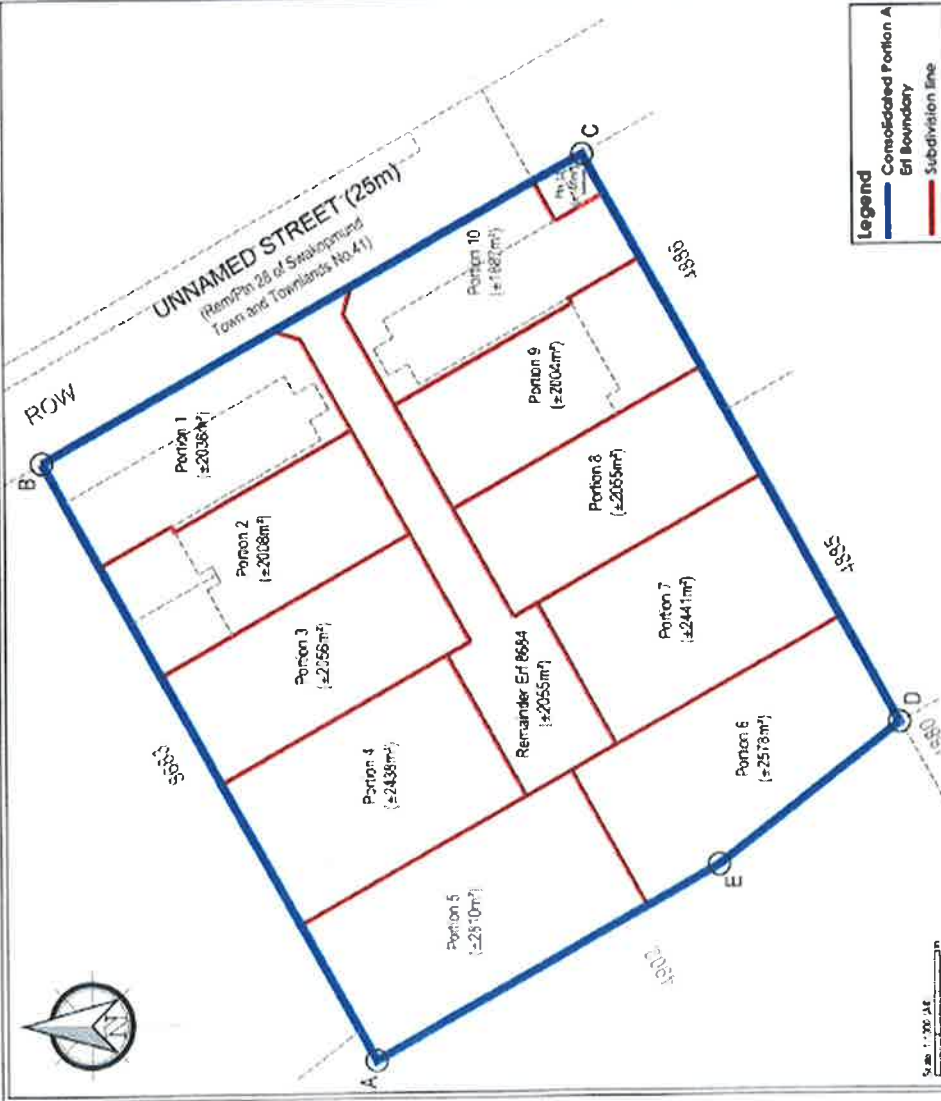
<p>CONSOLIDATION PLAN Proposed consolidation of Erf 8684 Swakopmund Extension 10 and the subdivided Portion 1 of Portion 28 of Farm Swakopmund Town and Townlands No. 41 into Consolidated Portion A</p>		<p>STEWART PLANNING TOWN & REGIONAL PLANNERS</p>
<p>DWG NO: 8684_S/CP</p> <p>DATE: 20 JAN 2026</p> <p>SCALE: 1:300 (A4)</p> <p>DRAWN: M. KROON</p>	<p>Version: V1</p> <p>064 280 773</p> <p>truce@sp.com.na</p>	

PROPOSED SUBDIVISION:
The figure A B C D E represents the proposed Consolidated Portion A, to be subdivided into 11 Portions and the Remainder as set out in the schedule below.

SCHEDULE	
Land Parcel	Area (m ²)
Portion 1	2038
Portion 2	2008
Portion 3	2056
Portion 4	2438
Portion 5	2810
Portion 6	2578
Portion 7	2441
Portion 8	2055
Portion 9	2004
Portion 10	1887
Portion 11	148
Remainder Erf 8684 Subplot 10	2055
TOTAL	24516

EXPLANATORY NOTES

- The proposed subdivision is subject to the approval from the following relevant authorities:
 - Local Authority (Swatopmund Municipality);
 - Urban and Regional Planning Board.
- The Consolidated Portion A consists of Erf 8684 Subplot 10 and the subdivided Portion 1 of Portion 28 of Farm Swatopmund Town and Townlands No 41 (refer to subdivision no 8684_SSP1).
- It is proposed to subdivide the Consolidated Portion A into 11 Portions and the Remainder Erf 8684 Subplot 10.
- The proposed Portions 1 to 10 will remain "General Industrial". Portion 11 will be rezoned from "General Industrial" to "Industrial" for the purpose of the existing subdivision and the Remainder Erf 8684 Subplot 10 will be rezoned from "General Industrial" to "Industrial" to provide access to the subdivided portions. The proposed rezoning is indicated on subdivision no. 8684_SSP.
- All measurements and sizes are approximate.
- Contour interval: 1 metre (flat terrain).



SUBDIVISION PLAN 2 OF 2 Proposed subdivision of the Consolidated Portion A into 11 Portions and the Remainder	
DWG NO:	8684_SSP2
DATE:	20 JAN 2026
SCALE:	1:200 (A4)
DRAWN:	M. KOON
Version:	01
Project No:	064 280 773
Contact:	064 280 773
Email:	064 280 773



CONDITIONS TO BE REGISTERED

It is recommended that:

1. The conditions registered against erf 8684 Swakopmund Extension 10 be cancelled.
2. The following conditions be registered against Proposed Portions 1 to 10 of erf 8684 Swakopmund Extension 10.
 - A. Subject to the following conditions imposed in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018)

IN FAVOUR OF THE LOCAL AUTHORITY

1. 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 Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).
2. 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.
3. Proposed Portion 11: Parastatal and Proposed Remainder: Street to be free of conditions:



STEWART PLANNING
TOWN & REGIONAL PLANNERS

First Floor, 122, Old Main Building
122 Sam Ntshona Avenue
Walrus Bay

www.sp.com.na
Tel: 0644 280 170
Email: sp@sp.com.na

Reference: 8684S

24 September 2025

To whom it may concern,
We have received instruction for a rezoning application for erf 8684 Swakopmund Ext 10 and we need to notify neighbouring landowners.
Will you please provide the contact details of the following property owners?
The information can be emailed to me: bruce@sp.com.na

Erf Number	Owner's Name	Postal Address	Email Address	Contact Number
Erf 4877 Swakopmund Ext 10	Mobatec Properties CC	P.O. Box 3731, Vinteta	N/A	064-4632822
Erf 4878 Swakopmund Ext 10	Estalcom Park Properties & William C. Knight	P.O. Box 1178 Swakopmund	N/A	081 240 036
Erf 4879 Swakopmund Ext 10	Victor Samuel (Annon)	P.O. Box 3609, Vinteta	Wictoriaht@sway.com	064-404332
Erf 4880 Swakopmund Ext 10	Namibia Construction Pty L.P. Coetsee	P.O. Box 3502 Vinteta	N/A	0811 24 4003
Erf 4885 Swakopmund Ext 10	Kotze (Nobert)	P.O. Box 3413 SWL	P.O. Box 3092 Huisboud	064-4634987 0811 24 5552
Erf 4886 Swakopmund Ext 10	Purple Industrial Park (Pty) Ltd	P.O. Box 3502 Vinteta	N/A	Wife 081 24 11575

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W+E
W+R
E
W+E
R

4885 nico @ wife @ namibia construction . com
Stewart Town Planning CC (CC No. 2020/00365) Cons and guides . com Page 1 of 2

Applicant:
B. Stewart
Stewart Planning
Town and Regional Planners
P.O. Box 2095, Walvis Bay
064 280 773
bruce@sp.com.na

Local Authority:
Chief Executive Officer
Municipality of Swakopmund
P.O. Box 53, Swakopmund
064 410 4403
jheita@swkmun.com.na

No. 790

2025

PERMANENT CLOSURE OF A PORTION OF THE REMAINDER OF ERF 616, ACADEMIA

Notice is hereby given in terms of section 50(3)(a)(ii) of the Local Authorities Act, 1992 (Act No. 23 of 1992) that the City of Windhoek proposes to close permanently the under-mentioned portion as indicated on the locality plan which lies for inspection during office hours at the office of Urban Policy, Room 517, City of Windhoek, Independence Avenue.

Permanent closure of Portion A of the Remainder of Erf 616, Sartre Street, Academia as 'public open space' (the portion will be consolidated with the adjacent Erf 305, Descartes Street, Academia).

Objections to the proposed closure as set out above may be lodged with the Secretary of the Urban and Regional Planning Board, Private Bag 13289, Windhoek and with the Chief Executive Officer, City of Windhoek, P.O. Box 59, Windhoek in writing within 14 days after the publication of this notice in accordance with section 50(3)(a)(iv) of the aforesaid Act.

Applicant:
S. Hamayulu
Town Planning Officer
Urban Policy Division
Department of Urban and Transport Planning

No. 791

2025

**PERMANENT CLOSURE OF PORTION A OF THE REMAINDER OF ERF 7961,
 KATUTURA EXTENSION 18**

Notice is hereby given in terms of section 50(3)(a)(ii) of the Local Authorities Act, 1992 (Act No. 23 of 1992) that the City of Windhoek proposes to close permanently the under-mentioned portion as indicated on the locality plan which lies for inspection during office hours at the office of Urban Policy, Room 517, City of Windhoek, Independence Avenue.

Permanent closure of Portion A (±390m² in extent) of Remainder of Erf 7961, Claudius Kandovazu Street, Katutura Extension 18 as 'public open space' (the portion will be consolidated with the adjacent Erf 7581, Asem Street, Katutura Extension 18).

Objections to the proposed closing as set out above can be lodged in writing with: The Secretary, Urban and Regional Planning Board, Private Bag 13289, and the Chief Executive Officer, City of Windhoek, P.O. Box 59, Windhoek, within 14 days after the publication of this notice in accordance with section 50(3)(a)(iv) of the aforesaid Act.

24 OCTOBER 2025

NAMIB TIMES 11

VACANCIES & NOTICES

LIQUOR ACT, 1991

NOTICE OF APPLICATION TO A MAGISTRATE IN TERMS OF THE LIQUOR ACT, 1991

Notice is hereby given that an application in terms of the Liquor Act, 1991, particularly of which particulars will be made to the Magistrate of the District of

1. Name and postal address of applicant: Carl Anton van der Merwe, P.O. Box 5357, Accompanying, Windhoek.

2. Name of licensed premises to which application relates: Oceanus Food (Pty) Ltd.

3. Address/Location of licensed premises to which application relates: Erf 3813, Satoru Street, Walvis Bay.

4. Nature and details of application: Transfer of liquor license FROM Trust Market Shop Chandlers (Pty) Ltd TO Oceanus Food (Pty) Ltd.

5. Where application will be lodged: Windhoek Magistrate Office, Clerk of Court.

6. Date on which application will be lodged: 27 October 2025.

Any objection or written submission in terms of section 28 in relation to the application must be sent or delivered to the Magistrate of the District not later than 7 days after the date on which the application is lodged.

LIQUOR ACT, 1998

NOTICE OF APPLICATION TO A MAGISTRATE IN TERMS OF THE LIQUOR ACT, 1998

Notice is hereby given that an application in terms of the Liquor Act, 1998, particularly of which particulars will be made to the Magistrate of the District of

1. Name and postal address of applicant: Carl Anton van der Merwe, P.O. Box 5357, Accompanying, Windhoek.

2. Name of licensed premises to which application relates: Oceanus Food (Pty) Ltd.

3. Address/Location of licensed premises to which application relates: Erf 3813, Satoru Street, Walvis Bay.

4. Nature and details of application: Transfer of liquor license FROM Trust Market Shop Chandlers (Pty) Ltd TO Oceanus Food (Pty) Ltd.

5. Where application will be lodged: Windhoek Magistrate Office, Clerk of Court.

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Any objection or written submission in terms of section 28 in relation to the application must be sent or delivered to the Magistrate of the District not later than 7 days after the date on which the application is lodged.

LIQUOR ACT, 1998

NOTICE OF APPLICATION TO A MAGISTRATE IN TERMS OF THE LIQUOR ACT, 1998

Notice is hereby given that an application in terms of the Liquor Act, 1998, particularly of which particulars will be made to the Magistrate of the District of

1. Name and postal address of applicant: Andries Nantjanus, P.O. Box 290, Walvis Bay.

2. Name of licensed premises to which application relates: S.H.A. Longlife Trading Enterprises.

3. Address/Location of licensed premises to which application relates: Erf 3813, Satoru Street, Walvis Bay.

4. Nature and details of application: Transfer of liquor license FROM Trust Market Shop Chandlers (Pty) Ltd TO Andries Nantjanus.

5. Where application will be lodged: Windhoek Magistrate Office, Clerk of Court.

6. Date on which application will be lodged: 27 October 2025.

Any objection or written submission in terms of section 28 in relation to the application must be sent or delivered to the Magistrate of the District not later than 7 days after the date on which the application is lodged.

REZONING OF ERVEN 6142, 6143, 6152, 6153 AND 6154, SWAKOPMUND EXTENSION 20

Services Planning, Town & Regional Planning, to which application for rezoning is made, is held on Wednesday, 23 October 2025, at 10:00 AM, at the following address: Planning Committee, Swakopmund Extension 20, Erf 6142, 6143, 6152, and 6154.

1. Name and postal address of applicant: Swakopmund Extension 20, Erf 6142, 6143, 6152, and 6154, Swakopmund.

2. Name of licensed premises to which application relates: Swakopmund Extension 20, Erf 6142, 6143, 6152, and 6154, Swakopmund.

3. Address/Location of licensed premises to which application relates: Swakopmund Extension 20, Erf 6142, 6143, 6152, and 6154, Swakopmund.

4. Nature and details of application: Rezoning of erven 6142, 6143, 6152, and 6154 from R-1 to R-2.

5. Where application will be lodged: Swakopmund Municipal Office, Clerk of Council.

6. Date on which application will be lodged: 27 October 2025.

Any objection or written submission in terms of section 28 in relation to the application must be sent or delivered to the Municipal Engineer of the Municipality not later than 7 days after the date on which the application is lodged.

PARTIAL CLOSURE AND SUBDIVISION OF UNIMPLANTED PUBLIC STREET (ARIP) CROSSING LOCATION IN THE AREA OF THE SUBDIVISIONS OF CORPUS CHRISTI OF PORTION A INTO 12 PORTIONS A TO L AND STREET RECONSTRUCTION

Planning Officers are invited to participate in the Planning Officers' Committee Meeting on Wednesday, 23 October 2025, at 10:00 AM, at the following address: Planning Committee, Swakopmund Extension 20, Erf 6142, 6143, 6152, and 6154.

1. Name and postal address of applicant: Swakopmund Extension 20, Erf 6142, 6143, 6152, and 6154, Swakopmund.

2. Name of licensed premises to which application relates: Swakopmund Extension 20, Erf 6142, 6143, 6152, and 6154, Swakopmund.

3. Address/Location of licensed premises to which application relates: Swakopmund Extension 20, Erf 6142, 6143, 6152, and 6154, Swakopmund.

4. Nature and details of application: Partial closure and subdivision of unimplanted public street (ARIP) crossing location in the area of the subdivisions of Corpus Christi of Portion A into 12 portions A to L and street reconstruction.

5. Where application will be lodged: Swakopmund Municipal Office, Clerk of Council.

6. Date on which application will be lodged: 27 October 2025.

Any objection or written submission in terms of section 28 in relation to the application must be sent or delivered to the Municipal Engineer of the Municipality not later than 7 days after the date on which the application is lodged.

VACANCY

Operations Director (Operations & Facilities)
Walvis Bay

JOB SCOPE
The Operations Director will focus on building and developing partnerships with local and international clients, identifying new opportunities, and working with the public to develop and secure new business.

QUALIFICATIONS & EXPERIENCE
At least 10 years of proven professional experience in a similar capacity, together with a Bachelor's Degree in Business, Supply Chain Management, Logistics or a related field. Excellent communication and interpersonal skills, strong leadership and negotiation skills, and a proven ability to identify opportunities, assess viability and develop and execute business plans. Must be a member of the relevant professional association.

For job specification of the advert please visit:
www.walvisbay.gov.na

Closing date: 12 November 2025
For further information, please contact:
Christine de Waard, Human Resources
Cell: 081 447 1206

recruitment@walvisbay.gov.na



Target group for Raising Pension Fund Pensioners ONLY - NOT Future members

Topic: Potential Raising Pension Fund Closure

Target group: Our Raising Pension Fund Pensioners ONLY - NOT Future members

CENTRAL, SOUTHERN & WESTERN REGIONS				
Date	Day	Time Slot	Section	Venue
23 Nov	Monday	09:00 to 11:00	General	Swakopmund
24 Nov	Tuesday	09:00 to 11:00	Northwest	Swakopmund
25 Nov	Wednesday	09:00 to 11:00	Central	Swakopmund
30 Nov	Monday	09:00 to 11:00	Windhoek	Windhoek
01 Dec	Tuesday	09:00 to 11:00	Windhoek	Windhoek
02 Dec	Wednesday	09:00 to 11:00	Windhoek	Windhoek
03 Dec	Thursday	09:00 to 11:00	Windhoek	Windhoek
04 Dec	Friday	09:00 to 11:00	Windhoek	Windhoek
07 Dec	Monday	09:00 to 11:00	Windhoek	Windhoek
08 Dec	Tuesday	09:00 to 11:00	Windhoek	Windhoek
09 Dec	Wednesday	09:00 to 11:00	Windhoek	Windhoek
10 Dec	Thursday	09:00 to 11:00	Windhoek	Windhoek
11 Dec	Friday	09:00 to 11:00	Windhoek	Windhoek
12 Dec	Saturday	09:00 to 11:00	Windhoek	Windhoek
13 Dec	Sunday	09:00 to 11:00	Windhoek	Windhoek
14 Dec	Monday	09:00 to 11:00	Windhoek	Windhoek

For more details, kindly contact the Principal Officer, Human Resources, at 081 447 1206

Classifieds

TEL: +264-61-220-0377, 230-6666 • FAX: +264-61-220-0366 • EMAIL: classifieds@yhc.com.na

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Opportunities

PLEDGE STATE

Apply for Pledge State positions. Contact: 061 220 0377

Business & Finance

Employment

Wanted

Offered

Goods

Legal

Truck & Salvage Auction

Thursday 6 November 2025 @ 10:00

Location: 1000 Windhoek, Namibia

Items for sale include: Trucks, Salvage, and various vehicles.

AucorNamibia

Nexus Asset Disposal Auction

Date: 21 November 2025 @ 10:00

Venue: Aucor, Brakwater

Items for sale include: Trucks, Salvage, and various vehicles.

NAMDEB

NAMDEB AUCTION

Thursday 13 November 2025 @ 10:00

Location: 1000 Windhoek, Namibia

Items for sale include: Trucks, Salvage, and various vehicles.

Legal

Advertisement for legal services, including representation in court and legal advice.

Legal

Advertisement for legal services, including representation in court and legal advice.

DISCLAIMER

LIST OF REGISTERED ITEMS POSTED

STEWART TOWN PLANNING cc
P O BOX 2065
WINDHOLE BAY



by Sender's Reference No	Addresser's Name and Address	Registration No
1	Ronaldo Relief P O Box 22165 Windholes	EA 001 345 802 NA
2	Victor Samuel P O Box 3260 Windhook	BA 001 345 793 NA
3	Airport Industrial Park BC P O Box 3622 Vineta	BA 001 345 167 NA
4		
5		
6		
7		
8		
9		
10		

WINDHOLE BAY

Number of Items

3 / Three

Received by

HELO

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



ORIGINAL

ECC- 2603198

Serial: 26Jnmdø3198



REPUBLIC OF NAMIBIA

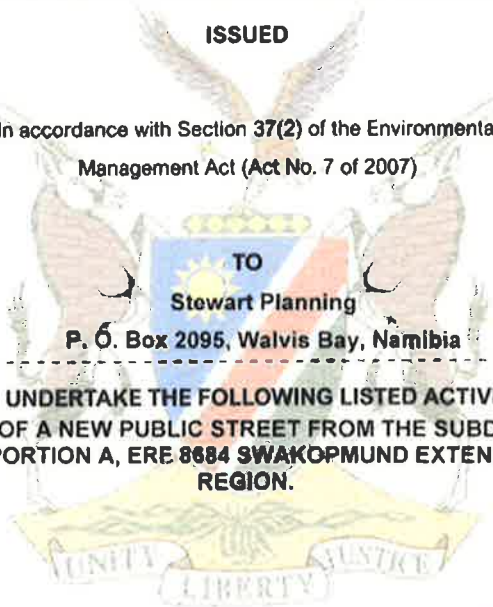
MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM

OFFICE OF THE ENVIRONMENTAL COMMISSIONER

ENVIRONMENTAL CLEARANCE CERTIFICATE

ISSUED

In accordance with Section 37(2) of the Environmental Management Act (Act No. 7 of 2007)



TO
Stewart Planning

P. O. Box 2095, Walvis Bay, Namibia

TO UNDERTAKE THE FOLLOWING LISTED ACTIVITY
CREATION OF A NEW PUBLIC STREET FROM THE SUBDIVISION OF
CONSOLIDATED PORTION A, ERE 8684 SWAKOPMUND EXTENSION 10, ERONGO
REGION.


ENVIRONMENTAL COMMISSIONER



Issued on the date: **2026-02-12**

Expires on this date: **2029-02-12**

(See conditions printed overleaf)



This certificate is printed without error or alterations

11.1.15

APPLICATION FOR THE REZONING OF ERF 2098, SWAKOPMUND, EXTENSION 1, FROM SINGLE RESIDENTIAL WITH A DENSITY OF 1:900M² TO OFFICE WITH A BULK OF 0.6 AND CONSENT USE FOR A RESIDENTIAL BUILDING AND CONSENT TO OPERATE THE OFFICE WHILE THE REZONING IS IN PROCESS

(C/M 2026/05/07 - E 2098)

Ordinary Management Committee Meeting of 16 April 2026, Addendum **8.5** page **102** 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 2098, Swakopmund Extension 1 from "single residential" with a density of 1:900m² to "office" with a bulk of 0.6, in terms of Section 105 (1) (a) (ii) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) and consent use for a residential building and consent to operate the office while the rezoning is in process.

2. Introduction and Background

An application for the rezoning of Erf 2098, Swakopmund Extension 1 from "Single Residential" with a density of 1:900m² to "Office" with a bulk of 0.6, in terms of Section 105 (1) (a) (ii) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) and consent use for a residential building and consent to operate the office while the rezoning is in process was received by the Town Planning Department from Stubenrauch Planning Consultants on behalf of the registered owners. The application is attached as **Annexure A**.

3. Zoning, Locality and Size

Erf 2098, Swakopmund Extension 1 is zoned single residential with a density of 1:900m² and is situated in Ugab Street. The Erf measures approximately 960m² in extent.

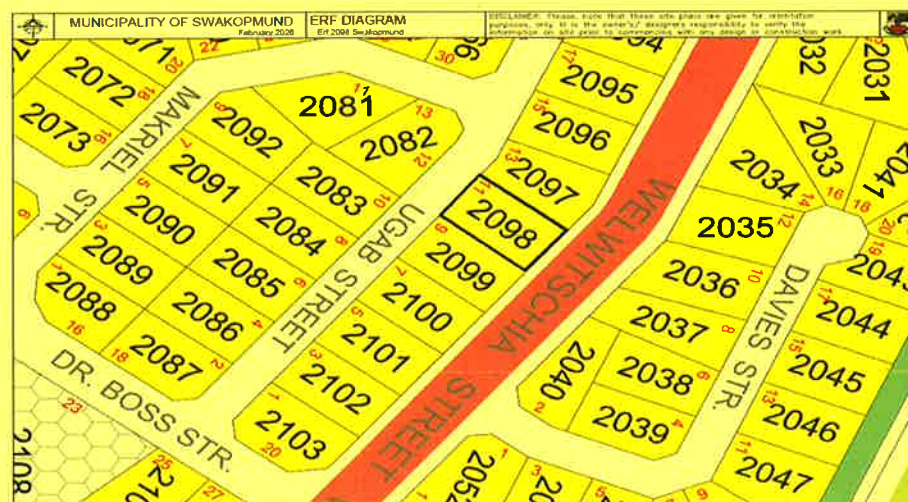


Figure 1: Locality and zoning plan for Erf 2098, Swakopmund Extension 1

4. Ownership

The ownership of Erf 2098, Swakopmund Extension 1 vests in Jens Barthl as indicated in the Deed of Transfer T 3077/2025.

5. Access, parking and municipal services

Access to the erf will remain via Ugab Street which is 15m wide. Parking for the proposed development will be provided on-site in accordance with the provision of the Swakopmund Zoning Scheme. The property is already connected to the services network. However, all additional infrastructure resulting from the proposed development should be the responsibility of the applicant or the property owner.

6. Advertisement

The proposed rezoning was advertised on the 23rd and 30th October 2025 in the New Era and the Namibian newspapers. The neighbouring property owners were notified via registered mails. A notice was placed onsite and on the municipal notice board. Additionally, a notice was published in the Government Gazette No 8772 dated 31st October 2025. The closing dated for objections to the proposal was 25th November 2025. Three objections were received.

7. Proposal

The IGS Engineers Namibia cc is currently operating a consultative office on Erf 2098, Swakopmund Extension 1, employing over twelve engineers. As such, it is therefore the applicant's intention to formalise the situation on the ground by means of aligning the land use activities with the Swakopmund Zoning Scheme, by changing the zoning from residential to office.

8. Objections

As stated above, the application to rezone Erf 2098, Swakopmund Extension 1, from single residential with a density of 1:900m² to office has been contested and the objections are summarised below. The concerns raised by all objectors are common. They are worried that the proposed development will result in an increased traffic which is danger to the school-going kids. It is argued that since the operation of the office on the said premises, there has been blockage of drains and that sewerage was not designed for so many people.

They feared that parking and noise will follow as soon as the application gets approved. One of the objectors indicated that they chose to reside in the quiet area because they need to rest and relax. Lastly, looking at the number of engineers (over 12) employed by the IGC Engineers Namibia, the objector feels the company is big and must be in the industrial area and that they are already operating without consent from the neighbours.

9. Evaluation

The area is predominantly residential; however, the proposed office is not anticipated to bring forth noise, neither change the whole neighbourhood character. It is a consultative office with no industrial activities or machinery usage; therefore, the noise will be minimal and is not expected to generate

significant traffic volume. Additionally, the operating hours will be during the normal working time between 08h00 to 17h00.

Once the rezoning is finalized, the IGS Engineers Namibia cc will be required to register its business to acquire fitness certificate. During that process, inspection is conducted to ensure parking and access are as per the Council's policies. Traffic is not foreseen to be a danger to school-going children as there will be no parking on street reserve tolerance. On the sewerage, logically, the premises are only occupied for eight hours, Monday to Friday as compared to everyday occupancy, should it remain residential which would lead to frequently use of toilet then eventually drains blockage.

Nonetheless, the expected compensation fee of 75% can be allocated to the upgrading of the sewer line to lower the sewerage flow from the premises, as per the provisions of the Sewerage and Drainage Regulations, Regulation 11 (2) *"If in the opinion of the Engineer the volume of sewage discharged from any premises adversely affects the functioning of the public sewer system, the Engineer may apply such restricting measures as the Engineer may think fit to lower the peak sewage flow from such premises into the public sewer"*.

The office is currently operating without consent from the neighbour neither approval by Council. Thus, the applicant admit that the rezoning application seeks to formalize the situation that is already taking place on the premises, to bring it to conformity with the provisions of the zoning scheme.

The applicant further requested for Council's consent for a residential building as a secondary use on Erf 2098, Swakopmund Extension 1. Given the maximum bulk factor of 0.6, the residential component on the premises must unfortunately be given up and alert the existing building into offices. The total floor area of a bulk of 0.6 is 576 (960m² x 0.6 = 576m²). The existing building has a built-up floor area of 578m². The plans are attached as **Annexure B**.

The applicant indicated that the site will only be occupied from 08h00 to 17h00, that means no people are expected to reside on the premises. The request to operate the office while the rezoning is in process may be supported seeing that it is already going on and an administrative office can be accommodated under single residential as "resident occupation".

10. Environmental Clearance Certificate

In terms of Section 27 of the Environmental Management Act, Act 7 of 2007, in conjunction with Section 5.1 (a) of the Environmental Impact Assessment Regulations, rezoning of land from residential to commercial use, is a listed activity that cannot be undertaken without an environmental clearance certificate, within the built-up environment.

An environmental clearance certificate dated 18th February 2026 has been issued by Council's Environmental Officer under the delegated authority by the Environmental Commissioner.

11. Compensation

The rezoning of Erf 2098, Swakopmund, Extension 1 from "single residential" with a density of 1:900m² to "office" with a bulk of 0.6 is to formalise the non-

complaint business activities taking place on the premises. Therefore, it is subject to a 75% compensation fee 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 Fees Policy of 2009, where an unauthorized activity or illegal building works is being legalized.

12. Conclusion

The proposed rezoning of Erf 2098, Swakopmund Extension 1 from single residential with a density of 1:900m² to office with a bulk of 0.6 remains compatible with the residential character of the area and does not have any significant detrimental impacts on the neighbourhood and it can therefore be supported.

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

RECOMMENDED:

- (a) That the rezoning of Erf 2098, Swakopmund Extension 1 from "Single Residential" with a density of 1:900m² to "Office" with a bulk of 0.6 be approved.**
 - (b) That the consent use for a residential building on Erf 2098, Swakopmund Extension 1, not be approved as the bulk factor has already been exceeded with 1m².**
 - (c) That consent to operate an administrative office on Erf 2098, Swakopmund while the rezoning is in process be approved.**
 - (d) That the rezoning of Erf 2098, Swakopmund Extension 1 from "Single Residential" with a density of 1:900m² to "Office" with a bulk of 0.6 is subject to a 75% compensation fee calculated according to the National Betterment Fee Policy of 2009 and be paid by the applicant.**
 - (e) 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.**
 - (f) That all the parking be provided on-site in line with the Swakopmund Zoning Scheme and no parking on street reserve; shall be tolerated.**
 - (g) That the applicant provides proof that the rezoning has been approved by the Minister and promulgated, before any submission of building plans to the Engineering and Planning Services Department for approval.**
 - (h) That the cost of all additional infrastructure required at the erf as a result of the proposed development be for the account of the applicant and be installed in accordance with the specifications of the General Manager: Engineering and Planning Services.**
-

ANNEXURE A- APPLICATION

22-03-07-2098

E 2098



Planning Consultants TOWN AND REGIONAL PLANNERS

Reg. No. 95.00909 Tel: +264 61 251189
 Feld Str 45 +264 61 252490
 PO Box 41404 Fax: +264 61 252157
 Windhoek gunther@spc.com.na
 Namibia www.spc.com.na



Reference: W/25073

16 September 2025

Enquires: G. Stubenrauch / A. van Staden

The Chief Executive Officer
 Swakopmund Municipality
 PO Box 53
 Swakopmund



Dear Mr. A Benjamin

ERF 2098, SWAKOPMUND EXTENSION 1

- a) Rezoning of Erf 2098 Swakopmund Extension 1, from "Single Residential" with a density of 1:900 to "Office" with a bulk of 0.6;
- b) Consent in terms of Table B of the Swakopmund Zoning Scheme for a Residential Building;
- c) Consent to operate the Office on Erf 2098 Swakopmund Extension 1, while the rezoning is in process; and
- d) Inclusion of the rezoning in the next Zoning Scheme to be prepared for Swakopmund.

1. THE APPLICATION

Stubenrauch Planning Consultants cc has been appointed by Jens Barthl, the registered owner of Erf 2098, Swakopmund Extension 1, to apply to the Swakopmund Municipality and the Urban and Regional Planning Board (URPB) for the following:

- a) Rezoning of Erf 2098 Swakopmund Extension 1, from "Single Residential" with a density of 1:900 to "Office" with a bulk of 0.6;
- b) Consent in terms of Table B of the Swakopmund Zoning Scheme for a Residential Building;
- c) Consent to operate the Office on Erf 2098 Swakopmund Extension 1, while the rezoning is in process; and
- d) Inclusion of the rezoning in the next Zoning Scheme to be prepared for Swakopmund.

The purpose of this application is to obtain a formal approval from the Swakopmund Municipality whereafter, a formal submission for the approval of the application can be made to the Urban and Regional Planning Board as required by the Local Authority Act, 1992 (Act No. 23 of 1992) and the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).

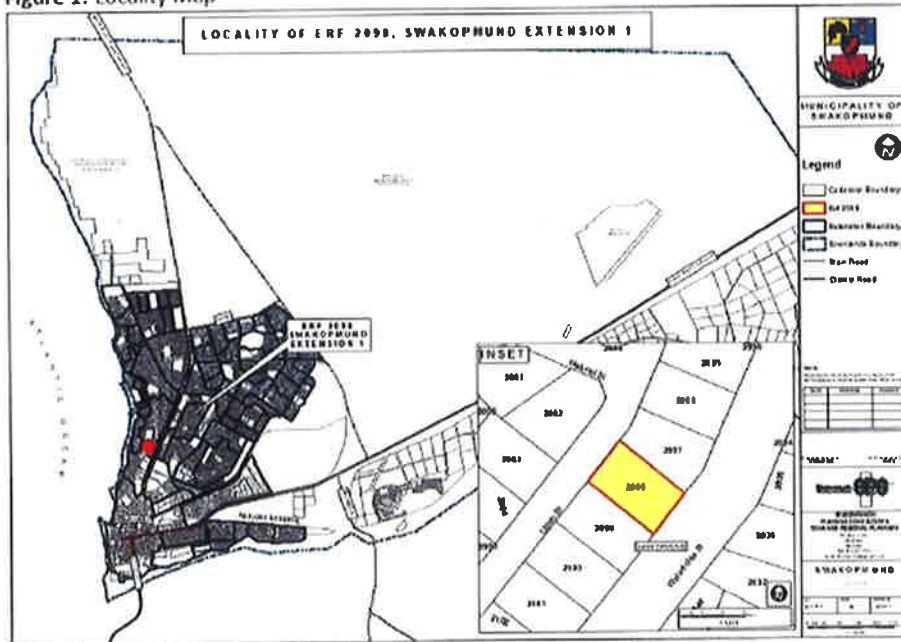
It should be noted that the formal Council Resolution for the subject subdivision can only be taken once the public notification and consultation as outline under Section 8 of this application has been completed.

2. PROPERTY DESCRIPTION

2.1 Locality

As depicted in the locality map (W/24073-1) attached, and **Figure 1** below, Erf 2098 is located in the neighbourhood of Swakopmund Extension 1, Swakopmund and is boarded by Ugab Street on the western boundary and Welwitchia Street on the eastern boundary.

Figure 1: Locality Map



2.2 Ownership

According to the attached Title Deed No. 3077/2025, the ownership of Erf 2098 Swakopmund Extension 1, vests with Jens Barthl.

2.3 Zoning

In accordance with the Swakopmund Town Planning Amendment Scheme No. 12 (now known as the Swakopmund Zoning Scheme), and the attached Zoning Certificated as obtained from the

Swakopmund Municipality, Erf 2098 Swakopmund Extension 1, is zoned as "Single Residential" with a density of 1:900.

2.4 Size

In accordance with the attached extract of the General Plan, the Zoning Certificate and the Title Deed, Erf 2098 Swakopmund Extension 1, measures 960m² in extent.

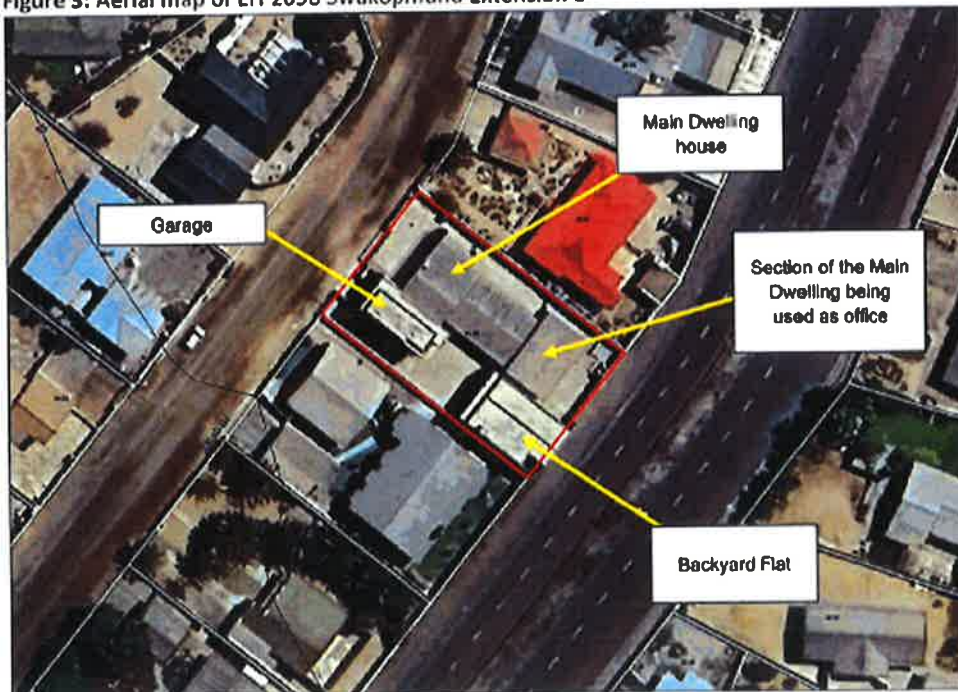
2.5 Conditions and Servitudes

There are no conditions or servitudes registered against the subject erven that could prohibit the intended development.

2.6 Status Quo

As depicted in Figure 2 below, Erf 2098 Swakopmund Extension 1, currently occupies a residential unit with an outbuilding in the form of a backyard flat and an under-roof parking space. A section of the main dwelling unit is currently being used as office space for IGS Engineers Namibia CC.

Figure 3: Aerial map of Erf 2098 Swakopmund Extension 1



3. BACKGROUND AND PROPOSED DEVELOPMENT

IGS Engineers Namibia CC is currently operating their consultative office from Erf 2098 Swakopmund Extension 1, currently employing over twelve (12) local engineers.

It should however be noted that Erf 2098 Swakopmund Extension 1, is not only being used for office space, but has a residential unit on-site as well.

Erf 2098 Swakopmund Extension 1 is currently zoned as "Single Residential" with a density of 1:900 as per the Swakopmund Town planning Amendment Scheme No. 12 (now known as the Swakopmund Zoning Scheme), which does not make provision for an office and a residential dwelling to operate on the erf.

As such, it is our client's intention to formalise the situation on the ground by means of aligning the land use activities with the Swakopmund Town Planning Amendment Scheme No. 12 (now known as the Swakopmund Zoning Scheme).

Furthermore, rezoning the property will allow our client to obtain a fitness certificate from the Municipality of Swakopmund in order to keep operating the consultative office on the premises.

The following town planning procedures must take place in order to align the existing land use activities with the respective zoning:

3.1 Rezoning of Erf 2098 Swakopmund Extension 1

To cater for and align the land use activities on the Erf 2098 Swakopmund Extension 1, with the Swakopmund Zoning Scheme, the property will be rezoned to "Office" with a bulk of 0.6.

Table A below is an extract of the Swakopmund Amendment Scheme No. 12 (now known as the Swakopmund Zoning Scheme) which depicts the primary uses and consent uses under a "Office" zoned erf:

Table A: Extract of the Swakopmund Zoning Scheme

Zone	Purpose for which land may be used	Purpose for which land may be used, and buildings may be erected and used with the special consent of the Council only
Office	Office Building	Dwelling Houses, Residential Buildings, Institutions, Place of Public Worship, Bed and Breakfast, Pension

In accordance with the Swakopmund Zoning Scheme, an Office Building "means a building used for business purposes and includes offices, a bank, professional chambers and buildings designed for similar uses, but does not include a shop, a place of assembly, a place of entertainment, an institution, service station, industrial building, noxious industrial, restaurant, a vegetable or animal market".

3.2 Consent in terms of Table B of the Swakopmund Zoning Scheme

To align the residential component with the Swakopmund Zoning Scheme it is crucial to apply for Consent in terms of Table B of the Swakopmund Zoning Scheme for Residential Buildings which is a consent use under the "Office" zoning as depicted in Table A above.

In accordance with the Swakopmund Zoning Scheme, a Residential Building is defined as "A building (other than a dwelling house, block of flats, pension or licensed hotel) used for human habitation, together with such outbuildings as are ordinarily used in connection therewith, and includes tenements, residential clubs, and hostels, but does not include any building mentioned, whether by way of inclusion or exclusion, in the definitions of 'Place of Instruction' and 'Institutional Building'".

As such, the intended land use activity on Erf 2098 Swakopmund Extension 1, will be in line with the requirements of the Swakopmund Zoning Scheme once the rezoning and consent use has been completed.

4. ENGINEERING SERVICES

Municipal services for Swakopmund Extension 1, have already been installed. These services are respected, and no municipal services need to be re-aligned.

4.1 Electricity

Erf 2098 Swakopmund Extension 1 is already connected to ErongoRed distribution grid which currently provides electrical power to Swakopmund and will remain the same after the rezoning and consent use has been approved.

4.2 Water and sewer

Erf 2098 Swakopmund Extension 1 is already connected to the reticulation system of water and sewer of the Swakopmund Municipality and will remain the same after the rezoning and consent use has been approved.

4.3 Storm Water

The storm water on Erf 2098 Swakopmund Extension 1, are following the natural drainage paths on site.

4.4 Parking Requirements

After the rezoning has been completed, Erf 2098 Swakopmund Extension 1, will be utilized for offices as well as residential.

A parking layout will be submitted by the architect together with the building plans to be approved by the Swakopmund Municipality once the rezoning and consent use has been approved in order for IGC Engineers Namibia to obtain a fitness certificate.

Parking will be provided on-site and in line with the requirements of the Swakopmund Zoning Scheme.

5. ACCESS

Access onto Erf 2098 Swakopmund Extension 1, is obtained from the internal street network (Ugab Steet) and will remain as such after the rezoning and consent use has been approved. Ugab Street (15m wide street) is wide enough to accommodate the additional traffic that the intended development might bring.

6. ENVIRONMENTAL ASPECT

In line with the Environmental Management Act, 2007 (Act No. 7 of 2007), an Environmental Clearance Certificate must be obtained for the rezoning of Erf 2098 Swakopmund Extension 1 from "Single Residential" with a density of 1:900 to "Office" with a bulk of 0.6.

SPC is in the process of conducting an Environmental Impact Assessment in order to obtain Environmental Clearance. The Environmental Clearance Certificate will be submitted with the application to the Urban and Regional Planning Board.

7. COMPLIANCE WITH THE URBAN AND REGIONAL PLANNING ACT (ACT 5 OF 2018)

Section 57 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) deals with the matters to be taken into account by the functionary authorised as contemplated in Section 56 when considering the proposed application.

The subject application complies with the following relevant considerations:

7.1 Impact on the environment

The proposed rezoning is expected to cause no undesirable impacts on the natural and urban environment of Swakopmund as it is merely to align the existing land use activities with the respective zoning.

It should further be noted that IGS Engineers Namibia CC is a consultative firm, with no industrial activities or machinery usage and minimal to no noise pollution will take place during operating hours.

7.2 Impact on the surrounding area

The proposed rezoning will not change the character of Swakopmund, nor will it have any undesirable impact on the surrounding area as it is merely to align the existing land use activities with the respective zoning.

7.3 Socio-Economic Impact

The proposed rezoning will not have any negative impact on the socio-economy as it is merely to align the existing land use activities with the respective zoning and consent uses.

The proposed rezoning will allow the owner of Erf 2098 Swakopmund Extension 1, to obtain a Fitness Certificate from the Swakopmund Municipality.

7.4 Impact on Existing Municipal Services

The proposed rezoning and consent use will not have any negative impacts on the existing municipal services, as the property is already connected to the municipal services of water, electricity and sewer.

7.5 Impact on Cultural Heritage

Erf 2098 Swakopmund Extension 1 is not located in a Heritage Protected area, thus there will be no impact on the heritage resources of this area.

7.6 Compliance with the legislation

The proposed consolidation plans on the subject erven are in compliance with the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) as well as the Swakopmund Zoning Scheme No. 12.

8. THE NOTIFICATION PROCEDURE

The Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) as promulgated, sets out the regulations that govern the urban and regional planning fraternity. These regulations under Section 10 require that on receipt of a complete application in terms of Section 105 of the Urban and Regional Planning Act, 2018, the Chief Executive Officer of the Local Authority or the authorised planning authority must request the applicant to give notice of the application in the prescribed manner to –

- a) Prescribed persons
- b) General public

To comply with the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), **we hereby request the Swakopmund Municipal Council to instruct our office in writing to give notice of the proposed development in the prescribed manner.**

We further request the Swakopmund Municipal Council to provide our office with the postal addresses and contact details to which the notifications are to be sent. A request for the contact details is attached to this application for your easy reference.

9. CONCLUSION

Stubenrauch Planning Consultants hereby seeks Swakopmund Municipal Council's approval for the following:

- a) Rezoning of Erf 2098 Swakopmund Extension 1, from "Single Residential" with a density of 1:900 to "Office" with a bulk of 0.6;
- b) Consent in terms of Table B of the Swakopmund Zoning Scheme for a Residential Building;
- c) Consent to operate the Office on Erf 2098 Swakopmund Extension 1, while the rezoning is in process; and
- d) Inclusion of the rezoning in the next Zoning Scheme to be prepared for Swakopmund.

Should Council be in agreement, please kindly provide our office with the following documentation:

- a) Council Resolution
- b) Formal Council Minutes, including the front and second page indicating who attended, extract dealing with the amendment of title conditions as well as the last page signed by both the Chief Executive Officer and the Mayor.
- c) Date stamped maps of the attached sets of Locality map, consolidation map and aerial Photo map.
- d) Recommendation Letter

10. ANNEXURES

Kindly find enclosed the following documents for your reviewing in support of this application.

Annexure A: Relevant Maps

Annexure B: Copy of the Diagram

Annexure C: Copy of Title Deed

Annexure D: Copy of Zoning Certificate

Annexure E: Example of Instruction to Notify

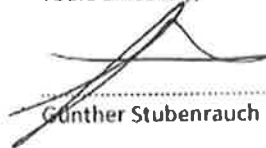
Annexure F: Request for Addresses of the Surrounding Property Owners

Annexure G: Example of Recommendation letter

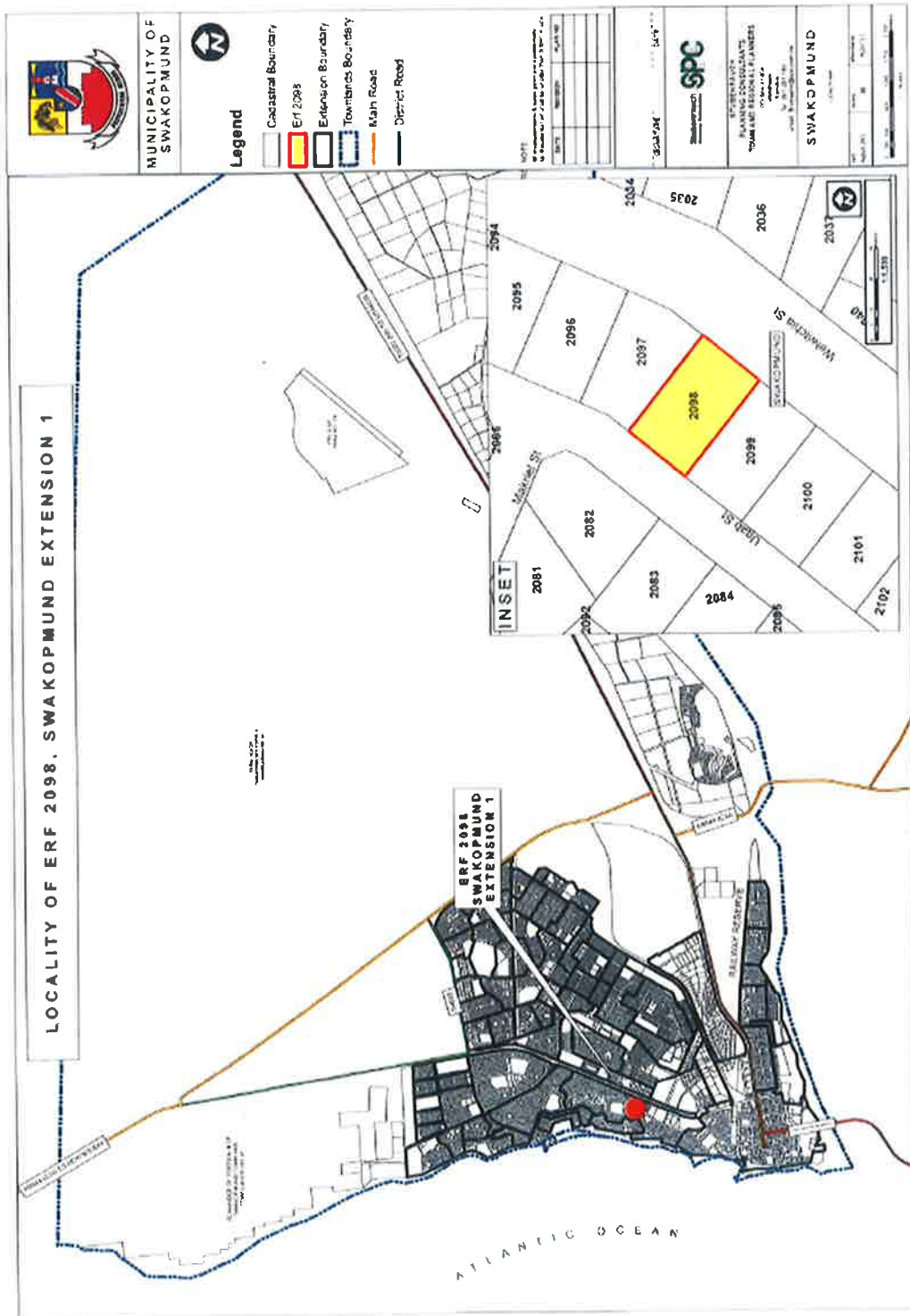
Annexure H: Power of Attorney

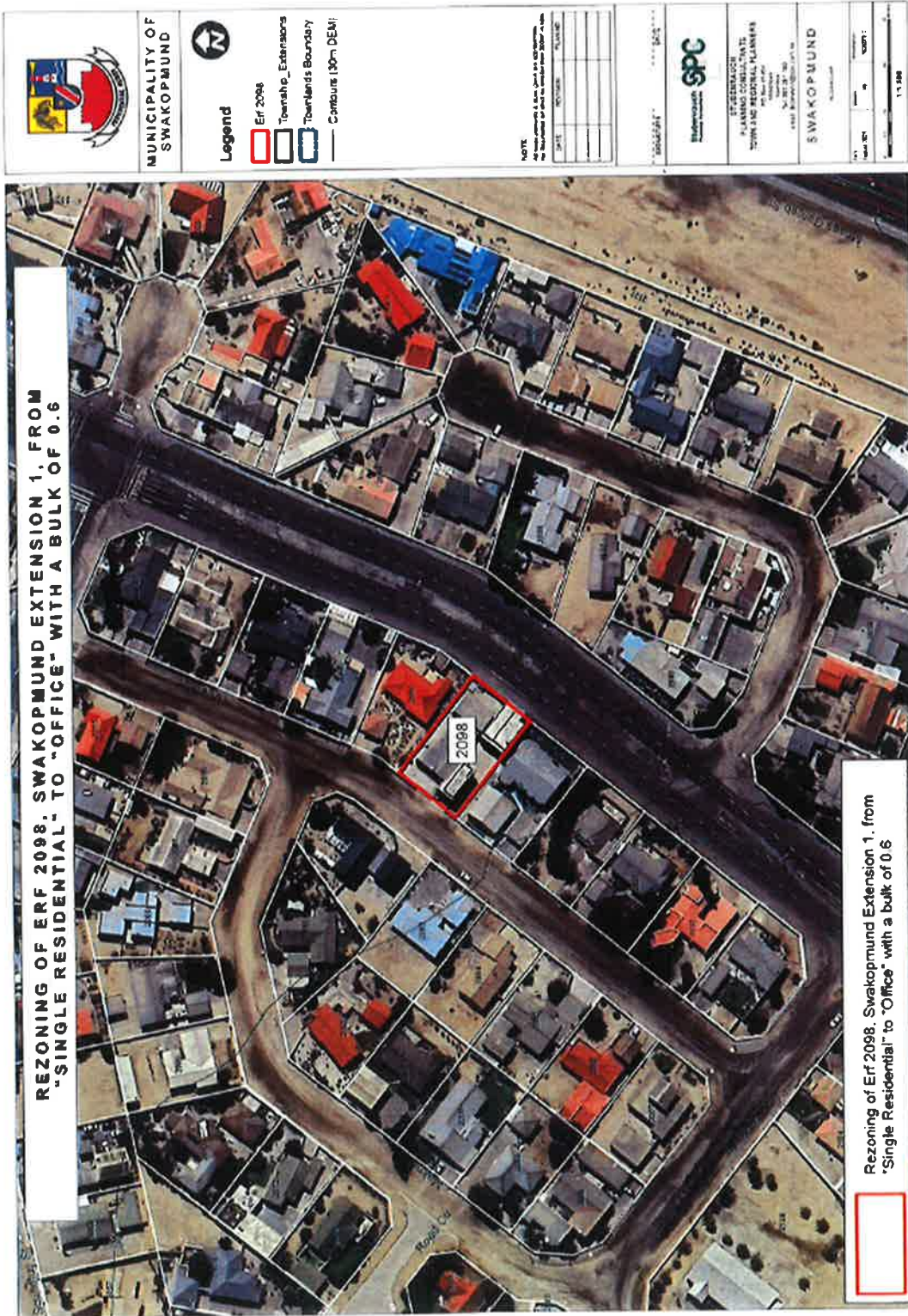
We trust that you will support this application.

Yours Sincerely,



Günther Stubenrauch





REZONING OF ERF 2098, SWAKOPMUND EXTENSION 1, FROM "SINGLE RESIDENTIAL" TO "OFFICE" WITH A BULK OF 0.6

Rezoning of Erf 2098, Swakopmund Extension 1, from "Single Residential" to "Office" with a bulk of 0.6



MUNICIPALITY OF SWAKOPMUND



Legend

- Erf 2098
- Township Extensions
- Township Boundary
- Contours (10m DEM)

NOTE: All measurements & data shall be in accordance with the Survey Act and the Survey Regulations of 2007.

DATE:	REVISED:
BY:	BY:
FOR:	FOR:



CONSULTANTS
PLANNING AND
TOWN AND REGIONAL PLANNERS

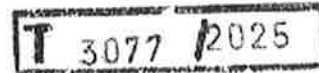
SWAKOPMUND

SCALE:	1:1,000
DATE:	07 May 2026
BY:	[Signature]
FOR:	[Signature]



Prepared by me,
[Signature]
 Conveyancer,
 GREYVENSTEIN, B

DR WEDER, KAUTA & HOVEKA INC
 ATTORNEYS, NOTARIES AND CONVEYANCERS
 SHOP 208, 1ST FLOOR
 PLATZ AM MEER MALL, WATERFRONT, SWAKOPMUND
 P O BOX 2970, SWAKOPMUND



DEED OF TRANSFER NO.

BE IT HEREBY MADE KNOWN

THAT **LIANA THERESA VAN DEN BERG**

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

JOHANNES PETRUS VENTER
 Identity Number 880307 0004 0
 Unmarried

dated the 25th day of March 2025 and signed at Albany, The Bahamas

DR WEDER, KAUTA & HOVEKA INC
 ATTORNEYS
 PLATZ AM MEER MALL, WATERFRONT, SWAKOPMUND

[Signature]
 D.N.
 LEGALPERFECT Version 11.8.406
 TRFDOT_NA doc - 05-05-2021

AND THAT APPEARER DECLARED THAT the said Principal had on 10 March 2025 sold, and that he/she in his/her capacity aforesaid, did by these presents, cede and transfer, in full and free property to and on behalf of

JENS BARTHL
Born on 22 February 1963
Unmarried

his heirs, executors, administrators or assigns

CERTAIN ERF NO. 2098, SWAKOPMUND (EXTENSION NO. 1)

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

MEASURING 960 (NINE HUNDRED AND SIXTY) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer No. T2296/1974 with General Plan S.G No. A 230/73 relating thereto

AND HELD By Deed of Transfer No. T3014/2018

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

The erf must be used or occupied for purposes which are in accordance with, and the use or occupation of the erf must 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), as amended.

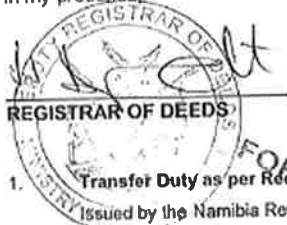
FOR INFORMATION ONLY
FOR COUNTER ONLY

WHEREFORE the Appearer, renouncing all the Right and Title which the said JOHANNES PETRUS VENTER heretofore had to the premises, did, in consequence, also acknowledge him to be entirely dispossessed of and disentitled to the same, and that, by virtue of these Presents, the said JENS BARTHL, his heirs, executors, administrators or assigns now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving his Rights, and finally acknowledging the purchase price amounting to the sum of N\$5 950 000.00 (FIVE MILLION NINE HUNDRED AND FIFTY THOUSAND NAMIBIA DOLLARS)

SIGNED AT WINDHOEK on 2025-05-07 together with the Appearer, and confirmed with my Seal of Office

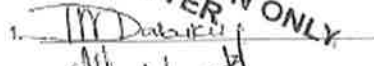
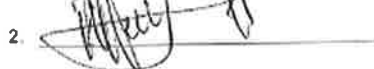

SIGNATURE OF APPEARER

In my presence



1. Transfer Duty as per Receipt No. 0400042748
Issued by the Namibia Revenue Agency at Walvis Bay on 7 April 2025
For N\$307 300.00

CHECKED BY

FOR INFORMATION ONLY
COUNTER
1. 
2. 

2. I the undersigned, BEATRIX GREYVENSTEIN, hereby certify in terms of Section 78 of Act 23 of 1992 ('The Act'), that:

- (i) all rates leviable in respect of the immovable property contained in this Deed, and all the fees, charges and other moneys due to the local authority council in respect of any service, amenity or facility supplies to such property in terms of the Act, inclusive of any availability charge and minimum charge provided for in Section 30(1)(u) of the Act, have been paid up to and including the date of registration hereof; and
- (ii) a building compliance certificate by the Local Authority has been issued.


CONVEYANCER
GREYVENSTEIN, B

20-03-07.2018

29



Reference: W/25073

4 December 2025

Enquires: G. Stubenrauch / A. van Staden

The Chief Executive Officer
Swakopmund Municipality
PO Box 53
Swakopmund



Dear Mr. A Benjamin

ERF 2098, SWAKOPMUND EXTENSION 1

1. Rezoning of Erf 2098 Swakopmund Extension 1, from "Single Residential" with a density of 1:900 to "Office" with a bulk of 0.6;
2. Consent in terms of Table B of the Swakopmund Zoning Scheme for a Residential Building;
3. Consent to operate the Office on Erf 2098 Swakopmund Extension 1, while the rezoning is in process; and
4. Inclusion of the rezoning in the next Zoning Scheme to be prepared for Swakopmund.

1. INTRODUCTION

Stubenrauch Planning Consultants cc has been appointed by Jens Barthl, the registered owner of Erf 2098, Swakopmund Extension 1, to apply to the Swakopmund Municipality and the Urban and Regional Planning Board (URPB) for the following:

- a) Rezoning of Erf 2098 Swakopmund Extension 1, from "Single Residential" with a density of 1:900 to "Office" with a bulk of 0.6;
- b) Consent in terms of Table B of the Swakopmund Zoning Scheme for a Residential Building;
- c) Consent to operate the Office on Erf 2098 Swakopmund Extension 1, while the rezoning is in process; and
- d) Inclusion of the rezoning in the next Zoning Scheme to be prepared for Swakopmund.

An application was submitted to Swakopmund Municipality on 16 September 2025 and on 8 October 2025 Council instructed our office to give notice as per the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).

2. NOTIFICATION

In line with the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), notification of the subject application was done in the following manner:

- a) Surrounding neighbours were consulted via letters sent by registered mail;
- b) Notices were placed in the Namibian newspaper on 23 and 30 October 2025;
- c) Notices were placed in the New Era newspaper on 23 and 30 October 2025
- d) A notice was placed in the Government Gazette on 31 October 2025; and
- e) A notice was placed on-site as well as on the notice board of the Swakopmund Municipality.

This application notification was to allow the affected persons the opportunity to view the subject application as submitted to the Local Authority and to allow them to comment or object against the proposed development for a period of 14 working days.

A summary of the letters sent out and the responses received from the letters sent out to the surrounding property owners is outlined in **Table 1** below.

Table 1: Responses received during the notification period

Erf Number	Owner	Response
Erf 2035, Swakopmund Ext 1	Cloete Niklaas Jacobus	No response
Erf 2036, Swakopmund Ext 1	Courtney-Clarke Frances Anne	No response
Erf 2040, Swakopmund Ext 1	Pool Andre & Elphia	No response
Erf 2082, Swakopmund Ext 1	Courtney-Clarke James Alexander	No response
Erf 2083, Swakopmund Ext 1	Poulton R	No response
Erf 2087, Swakopmund Ext 1	Ministry Of Judiciary 36	No response
Erf 2097, Swakopmund Ext 1	Weigand Martin & Lilly	Objection received
Erf 2099, Swakopmund Ext 1	A & CE Fourie	Objection received
Erf 2096, Swakopmund Ext 1	Elda Harms (General Public)	Objection received

Kindly note that as per the attached letters and comment forms sent to the owners of the surrounding properties, neighbours are encouraged to respond to the letters of notification, and that if our office does not receive any response from them, our office will assume that they do not object to the proposed development.

Two objections were received from immediate neighbours surrounding the subject property and one object was reserved from the general public and is discussed below:

Objector 1: A & CE Fourie, owners of Erf 2099, Swakopmund Extension 1

An objection was received from an immediate neighbour by the time the objection period lapsed on 25 November 2025 (objection letter is attached).

The issues listed in the objection submitted as well as the SPC response on the issues raises are as follows:

Objection 1:

"Since our neighbours have already started with their office and operations, traffic and blockage of drains have been a problem".

Response 1:

Adequate on-site parking bays will be provided to ensure that all staff and visitors park within the property boundaries, thereby reducing roadside congestion. The operating hours will take place during normal office operating times between 8h00 – 17h00, further limiting the traffic in the area.

In accordance with the Regulations relating to Sewerage and Drainage: Local Authority Act, 1992 (Act No. 23 of 1992) as published in the Government Gazette on 21 July 2016 vide Gazette Notice 6077, under Section 11 (2) *"If in the opinion of the engineer the volume of sewage discharged from any premises adversely affects the functioning of the public sewer system, he or she may apply such restricting measures as he or she may think fit to lower the peak sewage flow from such premises into the public sewer."* Hence, we kindly advise Council to undertake the necessary procedures in order to determine if the activities taking place on Erf 2098, Swakopmund Extension 1 are the reason behind the blockage of drains and if so, to set out restrictions to lower the sewerage flow from the premises.

Objection 2:

"Parking and noise will follow soon. We have small children and a school close by. We do not support office buildings in our residential area"

Response 2:

A parking layout will be submitted by the architect together with the building plans to be approved by the Swakopmund Municipality once the rezoning and consent use has been approved. Parking will be provided on-site and in line with the requirements of the Swakopmund Zoning Scheme.

The table below depicts the parking requirements in accordance with the Swakopmund Zoning Scheme:

Land Use Activity	Parking Provision
Residential Building	1 per dwelling unit
Office Building	1 per 33.33m ² of floor area

Furthermore, IGS Engineers Namibia CC is a consultative firm, with no industrial activities or machinery usage and minimal to no noise pollution. The operating hours will take place during normal office operating times between 8h00 – 17h00, further limiting the chances of noise pollution in the area.

Objector 2: Martin & Lilly Weigand, owners of Erf 2097, Swakopmund Extension 1

An objection was received from an immediate neighbour by the time the objection period lapsed on 25 November 2025 (objection letter is attached).

The issues listed in the objection submitted as well as the SPC response on the issues raises are as follows:

Objection 1:

"There is already an increased traffic, noise and parking volume creating several problems".

Response 1:

The development will include dedicated on-site parking bays that meet the requirements of the Swakopmund Zoning Scheme. This will ensure that all staff and visitors park within the property boundary, thereby minimising spill-over parking onto the street.

The operating hours will take place during normal office operating times between 8h00 – 17h00, further limiting the chances of noise pollution in the area. After hours, the premises will operate as a residential unit.

The proposed development will comply with all municipal regulations and planning requirements, ensuring that its operations remain orderly.

Objection 2:

"We are pensioners, we moved to this residential area in Ugab Street in order to have a quiet environment that we need to rest and relax."

Response 2:

All activities associated with the proposed development will be strictly limited to permissible operating hours.

The proposed development is designed to be low-impact in nature as it is only a consultative office for IGS Engineers Namibia. Operations will be managed so that noise, movement, and general activity remain minimal and compatible with the residential character of the area.

The applicant is committed to ensuring that the development harmonises with the existing residential environment. No activities will be permitted that may create unnecessary disturbances or reduce the quality of life for neighbouring residents.

Objection 3:

"There is a primary school (Swakopmund Primary School) close by. Many of the young learners are walking through our street to the school. An increase in traffic volume will increase the danger for them."

Response 3:

The proposed development is low-impact in nature as it is a consultative office and is not expected to generate significant traffic volumes. Vehicle movements will be limited and will not materially affect the existing traffic conditions along Ugab Street.

All parking will occur within the property boundaries. This will avoid roadside parking, maintain clear pedestrian paths, and reduce potential conflict points with learners walking to school.

Objection 4:

"IGC Engineers Namibia is employing over 12 local engineers. Their working place/office must be in the industrial area."

Response 4:

IGC Engineers Namibia operates as a consultative office, meaning its activities are administrative and professional in nature. The business does not involve industrial processes, manufacturing, or activities that typically require an industrial zoning. As such, the operations are low-impact and consist primarily of office-based work undertaken by professional staff.

While IGC Engineers Namibia employs a substantial number of local professionals, their work is office-based and does not require industrial-type infrastructure or facilities. The proposed office use is therefore considered appropriate for the location and will not introduce industrial impacts into the neighbourhood.

Objector 3: Edla Else Harms, owner of Erf 2096, Swakopmund Extension 1 (General Public)

An objection was received from the general public by the time the objection period lapsed on 25 November 2025 (objection letter is attached).

The issues listed in the objection submitted as well as the SPC response on the issues raises are as follows:

Objection 1:

"Sewerage is not designed for so many residents. Health Risk."

Response 1:

In accordance with the Regulations relating to Sewerage and Drainage: Local Authority Act, 1992 (Act No. 23 of 1992) as published in the Government Gazette on 21 July 2016 vide Gazette Notice 6077, under Section 11 (2) *"If in the opinion of the engineer the volume of sewage discharged from any premises adversely affects the functioning of the public sewer system, he or she may apply such restricting measures as he or she may think fit to lower the peak sewage flow from such premises into the public sewer."* Hence, we kindly advise Council to undertake the necessary procedures in order to set out restrictions to lower the sewerage flow from the premises.

Objection 2:

"Parking and traffic".

Response 2:

Adequate on-site parking bays will be provided to ensure that all staff and visitors park within the property boundaries, thereby reducing roadside congestion. The operating hours will take place during normal office operating times between 8h00 – 17h00, further limiting the traffic in the area.

The proposed development will comply with all municipal regulations and planning requirements, ensuring that its operations remain orderly.

Objection 3:

"They are already operating without permission from the neighbours".

Response 3:

It is our client's intention to formalise the situation on the ground by means of aligning the land use activities with the Swakopmund Zoning Scheme No. 12. Hence the reason for the rezoning of Erf 2098, Swakopmund Extension 1.

In line with the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), notification of the subject application was done in the following manner:

- a) Surrounding neighbours were consulted via letters sent by registered mail;
- b) Notices were placed in the Namibian newspaper on 23 and 30 October 2025;
- c) Notices were placed in the New Era newspaper on 23 and 30 October 2025
- d) A notice was placed in the Government Gazette on 31 October 2025; and
- e) A notice was placed on-site as well as on the notice board of the Swakopmund Municipality.

3. ADDITIONAL INFORMATION

In accordance with the Swakopmund Structure Plan 2020 – 2040, which was approved by the Urban and Regional Planning Board and promulgated in the Government Gazette No. 7869 on 1 August 2022, Erf 2098 Swakopmund Extension 1 is situated in "Mixed Use Zone 1", as depicted in Figure 69 (attached for your attention) and described in Chapter 6.2.2 (B).

The figure below is a clip of Figure 69 of the Swakopmund Structure Plan 2020 – 2040.



Chapter 6.2.2 (B): *"The overarching and clear motivation for the Mixed Use Zone 1 concept is to create an enabling framework in which the individual or family can provide for the family, make a sustainable living and create wealth on the premises on which they live and own."*

Hence the rezoning and consent use on Erf 2089 Swakopmund Extension 1 is in compliance with the Swakopmund Structure Plan 2020 as well as the Swakopmund Zoning Scheme.

4. LEGAL PROCEDURES

According to Section 108 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and Section 14 of the Regulations relating to the Urban and Regional Planning Act, 2018, the Local Authority must within 14 days of notification about the objection, decide whether to hold a hearing or simply overrule the objection.

Should the local authority decide to hold a hearing, it must determine the date, place and time for the hearing and the Chief Executive Officer of the local authority must give notification in writing, with reasonable time of notice to the applicant and the objector. The hearing is to be used as a platform at which the objector will state their case, which will be used by the local authority to make their decision regarding the proposed rezoning and consent use on Erf 2098 Swakopmund Extension 1.

Should the Swakopmund Municipality decide to overrule the objection and recommend the application to the Urban and Regional Planning Board (URPB), the Chief Executive Officer must in terms of Section 109 (4) of the Urban and Regional Planning Act of 2018 (Act No. 5 of 2018) inform the objectors in writing about the decision taken by Council with regards to the application. Should the objector not be satisfied with Council's decision, they have a right to appeal to the Minister of Urban and Rural Development in terms of Section 110 of the Act. The appeal should be submitted within a period of 21 working days from the date the objector is notified about Council's decision to appeal.

Kindly take note that our office will require a copy of the letter sent to the objector as well as the Resolution and Minutes of the hearing as these must be submitted together with the application to the Urban and Regional Planning Board.

Further take note that according to Section 15 of the Regulations relating to the Urban and Regional Planning Act, 2018, a Local Authority must make a recommendation on an application within 30 working days after conducting a hearing.

5. RECOMMENDATION

Stubenrauch Planning Consultants cc herewith recommends the Swakopmund Municipality to approve the following:

- a) Rezoning of Erf 2098 Swakopmund Extension 1, from "Single Residential" with a density of 1:900 to "Office" with a bulk of 0.6;
- b) Consent in terms of Table B of the Swakopmund Zoning Scheme for a Residential Building;
- c) Consent to operate the Office on Erf 2098 Swakopmund Extension 1, while the rezoning is in process; and
- d) Inclusion of the rezoning in the next Zoning Scheme to be prepared for Swakopmund.

LIST OF REGISTERED ITEMS POSTED

Gulbenrauch Planning Consultants CC



Sender's reference no.	Addressee's name and address	Registration no.
w/25073	The Owner of Erf 2035, Swakopmund Ext. 1 Cloete Nikolas Jacobus PO Box 310, Swakopmund	BA 003 743 577 NA
w/25073	The Owner of Erf 2036, Swakopmund Ext. 1 Courtney-Clarke Frances Anne PO Box 661, Swakopmund	BA 003 743 585 NA
w/25073	The Owner of Erf 2040 Swakopmund Ext. 1 Pent Andre & Elpidia PO Box 818235, Olympia	BA 003 743 594 NA
w/25073	The Owner of Erf 2032 Swakopmund Ext. 1 Courtney-Clarke James Alexander PO Box 82427, Windhoek	BA 003 743 603 NA
w/25073	The Owner of Erf 2053, Swakopmund Ext. 1 Dauten R PO Box 4241, Vioeta	BA 003 743 617 NA
w/25073	The Owner of Erf 2037, Swakopmund Ext. 1 Ministry of Judiciary 36 Private Bag 13302, Windhoek	BA 003 743 625 NA
w/25073	The Owner of Erf 2097, Swakopmund Ext. 1 Weigand Martin & Lilly PO Box 157, Swakopmund	BA 003 743 631 NA
w/25073	The Owner of Erf 2089, Swakopmund Ext. 1 Fourie A & CE PO Box 1743, Swakopmund	BA 003 743 648 NA

UNIT Reg No: 0024451015
 Branch: Namsoleletz
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 Counter: 4 000031
 STATION/ITEM
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 VAT B (15%) \$555.26
 Total \$9.00
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Receipt No: 264-10002-4-3642075-2
 THANK YOU FOR USING YOUR POST OFFICE
 MAKE IT A DIZ PRODUCTIONS SECURITY
 THANK YOU! INKOMPFA OUPSE YOYE

Number of Items 8 Received by AM

compensation will be considered unless enquiry regarding this postal article is made within one year after the date of posting.



Our Ref.: W/25073

Name: Lilly + Martin Weigand

Tell: _____

Cell: 081 249 2588

Fax: _____

Email: weigand.m@gmx.de24 / Nov. 2025

(please fill in your personal details above)

Stubenrauch Planning Consultants cc

PO Box 41404

Windhoek

Email: ancke@spc.com.na

Dear Sir / Madam

- a) Rezoning of Erf 2098 Swakopmund Extension 1, from "Single Residential" with a density of 1:900 to "Office" with a bulk of 0.6;
- b) Consent in terms of Table B of the Swakopmund Zoning Scheme for a Residential Building;
- c) Consent to operate the Office on Erf 2098 Swakopmund Extension 1, while the rezoning is in process; and
- d) Inclusion of the rezoning in the next Zoning Scheme to be prepared for Swakopmund.

Herewith do I/ we (please print) Lilly and Martin Weigand
 the owner/s of Erf 2097, Swakopmund Extension 1, Ugab Street 13

declare that I/ we (please indicate an X in the appropriate box):

DO NOT OBJECT

- Do not object against the Rezoning of Erf 2098 Swakopmund Extension 1, from "Single Residential" with a density of 1:900 to "Office" with a bulk of 0.6
- Do not object against the Consent in terms of Table B of the Swakopmund Zoning Scheme for a Residential Building
- Do not object against the Consent to operate the Office on Erf 2098 Swakopmund Extension 1, while the rezoning is in process
- Do not object against the Inclusion of the rezoning in the next Zoning Scheme to be prepared for Swakopmund.

DO OBJECT

- Do object against the Rezoning of Erf 2098 Swakopmund Extension 1, from "Single Residential" with a density of 1:900 to "Office" with a bulk of 0.6
- Do object against the Consent in terms of Table B of the Swakopmund Zoning Scheme for a Residential Building
- Do object against the Consent to operate the Office on Erf 2098 Swakopmund Extension 1, while the rezoning is in process
- Do object against the Inclusion of the rezoning in the next Zoning Scheme to be prepared for Swakopmund.

If objecting please indicate the reasons for doing so:

- i) The office of IGS Engineers Namibia CC is already operating. There is already an increased traffic, noise and parking volume creating several problems.
- ii) We are pensioners; we moved to this residential area in Ugab Street in order to have a quiet environment that we need to rest and relax.

Should this form not be returned to our office by 25 November 2025, we will assume there are no objections against above-mentioned development.

Signed at: Swakopmund on this 24. day of November 2025.

[Handwritten Signature]
Signature of Property Owner

[Handwritten Signature]
Witness

Gilly Weigal

- iii) There is a primary school (Swakopmund Primary School) close by. Many of the young learners are walking through our street to the school. An increased traffic volume will increase the danger for them.

- iv) IGS Engineers Namibia ~~is~~ is employing over 12 (twelve) local engineers. Their working place / office must be in the industrial area.

[Handwritten Signature]
Gilly Weigal

ur Ref.: W/25073

Name: Hanus
Tell: _____
Cell: 081 232 1425
Fax: _____
Email: hanushan@iur
_____/_____/2025

(please fill in your personal details above)

Stubenrauch Planning Consultants cc
PO Box 41404
Windhoek
Email: ancke@spc.com.na

Dear Sir / Madam

- a) Rezoning of Erf 2098 Swakopmund Extension 1, from "Single Residential" with a density of 1:900 to "Office" with a bulk of 0.6;
- b) Consent in terms of Table B of the Swakopmund Zoning Scheme for a Residential Building;
- c) Consent to operate the Office on Erf 2098 Swakopmund Extension 1, while the rezoning is in process; and
- d) Inclusion of the rezoning in the next Zoning Scheme to be prepared for Swakopmund.

Herewith do I / we (please print) Edla Elise Hanus
the owner/s of Ugabo Str 15

declare that I / we (please indicate an X in the appropriate box):

DO NOT OBJECT

- Do not object against the Rezoning of Erf 2098 Swakopmund Extension 1, from "Single Residential" with a density of 1:900 to "Office" with a bulk of 0.6
- Do not object against the Consent in terms of Table B of the Swakopmund Zoning Scheme for a Residential Building
- Do not object against the Consent to operate the Office on Erf 2098 Swakopmund Extension 1, while the rezoning is in process
- Do not object against the Inclusion of the rezoning in the next Zoning Scheme to be prepared for Swakopmund.

DO OBJECT

- Do ~~not~~ object against the Rezoning of Erf 2098 Swakopmund Extension 1, from "Single Residential" with a density of 1:900 to "Office" with a bulk of 0.6
- Do ~~not~~ object against the Consent in terms of Table B of the Swakopmund Zoning Scheme for a Residential Building
- Do ~~not~~ object against the Consent to operate the Office on Erf 2098 Swakopmund Extension 1, while the rezoning is in process
- Do ~~not~~ object against the Inclusion of the rezoning in the next Zoning Scheme to be prepared for Swakopmund.

Please complete and date the reasons for objection

Sewage is not designed for so many residents.
Health risk
Parking, traffic

they are already operating - without
permission of neighbours?

Should this form not be returned to our office by 25 November 2025, we will assume there are no objections against above mentioned development.

Signed at Swalecymund on this 24 day of November 2025.

E. Harms
Signature of Property Owner

J. St.
Witness

No. 833

2025

REZONING OF ERF 2098, SWAKOPMUND EXTENSION 1

Stubenrauch Planning Consultants cc has been appointed by Jens Barthl, the registered owner of Erf 2098, Swakopmund Extension 1, to apply to the Swakopmund Municipality and the Urban and Regional Planning Board (URPB) for the following:

- ‡ Rezoning of Erf 2098, Swakopmund Extension 1 from "single residential" with a density of 1:900 to "office" with a bulk of 0.6;
- ‡ Consent in terms of Table B of the Swakopmund Zoning Scheme for a residential building;
- ‡ Consent to operate the office on Erf 2098, Swakopmund Extension 1 while the rezoning is in process; and
- ‡ Inclusion of the rezoning in the next zoning scheme to be prepared for Swakopmund.

8772

Government Gazette 31 October 2025

33

Erf 2098 is located in the neighbourhood of Swakopmund Extension 1, Swakopmund and is boarded by Ugab Street on the western boundary and Welwitchia Street on the eastern boundary. The erf measures approximately 960m² in extent. In accordance with the Swakopmund Town Planning Scheme No. 12 (now known as the Swakopmund Zoning Scheme), Erf 2098, Swakopmund Extension 1 is zoned "residential" with a density of 1:900.

The purpose of the subject application is to formalise the situation on the ground by means of aligning the land use activities with the Swakopmund Town Planning Amendment Scheme No. 12 (now known as the Swakopmund Zoning Scheme).

A copy of the application, maps and its accompanying documents are available for inspection during normal office hours at the Swakopmund Municipality and Stubenrauch Planning Consultants Office, 45 Sir Seretse Khama Street, Windhoek.

Any person objecting to the proposed change in land use as set out above may lodge such objection/comments together with their grounds thereof, with the Swakopmund Municipality and the applicant (Stubenrauch Planning Consultants) in writing before the **Tuesday, 25 November 2025** (14 days after the last publication of this notice).

Applicant:

Stubenrauch Planning Consultants cc
P.O. Box 41404, Windhoek
Tel: (061) 25 1189
Email: ancke@spc.com.na
Our Ref: W/25073

Chief Executive Officer
Swakopmund Municipality
P.O. Box 53, Swakopmund

CLASSIFIEDS

NOTICE LEGAL NOTICE PUBLIC NOTICE PUBLIC NOTICE PUBLIC NOTICE PUBLIC NOTICE PUBLIC NOTICE PUBLIC NOTICE PUBLIC NOTICE PUBLIC NOTICE

NOTICE LEGAL NOTICE
PUBLIC NOTICE
YOUTH PLANNING AND DEVELOPMENT BOARD
AGREEMENT

The Youth Planning and Development Board (YDP) is a statutory body established under the Youth Planning and Development Act (YPA) of 2003. The YDP is responsible for the development and implementation of the National Youth Policy (NYP) and the National Youth Development Strategy (NYDS). The YDP is also responsible for the development and implementation of the National Youth Employment Strategy (NYES).

PROXY DETAILS

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Invitation to Community Workshops

The National Youth Development Strategy (NYDS) is a key policy document that guides the development of youth in South Africa. The NYDS is currently under review and the Department of Education (DoE) is inviting the public to participate in community workshops to provide input into the review process.

The workshops will be held on the following dates and times:

DATE	TIME	LOCATION	CONTACT
10 October 2025	08:00 - 12:00	10001 - 10002	021 261 2611
11 October 2025	08:00 - 12:00	10003 - 10004	021 261 2611
12 October 2025	08:00 - 12:00	10005 - 10006	021 261 2611
13 October 2025	08:00 - 12:00	10007 - 10008	021 261 2611
14 October 2025	08:00 - 12:00	10009 - 10010	021 261 2611

For more information, please contact the Department of Education at 021 261 2611.

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Futsal action. Namibia is set to host its first-ever international Futsal tournament in December. Photo: Contributor

Futsal Club Championship slated for December

Stress Lessening

NAMIBIA is set to host the first-ever Futsal Club Championship from 5-7 December at the Namibia Sports Plaza. The tournament will bring together top-tier talent from around the globe, namely Africa for now, and provide a platform for high-level competition, cultural exchange, and grassroots development.

Donald Modise, one of the tournament organisers, said the idea was first conceived by a group of passionate organisers and stakeholders who recognised the growing appetite for international competition beyond traditional league and regional tournaments. "Planning for the tournament began behind the scenes well in advance, with early-stage discussions and groundwork starting as far back as over a year. Significant effort has gone into building partnerships and sponsorship, securing venues, finalising logistics and ensuring that the tournament would not only meet international standards but also leave a lasting impact on participants and fans alike," he said.

The tournament will see the likes of South Africa's Orlando Pirates and Ramo Futila Club pitted against Namibia's JAC Bakers and Kilimo Athletic Futsal Club. "The selection of participating teams was a carefully considered process designed to ensure competitive balance, international diversity and alignment with the tournament's core values of excellence, sportsmanship

and global representation." "Many of the teams were selected based on their strong track records in regional or international competitions. We aimed to bring in top-performing teams that could guarantee high-level play and elevate the overall quality of the tournament," he said.

Modise pointed to the fact that the tournament is important for several key reasons, both on a local and international scale. This showcases talent on a global stage, promoting cultural exchange and unity, boosting local development, inspiring the next generation, while at the same time strengthening global sports networks. "Hosting a tournament like this in the country shines a spotlight and showcases our capability to organise world-class sporting events. It sends a strong message that Namibia is serious about developing Futsal and is ready to compete and collaborate at an international level," he explained.

He also added that preparations for the tournament have been progressing steadily and are now entering the final stretch as they approach December. "On the sponsorship side, we've received promising support from both local and international partners." "While we've secured some key sponsors already, we are still in discussions with additional potential partners. The door remains open for brands that want to align with a growing sport and be part of something impactful. The momentum is definitely building," he ended.

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NOTICE LEGAL NOTICE

PUBLIC NOTICE

Public Notice
NOTICE OF THE 11th ANNUAL MEETING
 The 11th Annual Meeting of the Board of Directors of the...
 Date: 11th November 2025
 Time: 10:00 AM
 Venue: ...

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 Notice is hereby given that the...
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Left: Dytswarange Nampol Volleyball Club. Middle: Nambisa Volleyball Federation.

Relegated MTC VNL clubs gear up for redemption

Hilma Nahpe

AFTER months of intense competition, the 2025 MTC Volleyball National League (VNL) ended last weekend. Keetmanshoop Correctional Facility Volleyball Club, Dytswarange Nampol Volleyball Club and Ball Busters Volleyball Club face relegation.

While the disappointment was evident among the relegated teams, their spirit remains unbroken.

Instead, they are regrouping, reworking and refocusing on climbing back into the league.

For Keetmanshoop Correctional Facility Volleyball Club, head coach Elia Paulus described the setback as a wake-up call and an opportunity to rebuild.

"Relegation is not the end. It's a lesson and a stepping-stone. We are confident that, with hard work, discipline and unity, we will bounce back and reclaim our place in the national league," he said.

He added that the team has already started a restructuring process, focusing on improved training programmes and enhanced player development.

The club also plans to involve the broader Keetmanshoop community

in its rebuilding efforts.

Meanwhile, Dytswarange Nampol Volleyball Club's public relations representative Nanyo Shikuku reflected on a season of challenges that tested the team's unity and mental strength.

She said the team will implement more structured training sessions, focusing on tactical improvement; and defensive consistency while also investing in mental conditioning and team bonding to strengthen communication on the court.

This is not the end of our story. It's only the beginning of a stronger chapter. Every set, every serve and every game will be played with the passion of a team that knows what it means to fall and rise again," Shikuku said.

Ball Busters Volleyball Club coach Ruan Ndori said the team's focus will be on rebuilding its squad after losing several players to other teams.

"We are looking for new players and training hard to re-enter through the Nambisa Volleyball Federation qualifiers, and then work our way back to the VNL," Ndori said.

On the men's side, Mighty Gunners Volleyball Club also dropped out of the league alongside Keetmanshoop Correctional.

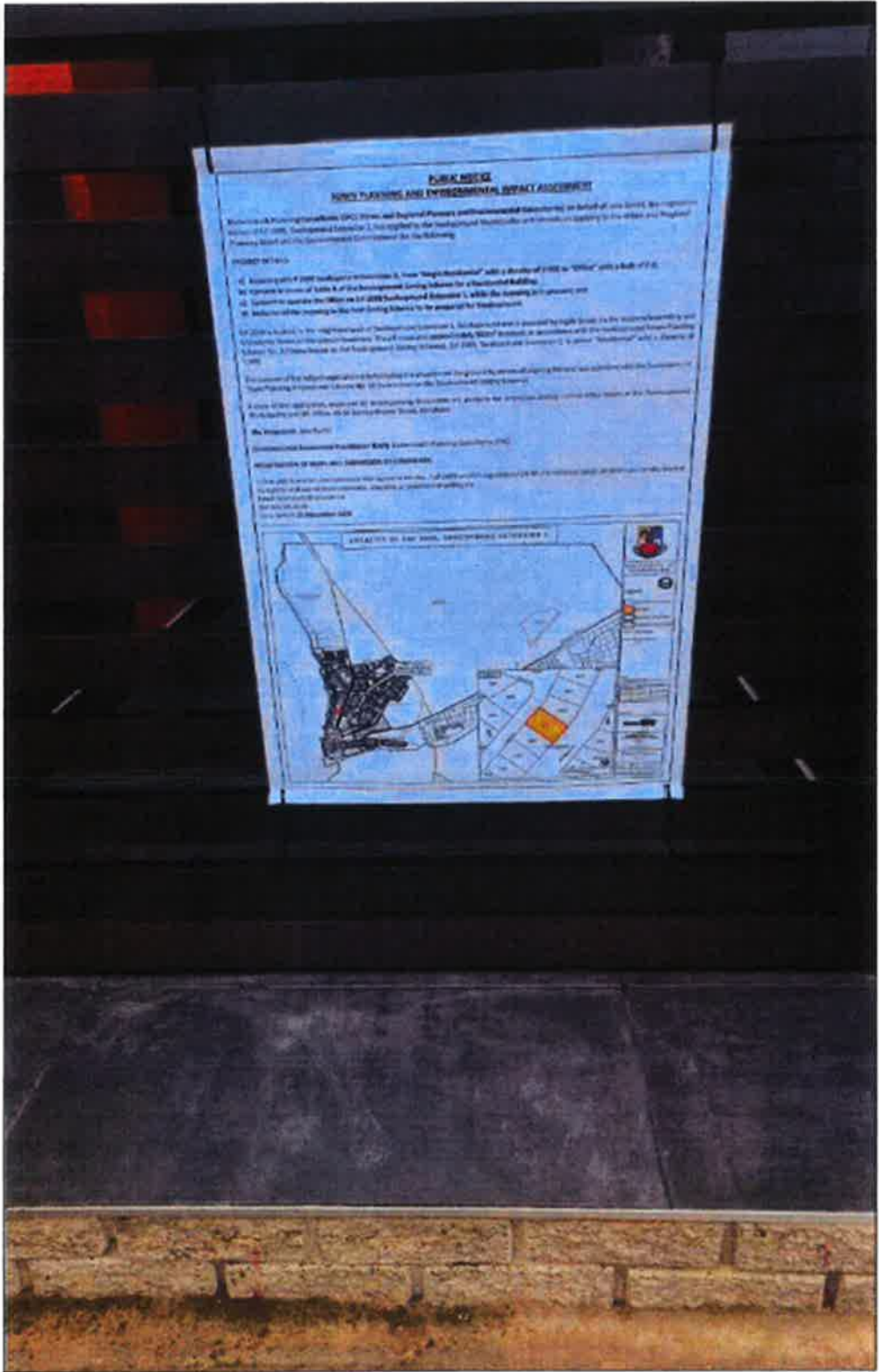
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A1 Notice on-site



A3 notice on Council's Notice Board



11.1.16

APPLICATION FOR THE REZONING OF ERVEN 818 & 819, VINETA NORTH, EXTENSION 1 FROM SINGLE RESIDENTIAL WITH A DENSITY OF 1: 600M² TO GENERAL RESIDENTIAL 2 WITH A DENSITY OF 1:300M², SUBSEQUENT CONSOLIDATION OF ERVEN 818 & 819, VINETA NORTH, EXTENSION 1 INTO CONSOLIDATED ERF X, HEIGHT RELAXATION FROM 8 M TO 10 M AND THE AMENDMENT OF TITLE CONDITIONS.

(C/M 2026/05/07 - V 818, V 819)

Ordinary Management Committee Meeting of 16 April 2026, Addendum 8.6
page 139 refers.

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

1. Purpose

The purpose of this submission is for the Council to consider the application for the rezoning of Erven 818 & 819, Vineta North Extension 1 from "Single Residential" with a density of 1:600m² to "General Residential 2" with a density of 1:300 m², the subsequent consolidation of Erven 818 and 819, Vineta North, Extension 1 into consolidated Erf X and height relaxation from 8 meters to 10 meters. A request is also made for the amendment of title conditions to remove old irrelevant conditions and replace it with new conditions in terms of the Urban and Regional Planning Act and the Swakopmund Zoning Scheme .

2. Introduction and Background

An application for the rezoning, subsequent consolidation, height relaxation and amendment of title conditions was received by the Town Planning Department from Stewart Planning Town and Regional Planners on behalf of the registered owner. The application is attached as **Annexure A**.

3. Ownership

The ownership of Erven 818 and 819, Vineta North Extension 1 vests in Friedrich Max Hindrich Wilhelm Radenberg as per Deed of Transfer No. T 3896 /2011 for Erf 818, Vineta North Extension1 and Deed of Transfer No. T 5917/2013 for Erf 819, Vineta North Extension 1. Proof of ownership has been attached as **Annexure B** .

4. Zoning, Locality and Size

Erven 818 & 819, Vineta North Extension 1 are both zoned "Single Residential" with a density of 1:600m². Erf 819 is located along Fischrieher Street & Erf 818 is located at the corner of Fischrieher and Lumen Street. Erven 818 and Erf 819, Vineta North, Extension 1 are 588m² and 600m² in extent, respectively. See locality plan below.



Figure 1: Locality Plan for Erven 818 & 819, Vineta North Extension 1.

5. Access Municipal Services and Parking

Erf 819, Vineta North Extension 1 can be accessed via Fischrieher Street, while Erf 818 has dual access via Lumen and Fischrieher Streets. This access will be maintained for the consolidated erf. Parking for the proposed development is expected to be provided on-site in accordance with the provision of the Swakopmund Zoning Scheme and no on-street parking will be tolerated. 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 Regulation 10 & 12 of the Urban and Regional Planning Act (**Annexure C**).

The rezoning was advertised in the Namib Times and the Namibian newspapers on the 4th and 11th July 2025, and in the Government Gazette Number 8688 of 15th July 2025, Item No. 485. The neighbouring property owners were notified in writing of the development proposal on the 14th July 2025. A notice was additionally displayed on Council's notice board as well as on-site from the 3rd July 2025 to the 13th August 2025. The last date to submit objections and comments was the 4th August 2025. One comment was received from the owners of Erf 759, Vineta North Extension 1 and one objection was received from the owners of Erf 820, Vineta North Extension 1.

7. Development Proposal

It is the intention of the owner to consolidate the two erven into consolidated Erf X and to rezone the properties from "single residential" with a density of 1:600m² to "general residential 2" with a density of 1:300m² to enable develop of up to four town houses.

The proposed rezoning and consolidation will have the following effect:

Erf Number	Current Zoning & Density	Proposed Zoning	Erf size
818	Single Residential 1:900m ²	General Residential 1, density of 1:300m ²	588m ²
819	Single Residential 1:900m ²		600m ²
Consolidated Erf X		General Residential 1, density of 1:300m ²	1188m ²
Total			1188m²

An additional request is made for the relaxation of height from 8 m to 10 m for additional space for each unit.

8. Objection and Applicant's response

An objection was received from the owner of Erf 820, Vineta North, Extension 1. The objector raised concerns regarding the height relaxation of Unit 1 and its placement directly against the boundary as displayed in the conceptual layout provided. The objector cited that this placement will severely impact the privacy of their property.

There were also comments received from the owners of Erf 759, Vineta North, Extension 1. The comments to a large extent relate to construction and operational matters, such as, construction hours, boundary wall construction and finishes, construction finishes, building lines etc.

The applicant stated that the operational and control measures expressed by the owners of Erf 759, Vineta North, Extension 1 must be enforced by Council through its building compliance and related regulations. To the objection raised, the applicant stated as a mitigation measure that the owner of the proposed consolidated Erf X will change the placement of proposed unit 1 thereby ensuring that no building is beyond the 3 meters building line along erf 820, Vineta North, Extension 1. It is important to note that at the stage, the plans submitted with the application are merely conceptual and not the final design. Therefore, they are still subject to the normal building plan evaluation process.

9. Evaluation

Swakopmund is fast growing in terms of both its population and physical expansion; as a result, there is a high demand for housing. The proposed rezoning to a higher density will allow the owner to construct up to a maximum of four units on the Erf, which is inclusive and is economically sustainable.

A density of 1:250m² is proposed instead and can be accommodated as it is the prevailing density for general residential erven in the area and will provide a yield of 4 units as opposed to the density of 1:300m². The proposed development is in line with the Swakopmund Structure Plan's aim to address the housing demand through infill development and there is a clear indication in the market about the demand for housing and different housing typologies. While the density will increase, the proposed development will adhere to building line and height restrictions to ensure that the privacy of adjacent neighbours is respected.

The height applicable to the general residential erven in terms of the Zoning Scheme 61 is 40 meters. Therefore, the relaxation is not required.

9.9 Conditions to be registered

It is recommended that the current title conditions registered against Erven 818 & 819, Vineta North Extension 1 be cancelled as they are outdated and that the following conditions be registered against newly Consolidated Erf X as follows

- (i) *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 zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018);*
- (ii) *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.*

9.10 Compensation

The subsequent rezoning of the consolidated Erf X from "single residential" with a density of 1:600m² to "general residential 2" with a density of 1:300m² is subject to a compensation fee with respect to Betterment fee 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. A compensation fee of 20% is hereby proposed.

10. Conclusion

The proposed rezoning and consolidation of Erven 818 & 819, Vineta North Extension 1 are in line with both the Swakopmund Zoning Scheme and the Swakopmund Structure Plan and can be supported.

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

RECOMMENDED:

- (a) **That Erven 818 and 819, Vineta North, Extension 1 be consolidated into Consolidated Erf X.**
- (b) **That the rezoning of Consolidated Erf X , Vineta North Extension 1 from "Single Residential" with a density of 1:600m² to "General Residential 2" with a density of 1:300m² be turned down.**
- (c) **That Consolidated Erf X , Vineta North, Extension 1 be rezoned from "Single Residential" with a density of 1:600m² to "General Residential 2" with a density of 1:250m² instead.**
- (d) **That the rezoning of Consolidated Erf X, Vineta North, Extension 1 is subject to a compensation fee of 20% 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.**

- (e) 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.
 - (f) That the applicant provides proof that the consolidation and the rezoning of Consolidated Erf X ,Vineta North, Extension 1, has been approved by the Minister and promulgated.
 - (g) That the current title conditions registered against Erven 818 & 819, Vineta North, Extension 1 be cancelled and that the following conditions be registered against newly consolidated Erf X:
 - (i) *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 zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018);*
 - (ii) *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.*
 - (h) That the cost of all additional service infrastructure required at the Erf as a result of the proposed development be for the account of the applicant or the owner and be installed in accordance with the specifications and satisfaction of the General Manager: Engineering Services.
 - (i) That all the parking be provided on-site in line with the Swakopmund Zoning Scheme and no parking on street reserve shall be tolerated.
 - (j) That the applicant be informed of this decision and of their rights that they may appeal the Council decision in terms of (b) and (c) above, 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.
 - (k) That the Objectors be informed of this decision and of their rights to appeal the Council decision in terms of (b) and (c) above, 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.
-

TOWN PLANNING APPLICATION

ERVEN 818 AND 819 VINETA NORTH EXTENSION 1:

- Rezoning from Single Residential with a density of 1:600m² to General Residential 2 with a density of 1:300m²;
- Consolidation of the erven into Portion X;
- Consent for height relaxation from 8m to 10m;
- Amendment of title conditions to remove old irrelevant conditions and replace it with new applicable conditions in terms of the Urban and Regional Planning Act and relevant Zoning Scheme.

Date: 26 September 2025

Prepared for: Friedrich Max Hindrich Wilhelm Radenberg
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Prepared by: Stewart Planning
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Submission to: Swakopmund Municipality
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Swakopmund, 13001

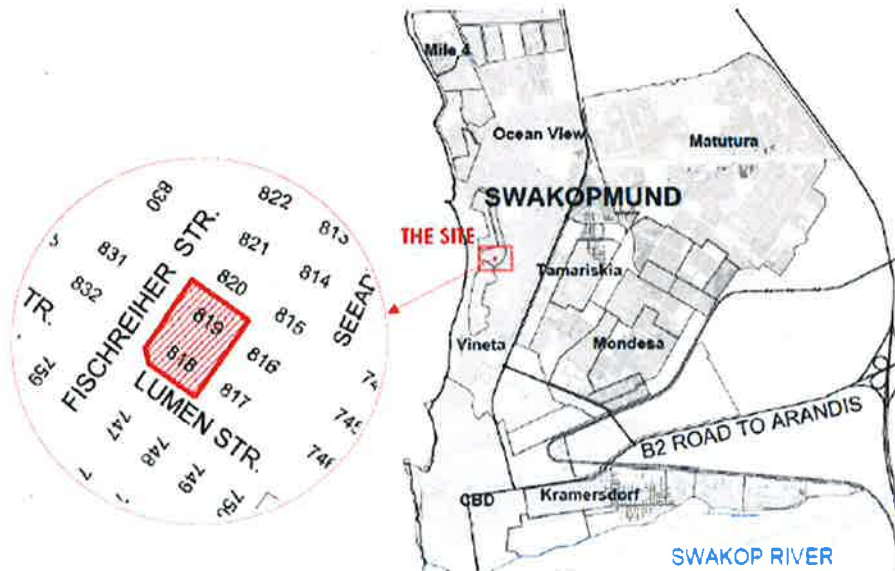


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Annexures

- Annexure A : Power of Attorney form
- Annexure B : Title Deed copies
- Annexure C : Locality and Consolidation Plans
- Annexure D : Zoning Maps
- Annexure E : Conditions to be registered
- Annexure F : Conceptual Site Development Plan
- Annexure G : Proof of consultation report



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1. Introduction

Stewart Planning has been appointed to apply to the Swakopmund Municipality and the Ministry of Urban and Rural Development for the following on Erven 818 and 819 Vineta North Extension 1:

- Rezoning from Single Residential with a density of 1:600m² to General Residential 2 with a density of 1:300m²;
- Consolidation of the erven into Portion X;
- Consent for height relaxation from 8m to 10m;
- Amendment of title conditions to remove old irrelevant conditions and replace them with new applicable conditions in terms of the Urban and Regional Planning Act and relevant Zoning Scheme.

Application is made in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and the Swakopmund Zoning Scheme, as amended.

2. Property Description

Table 1: Erven 818 and 819, Vineta North Extension 1 – Property Description.

ERVEN 818 AND 819	
Local Authority	Swakopmund Municipality (the Council)
Township	Vineta North
Extension	Extension 1
Size	818: 588m ² 819: 600m ²
Owner / Applicant	Mr Friedrich Max Hindrich Wilhelm Radenberg The Power of Attorney form is attached as Annexure A, and the Title Deeds as Annexure B.
Zoning	Single Residential (1:600m ²)
Site Analysis	Both Erven 818 and 819 have a flat terrain and are vacant and undeveloped. The consolidated site will have a typical rectangular shape, making it ideal for a well-designed housing layout accommodating 4 dwelling units in the form of Townhouses. The properties are also suitably located at the intersection of Fischreier and Lumen Street. There are no physical or environmental features that restrict development.

3. Location

Erven 818 and 819 (the properties) are located in Vineta North Extension 1, colloquially known as the "Vineta" suburb. The properties are situated on the corner of Fischreiher and Lumen Street. The proposal for consolidating the properties and developing 4 dwelling units in the form of Townhouses is supported in terms of the locality of the properties, as the consolidated site is a corner property, and it is proposed to obtain access via Lumen Street, which is wide enough (15m) to accommodate additional traffic to and from the site.

The locality of the properties is shown in Figure 1 below. Figure 2 shows a street view of the properties from Fischreiher Street. The Locality Map is attached as Annexure C.

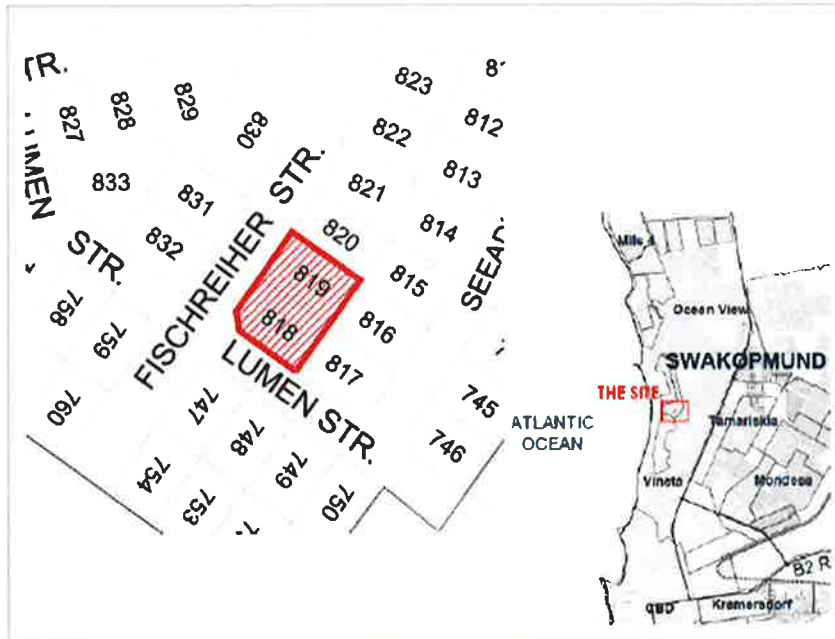


Figure 1: Locality of Erven 818 and 819 Vineta North Extension 1.



Figure 2: Streetview of Erven 818 and 819 Vineta North Extension 1 from Fischreiher Street.

4. Development Proposal

The purpose of the application is to permit the development of four dwelling units in the form of Townhouses on the consolidated Portion X ($\pm 1188\text{m}^2$). The maximum height of the townhouses will be 10 meters, and access will be taken from Lumen Street via a 5m wide driveway. No detailed site development plans have been prepared to date, other than a conceptual site plan attached as Annexure F. *HowardKrogh Architects* have been appointed to prepare the layout and design of the 4 dwelling units. The development proposal is set out below.

4.1 Consolidation

It is proposed to consolidate Erven 818 (588m^2) and 819 (600m^2) into Portion X ($\pm 1188\text{m}^2$) as indicated in Figure 3 below. The Consolidation Plan is attached as Annexure C.

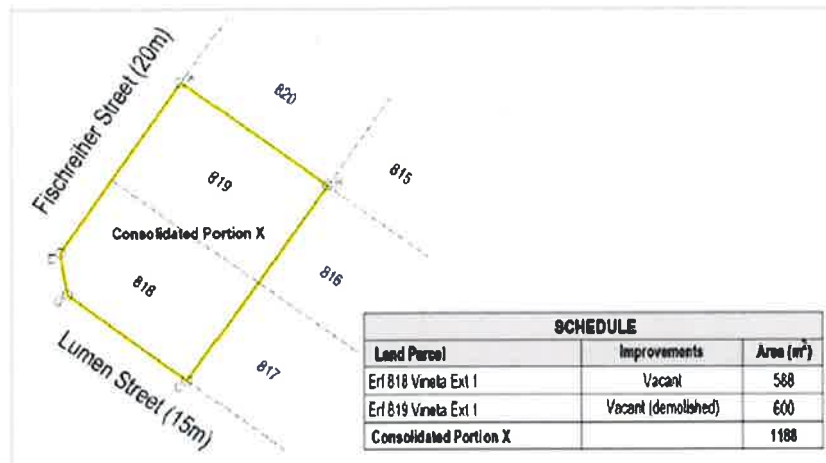


Figure 3: Proposed Consolidation.

4.2 Rezoning

In order to allow the establishment of 4 dwelling units in the form of Townhouses, it is proposed to rezone the properties from Single Residential (density of $1:600\text{m}^2$) to General Residential 2 ($1:300\text{m}^2$). With a consolidated site size of 1188m^2 , a density of $1:300$ allows 3.96 dwelling units. Taking into consideration that Erf 818 would have been at least 600m^2 , if not for the splay, the consolidated site size would have been 1200, allowing 4.0 units with a density of $1:300$. Due to the splay and 0.04 density discrepancy, we have proceeded with a density of $1:300\text{m}^2$ for Council to allow 4 units.

Should Council not favourably consider allowing 4 units at a density of $1:300\text{m}^2$, with a 0.04 discrepancy, the density applied for changes from $1:300\text{m}^2$ to $1:250\text{m}^2$ as the owner has a definite need to establish 4 dwelling units. In the public consultation process, it was made clear that the intention is to establish 4 dwelling units; therefore, it will not be practical to re-advertise for a changed density from $1:300\text{m}^2$ to $1:250\text{m}^2$. The approved density is for consideration by Council. The alternative density of $1:250\text{m}^2$ will also not allow more than 4 units ($1188/250 = 4.75$).

Figure 4 on the next page shows the current and proposed zoning map of the properties. The proposed Zoning map is attached as Annexure D1, with an alternative Zoning Map proposal (should Council not favourably consider the 0.04 discrepancy for 4 dwelling units at a density of $1:300\text{m}^2$) attached as Annexure D2.

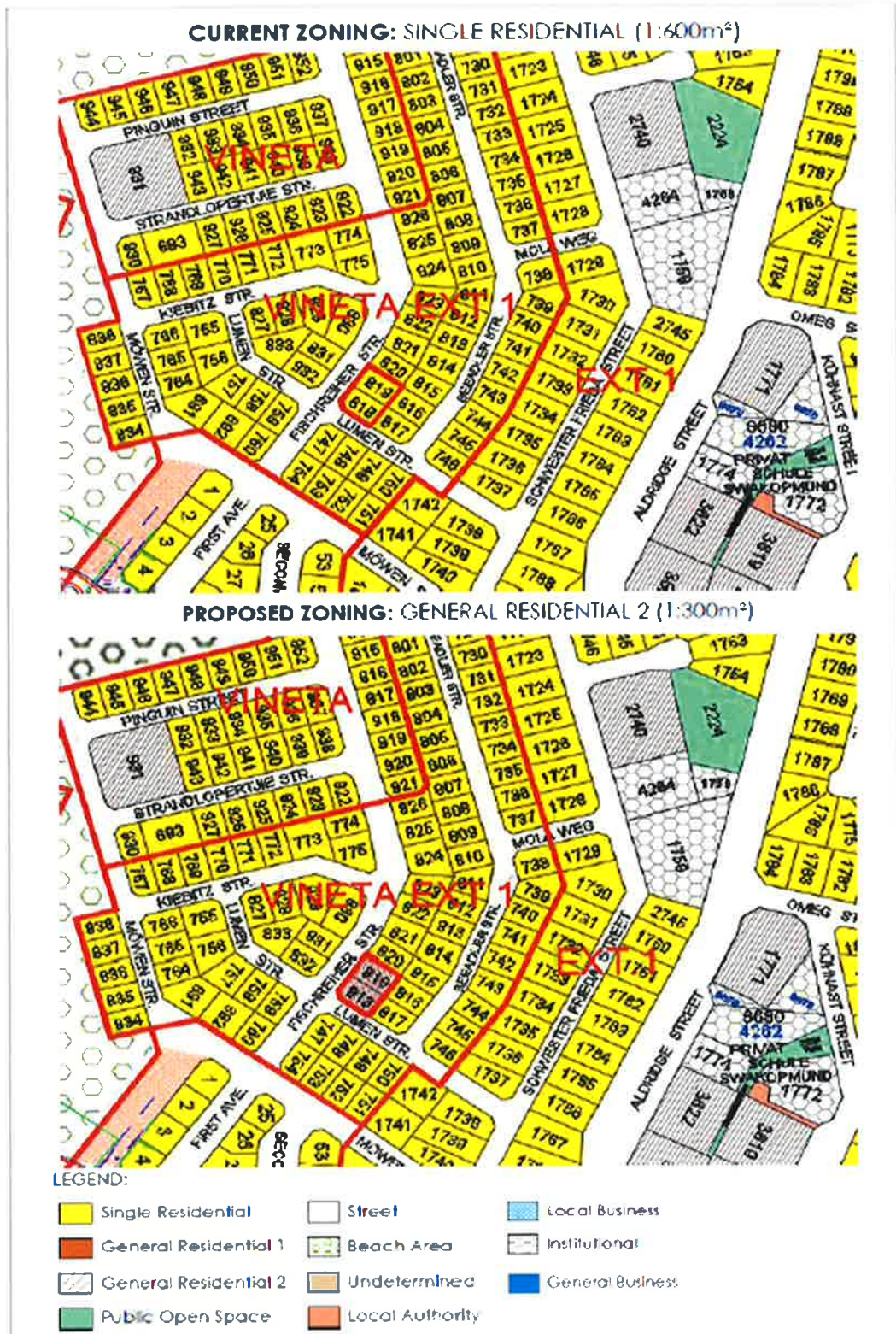


Figure 4: Proposed Rezoning.

4.3 Consent for height relaxation from 8m to 10m

The development proposal includes obtaining the Council's consent for building height relaxation from 8m to 10m. The height relaxation will provide the required additional space for each unit, as the aim is to optimally make use of the available footprint and improve land use efficiency.

4.4 Amendment of title conditions to remove old irrelevant conditions

The town planning application also includes the amendment of the title deed conditions in order to remove old, irrelevant conditions that are no longer applicable, and replace them with the new conditions applicable in terms of the Urban and Regional Planning Act, and the relevant Zoning Scheme. The conditions to be registered are attached as Annexure E.

5. Site Development Plan

Figure 5 below provides a conceptual layout of how the site will be utilised for the four townhouse units.



Figure 5: Conceptual Layout – Erven 818 and 819 Vineta North Extension 1.

6. Owner

Mr Friedrich Max Hindrich Wilhelm Radenberg is the registered owner of the properties. Stewart Planning has been appointed by the owner for the planning applications. The Power of Attorney form is attached as Annexure A, and the Title Deeds as Annexure B.

7. Environmental Impact Assessment

The proposal is not a listed activity in terms of the Environmental Management Act, 2007 (Act No. 7 of 2007). Therefore, the owner/applicant does not have to apply for an Environmental Clearance Certificate.

8. Applicable Policy/Legislation

The proposal is evaluated in accordance with the following legislation and/or policies:

- Swakopmund Urban Structure Plan

A Structure Plan is an informative local strategic plan/document that guides the local authority on natural environment issues, local economic development, infrastructure and services. The Structure Plan ensures that the Swakopmund Municipality follows an integrated and holistic future-oriented planning approach that promotes sustainability and maximises the development potential of Swakopmund. It is a spatial planning tool which can be used as a guideline to inform and direct future planning within a town.

Chapter 2 is focused on the Demographics of Swakopmund, and when evaluating population growth and population projections for Swakopmund, it was found that the demand for erven (according to an annual growth rate of 5.3%) is 765 erven per annum. Swakopmund has a current housing backlog of 12,000, resulting in a backlog of 40 extensions that should be created. This will require 609 ha of land to meet for 350m² erven, inclusive of 45% non-residential land reservations. It is further mentioned in this Chapter that overall, Swakopmund is characterised as a low-density urban settlement with very large open spaces in between and that these "left-over" spaces pose a great opportunity for residential, business and institutional densification and infill development. Existing areas should therefore, where possible, be densified to promote proactive planning in the provision of housing rather than reactive planning.

The proposed consolidated Portion X (Erven 818 and 819) is considered ideal for the intended purposes of establishing 4 new dwelling units in the form of up-market Townhouses. The proposed development not only aims to meet the housing demand, but also offers a variety of housing ownership options on suitably located land that has potential for higher-density development.

It should be emphasised that the proposed change in density (1:300, or 1:250 should Council not favourably consider the 0.04 discrepancy), for the proposed consolidated Portion X that measures 1188m², is not a high-density development proposal that will drastically change the character of the neighbourhood. The proposed 4 dwelling units will rather complement the residential neighbourhood with its intended layout and design.

It can therefore be concluded that the development proposal is supported by the Swakopmund Structure Plan as it aims to address the increasing housing demand by means of infill development on land that is suitable in terms of locality, shape and size, and has merit for higher density residential development without negatively affecting the neighbourhood.

- Swakopmund Zoning Scheme

The proposal has been evaluated in accordance with the Swakopmund Town Planning Amendment Scheme No 12. Table 2 on the next page shows how the intended development will comply with the proposed General Residential 2 land use zone requirements.

Table 2. General Residential 2 land use zone rights

GR2 Requirements	Compliance
Primary Uses Dwelling House/s, Block of Flats and Townhouses.	Complies : The housing development will consist of a maximum of 4 up-market townhouses.
Definition "Townhouse" means a dwelling unit which forms part of a town housing scheme.	Complies : The houses will be developed as dwelling units within a town housing scheme.
Minimum erf size The minimum prescribed erf size for townhouses are 900m ² .	Complies : The site measures 1188m ² .
Density Accommodates density zones of 1:300m ² , and 1:250m ² .	Complies : With the site measuring 1118m ² , the proposed density of 1:300m ² allows 3.96 dwelling units (rounded up to 4 dwelling units). Should Council not favourably consider the 0.04 discrepancy, the density applied for changes from 1:300m ² to 1:250m ² , which allows a maximum of 4.75 dwelling units.
Parking As determined by Council	Complies : Each townhouse will have a garage for the provision of parking space.
Betterment 20% Betterment fee when rezoning from Single Residential to General Residential.	Complies : 20% of the increase in property value, as determined by Council will be paid by the owner.

9. Preliminary Potential Impacts

- Impact on the neighbourhood

The surrounding neighbourhood is predominantly residential. The proposed rezoning to allow 4 dwelling units on the consolidated Erven 818 and 819 Vineta North Extension 1 will not negatively affect the surrounding residential neighbourhood. The proposed development is not considered a high-density residential development that will drastically change the character of the neighbourhood. The proposed 4 dwelling units will rather complement the residential neighbourhood with its intended layout and design. It should further be noted that the properties offer suitable qualities for higher-density residential development, as it is located at the intersection of Lumen and Fischreier Street, with Fischreier Street being a busy road. Furthermore, the shape and size of the proposed consolidated property can accommodate 4 dwelling units with a proper layout and design.

The proposed residential development is therefore considered to rather strengthen the existing residential character by offering a variety in home ownership choices, while still establishing up-market housing in a well-established residential neighbourhood.

- Impact on services such as water, sewerage, and refuse removal

Existing bulk and internal municipal sewerage, water and electricity connections are available on site, and extensions of these connections can be made. Rezoning the site from Single Residential to General Residential 2 will result in a slight increase in service provision on the site.

The increase in the use of services will be compensated through the payment of betterment fees by the owner to the Local Authority, who is responsible for allocating the fees to the maintenance and upgrading of services in Swakopmund.

Furthermore, with the proposed rezoning, the site will still be used for residential purposes, which is a less intensive land use with a lower impact on service provision when compared to other land use zones in town.

- Impact of access, parking, and increased traffic on roads

The properties are situated on the corner of Lumen and Fischreiher Street. It is proposed to have access to the consolidated site from Lumen Street, as Fischreiher Street is a busy road. This proposal further contributes to achieving better traffic flow along Fischreiher Street. The proposed development of 4 dwelling units will only result in a slight increase in traffic volume to and from the site; however, the adjacent streets are capable and wide enough to accommodate a slight increase; Lumen Street is 15m wide, and Fischreiher Street is 20m wide. Furthermore, adequate parking for each dwelling unit will be provided as required in terms of the Swakopmund Zoning Scheme and will be evaluated with building plan submission.

10. Public Consultation

The public was notified of the application in accordance with the Urban and Regional Planning Act, 2018 as listed below. The proof of consultation is attached as Annexure G.

- Regulation 10(1): Notice in the *Gazette* (15.07.2025)
- Regulation 10(2): Notices in 2x Newspapers for 2 Weeks (04.07.2025 & 11.07.2025)
- Regulation 12(a): Notice(s) on Site (03.07.2025 – 13.08.2025)
- Regulation 12(b): Notice at the Local Authority (03.07.2025 – 13.08.2025)
- Regulation 10(4): Notice to neighbouring landowners. (14.07.2025)

The public participation period started on Tuesday, 15 July 2025, and the cut-off date to submit comments and/or objections was Monday, 04 August 2025. The public was given 15 working days to provide comments and/or objections. A letter with comments/recommendations was received from Mr & Mrs Kubirske (owners of Erf 759, situated on the corner opposite Erf 818). The comments and recommendations relate to construction and operational control measures. No formal objection or town planning issue was raised. The operational and control measures must be enforced by Local Authority through its building plan compliance and related regulations.

Only one formal objection was received from Mr Thomas Henderson (owner of adjacent Erf 820, directly adjacent to Erf 819). Being the directly adjacent neighbour, the proposed placement and height of the unit on the common boundary of Erf 819 and 820 will impact the privacy of the neighbouring property. In response, the owner of Erf 819 (Mr Friedrich Max Hindrich Wilhelm Radenberg) has confirmed that the placement of the dwelling unit will be changed so that no dwelling unit is within the prescribed building line regulation (3 meters) along Erf 819 and 820's common boundary. Although no final site plans have been prepared, the proposed layout and design changes will take into consideration the objector's privacy concerns.

The above-mentioned correspondences received from Mr & Mrs Kubirske, and Mr Henderson are attached in Annexure G (proof of consultation).

11. Conclusion

Given its locality, land use potential, and the shape and size of the proposed consolidated site, the proposed development should be supported. The consolidated site offers suitable qualities for providing more dwelling units that will strengthen the existing residential character through the provision of different housing typologies and creating more homeownership opportunities. *HowardKrogh Architects* have been appointed for the layout and design of the dwelling units, which will be aesthetically pleasing and further strengthen the residential character.

It should be emphasised that a good neighbourhood is created when there is a variety in housing options and other supporting community functions nearby. A residential neighbourhood should not be exclusive to one type of housing, with all erven being the same size, offering potential for the same choice for housing throughout the neighbourhood – this results in a homogenous, boring layout and design that creates the same homeownership choice. Smaller and more affordable housing options can still be created in up-market neighbourhoods. This will not negatively affect the residential value of the neighbourhood as the aim is to still provide up-market housing, but with a variety of home ownership choices. The housing market continuously changes as a result of socio-economic and environmental changes, and the neighbourhoods that continue to thrive and grow are the ones providing a range of housing ownership options, without negatively affecting the residential character and value.

If the proposed development were considered to be a negative residential development proposal for the neighbourhood, there would have been more than one objection lodged against the development proposal. The only objection received relates to the placement and the design of the dwelling unit closest to the common boundary with the objector, and not the overall development proposal. The objection raised can be solved by changing the layout of the dwelling units so that no unit is closer than 3 meters to the common boundary with the objector.

In this case, the establishment of 4 dwelling units (in the form of Townhouses) will strengthen the existing residential character of the neighbourhood at a strategic and good location within Vineta North Extension 1.

12. Recommendation

Given the need and desirability for the proposed development on a suitable site, it is recommended that the Swakopmund Council support the following:

- Rezoning from Single Residential (1:600m²) to General Residential 2 (1:300m²);
- Consolidation of the erven into Portion X;
- Consent for height relaxation from 8m to 10m;
- Amendment of title conditions to remove old irrelevant conditions and replace them with new applicable conditions in terms of the Urban and Regional Planning Act and relevant Zoning Scheme.

It is further recommended that the Swakopmund Council charge a 20% betterment/compensation fee as a result of the increase in value and use of services.

Yours sincerely,



.....
Melissa Kroon
Town Planner

 **STEWART PLANNING**
TOWN & REGIONAL PLANNERS

Tel: +264 64 280 770 | Email: melissa@sp.com.na



.....
Bruce Stewart
Town Planner

 **STEWART PLANNING**
TOWN & REGIONAL PLANNERS

Tel: +264 64 280 770 | Email: bruce@sp.com.na

SPECIAL POWER OF ATTORNEY

I, the undersigned,

Friedrich Max Hinrich Wilhelm Radenberg [ID No. 750421 0006 7]

in my capacity as the **OWNER OF ERVEN 818 AND 819, VINETA NORTH EXTENSION 1**

do hereby nominate, constitute and appoint



**STEWART PLANNING – TOWN AND REGIONAL PLANNERS
P.O. BOX 2095, WALVIS BAY, NAMIBIA**

with full power of substitution, to be my true and lawful Attorney and Agent for me and in my name, place and stead, to make the necessary application to the Municipality of Swakopmund, and/or Urban and Regional Planning Board for the

ERVEN 818 AND 819 VINETA NORTH EXTENSION 1:

- > Rezoning from Single Residential with a density of 1:600m² to General Residential 2 with a density of 1:300m²;
- > Consolidation of the erven into Portion X;
- > Consent for height relaxation from 8m to 10m;
- > Amendment of title conditions to remove old irrelevant conditions and replace it with new applicable conditions in terms of the Urban and Regional Planning Act and relevant Zoning Scheme.

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 I might or could do if personally present and acting herein – hereby ratifying, allowing and confirm all and whatsoever my said Agent and Attorney shall lawfully do, or cause to be done, by virtue of these presents.

thus done and signed at Tsumeb this 13 day of August 2025
in the presence of the undersigned witnesses:

[Signature]
Friedrich Max Hinrich Wilhelm Radenberg

Witness 1
Name: Gerlinde Radenberg
Signature: [Signature]

Witness 2
Name: Gerlinde Hauses
Signature: [Signature]

[Handwritten mark]



OUR REF : MC/tjm/S25168
1 August 2025

MESSRS F A PRETORIUS & CO
TSUMEB

By courier

Dear Sir,

RE: VA APPLICATION: F M H W RADENBERG

PROPERTY: ERF No. 818 VINETA NORTH EXTENSION No. 1

We refer to the above matter which was registered on 25 July 2025 and hereto annex VA Copy of Deed of Transfer No. T.3896/2011 for your client's attention.

Kindly acknowledge receipt on the copy hereof.

Yours faithfully,
MARINDA COLEMAN ATTORNEYS


COLEMAN, M. (Ms)

Marinda Coleman Attorneys

10 Dr AB May St
P.O. Box 525 Windhoek, Namibia
Tel. (+264) 61 444 400
info@marindacoleman.com
Attorneys, Notaries and Conveyancers
Marinda Coleman B.A. LL.B. (Hons) (R. U.C.)
Authorized and regulated by the Law Society of Namibia

Prepared by me

CONVEYANCER
YSSEL, E H

ORIGINAL
REAMPED
DUTY <u>NT 4400.00</u>
FEEB _____

DR WEDER, KAUTA & ROVEKA INCORPORATED
Attorneys, Notaries and
Conveyancers
P O BOX 864
WINDHOEK

T 3896 401

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT ETHENE HENNING YSSEL

appeared before me, ^{Notary} of Deeds at Windhoek, he the said Appearer, being duly
authorised thereto by a Power of Attorney granted to him by

**THE EXECUTOR IN THE ESTATE OF THE LATE
BARBARA ERIKA RADENBERG**

dated the 14TH February 2011 and signed at WINDHOEK



AND THE SAID APPEARER declared that

WHEREAS the said BARBARA ERIKA RADENBERG died at TSUMEB on the 11th April 2010;

AND WHEREAS the undenmentioned Transferee is entitled to the hereinaftermentioned property subject to Clause -4 of the Last Will and Testament of the Deceased, dated 3rd October 2009 and signed at TSUMEB;

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

FRIEDRICH MAX HINDRICH WILHELM RADENBERG
IDENTITY NUMBER: 750421 0006 7
Married out of Community of Property

His Heirs, Executors, Administrators or Assigns

CERTAIN ERF NO. 818 VINETA NORTH, EXTENSION NO. 1

SITUATE In the Municipality of SWAKOPMUND
 Registration Division "G"
 ERONGO REGION

MEASURING 588 (FIVE EIGHT EIGHT) Square Metres

FIRST TRANSFERRED by Deed of Transfer no. T384/1968 with General Plan no. A.62/67 relating thereto

AND HELD under Deed of Transfer no. T23/1982

A. SUBJECT to the following conditions imposed in terms Ordinance 18 of 1954 (See BC22/2007), namely:-

IN FAVOUR OF THE LOCAL AUTHORITY

- (i) 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.
- (ii) 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. SUBJECT FURTHER to the following conditions imposed by the Municipal Council of Swakopmund for its benefit, and created in the said Deed of Transfer no. T384/1968, namely:-

1. The said property shall be used for residential purposes only for the housing of one family and not more than one dwelling house with the necessary outbuildings and appurtenances shall be erected thereon, provided, however, that the main building to be constructed shall be erected and completed simultaneously with the outbuildings; provided further, that such outbuildings shall not be used for residential purposes otherwise than by domestic servants of the owner or tenant, and during the period of construction of any of the buildings on the said Erf/erven such outbuildings shall not be occupied by any person without the Council's prior written consent.
2. Unless a dwelling house, as described in paragraph 1 hereof, of a building value of at least N\$2 000,00 shall be erected on the said property on or before the 31st August 1968, and thereafter maintained at the said value, the Council shall have the right at its option and in its entire discretion, to demand payment from the owner annually or half-yearly of an amount equal to such Municipal rates and taxes as would be payable if a dwelling house of the said minimum value were in fact upon the said property.
3. The said Council shall not be liable to the said Transferee or to his or its successors in title form compensation in case any alteration in the levels of any street or streets adjoining the said property or in any portion of such streets is effected at any time by the said Council.

In the event of the said Council at any time laying out and constructing such streets at a level differing from the average level of the said property at the boundary line between it and the said street or streets, then the transferee or his or its successor in title shall within three months after written notice of intention so to lay out and construct any such street having been addressed to him or it by the said Council at his own cost construct a retaining wall on the said property at any such boundary line of sufficient height and strength so as effectually to prevent any portion of the said property falling into the street or vice versa.

All such retaining walls shall be built in consultation with the said Council and shall be subject to its approval. Should the transferee or his or its successor in title fail to comply with the provisions of this clause, the said Council shall be entitled to build any such retaining walls and to enter upon the said property for that purpose and shall be entitled to recover the cost thereof from the said Transferee or his or its successor in title.

C. SUBJECT to the following testamentary condition as set out in Clause 4 of the Last Will and Testament of the Deceased, dated 3rd October 2009, namely

"I direct that no benefit accruing to any beneficiary under this my Will nor any accrual thereof, proceeds of realisation and re-investment thereof as well as any income earned thereon shall form part of any joint or community estate of such beneficiary but shall remain the separate and sole property of such beneficiary. In the event of such beneficiary being married in community of property or so shall marry or remarry the benefit or any accrual, proceeds and income thereof shall explicitly be excluded from the community of property."

Page four

WHEREFORE the Appearer renouncing all the right and title which the said ESTATE OF THE LATE BARBARA ERIKA RADENBERG 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 according to the first and final liquidation and distribution account the full value of the aforesaid property amounts to NS450 000,00

SIGNED at WINDHOEK on 29 JUL 2011 together with the appearer, and confirmed with my seal of office.


Signature of Appearer

In my presence.



I the undersigned, ETIENNE HENNING YSSEL, Conveyancer hereby certify in terms of Section 78 of Act 23/1992 that all rates leviable in respect of such immovable property in terms of this Act, and all the fees, charges and other moneys due to the local authority council in respect of any service, amenity or facility supplied to such property in terms of this Act, inclusive of any availability charge and minimum charge provided for in section 30(1)(u) has been paid up to and including the date of registration hereof.


CONVEYANCER
YSSEL, E H



Prepared by me


CONVEYANCER
COLEMAN, M.

ANGULA COLEMAN
Legal Practitioners, Notaries & Conveyancers
HAUS HARTMANN
22 ROBERT MUGABE AVENUE
P O Box 325, WINDHOEK

T 5917 2013

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT MARINDA COLEMAN

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

HEINRICH GUNTER WILHELM RADENBERG
Identity Number : 440228 0013 5
Unmarried

(hereinafter styled the **TRANSFEROR**)

dated the 31st day of January 2013 and signed at Tsumeb

| HM

AND THE SAID APPEARER DECLARED THAT his said principal on the 31st day of January 2013 had truly and legally sold, and that he/she, in his/her capacity aforesaid, did, by these presents, cede and transfer, in full and free property, to and on behalf of

FRIEDRICH MAX HINDRICH WILHELM RADENBERG
Identity Number : 750421 0006 7
Married out of Community of Property

(hereinafter styled the **TRANSFeree**)

His Heirs, Executors, Administrators or Assigns,

CERTAIN **ERF No. 819 VINETA NORTH, EXTENSION NO. 1**

SITUATE **In the Municipality of SWAKOPMUND**
Registration Division "G"
ERONGO REGION

EXTENT **600 (Six Hundred) Square metres**

FIRST TRANSFERRED by Deed of Transfer No. T. 1568/1967 with General Plan No. A. 62/67 relating thereto and held by Deed of Transfer No. T. 465/1978

A. SUBJECT to the following conditions imposed in terms of the Town Planning Ordinance, 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 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.

B. FURTHER SUBJECT to the following conditions created in the said Deed of Transfer No. T. 1568/1967 imposed by the Council of the Municipality of Swakopmund, for its benefit, namely :-

| wp

1. The said property shall be used for residential purposes only for the housing of one family and not more than one dwelling- house with the necessary outbuildings and appurtenances shall be erected thereon, provided, however, that the main building to be constructed shall be erected and completed simultaneously with the outbuildings provided further, that such outbuildings shall not be used for residential purposes otherwise than by non- European domestic servants of the owner or tenant, and during the period of construction of any of the buildings on the said erf/ erven such outbuildings shall not be occupied by any person without the Council's prior written consent.
2. Unless a dwelling- house, as described in paragraph 1 hereof, of a building value of at least NS2 000.00 shall be erected on the said property on or before the 31 August 1968, and thereafter maintained at the said value, the Council shall have the right at its opinion and in its entire discretion, to demand payment from the owner annually or half yearly of an amount equal to such Municipal rates and taxes as would be payable if a dwelling- house of the said minimum value were in fact upon the said property.
3. The said Council shall no be liable to the said Transferee or to his or its successors in title for compensation in case any alteration in the levels of any street or streets adjoining the said property or in any portion of such streets is effected at any time by the Council.

In the event of the said Council at any time laying out and constructing such streets at a level differing from the average level of the said property at the boundary line between it and the said street or streets then the Transferee or his or its successor in title shall within three months after written notice of intention so to lay out and construct any such street having been addressed to him or it by the said Council at his own cost construct a retaining wall on the said property at any such boundary line of sufficient height and strength so as effectually to prevent any portion of the said property falling into the street or vice versa.

All such retaining walls shall be built in consultation with the said Council and shall be subject to its approval. Should the said Transferee or his or its successor in title fail to comply with the provisions of this clause, the said Council shall be entitled to build any such retaining walls and to enter upon the said property for that purpose and shall be entitled to recover the cost thereof from the said Transferee or his or its successor in title.

wp

WHEREFORE the Appearer, renouncing all the Rights and Title the TRANSFEROR heretofore had to the premises, did, in consequence, also acknowledge the TRANSFEROR 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 and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its Rights; and finally acknowledging the purchase price amounting to the sum of N\$800 000.00 (Eight Hundred Thousand Namibian Dollars).

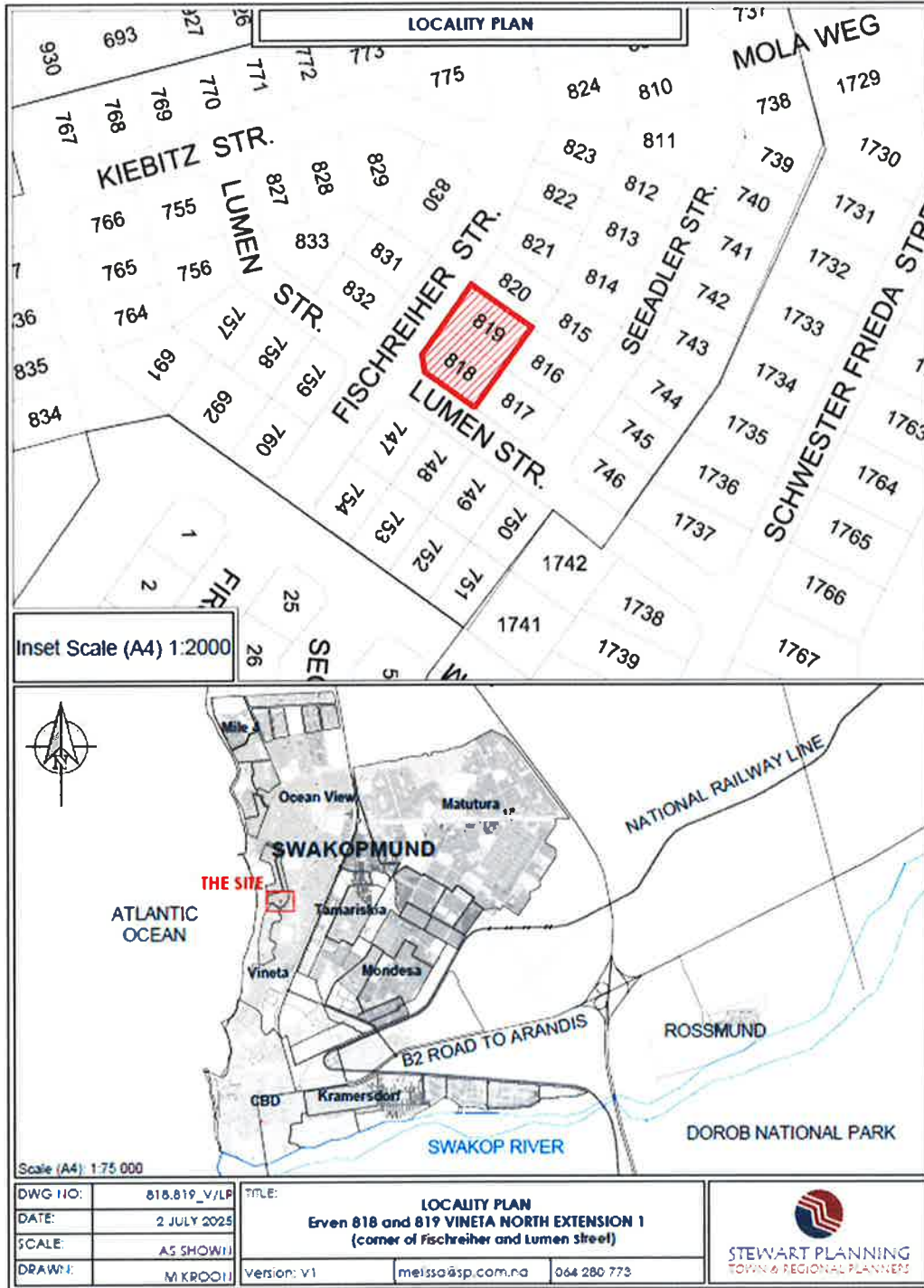
SIGNED at WINDHOEK on 2013-10-11
together with the appearer, and confirmed with my seal of office.



SIGNATURE OF APPEARER



wp



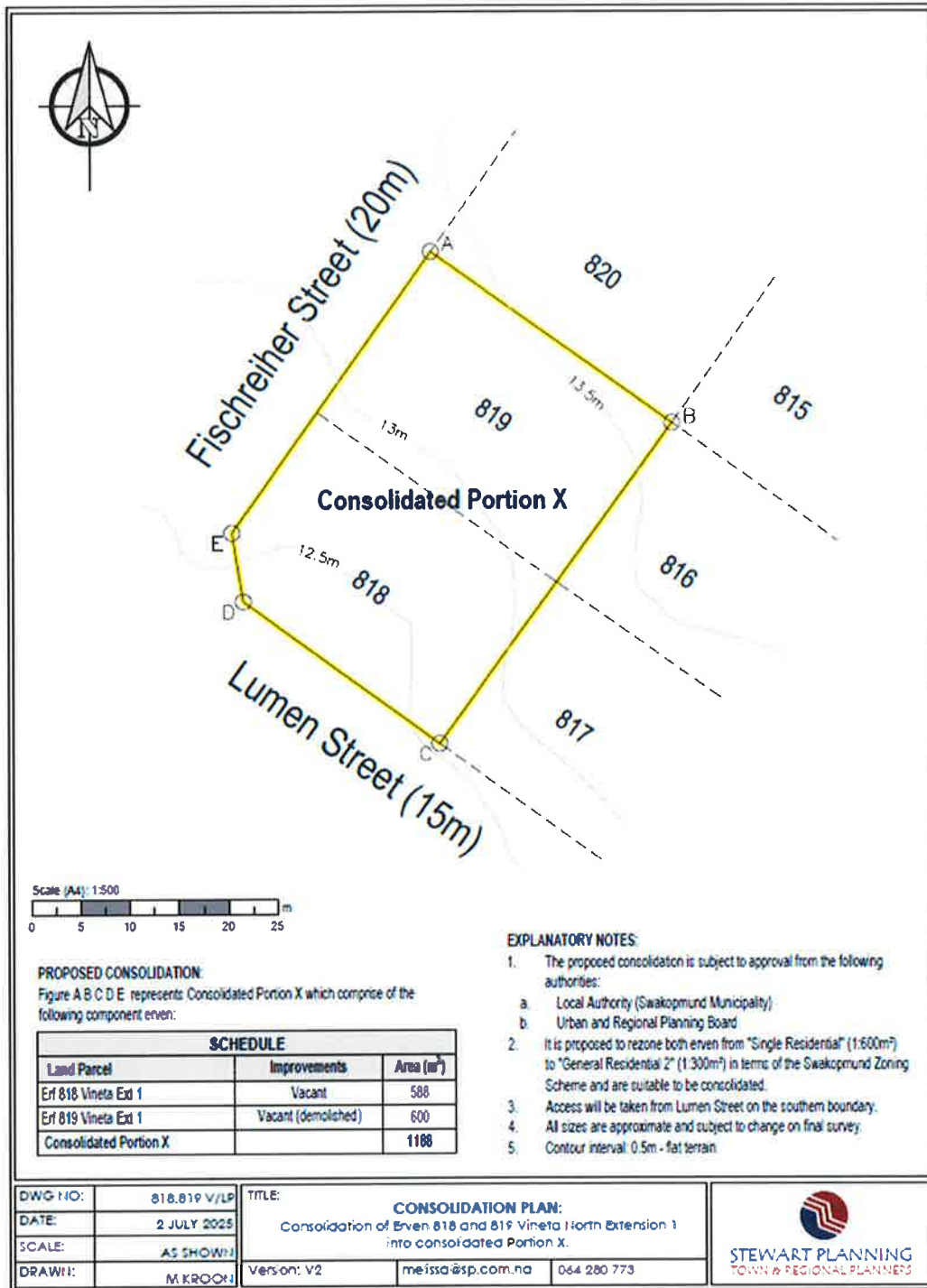
Inset Scale (A4) 1:2000

Scale (A4) 1:75 000

DWG NO:	818.819_V/LP
DATE:	2 JULY 2025
SCALE:	AS SHOWN
DRAWN:	M KROON

FILE:	LOCALITY PLAN Even 818 and 819 VINETA NORTH EXTENSION 1 (corner of Fischreier and Lumen Street)		
Version:	V1	meissa@sp.com.na	064 280 773







CONDITIONS TO BE REGISTERED

CONSOLIDATION OF ERVEN 818 AND 819 VINETA NORTH EXTENSION 1

The Title Deeds of Erven 818 and 819 Vineta North Extension 1 contains outdated conditions in favour of the Local Authority, which need to be deleted and replaced with the standard short conditions.

It is therefore recommended that the following conditions be registered against the Consolidated Portion X (consolidation of Erven 818 and 819 Vineta North Extension 1).

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

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 Zoning Scheme, prepared and approved in terms of the Urban and Regional Planning Act, 2018 (No.5 of 2018).
- b) The building value of the main building, including the outbuilding to be erected on the erf, shall be at least two times the municipal valuation of the erf.



16

Government Gazette 15 July 2025

8688

- **Rezoning of Erf 458, Ekuku Extension 1, Oshakati from 'single residential' with a density of 1:300 to 'general residential' with a density of 1:100; and**
- **Consent to resume construction while the rezoning is being finalized.**

Erf 458 is situated in Ekuku Extension 1, Oshakati. The erf is 648m² in extent and zoned 'single residential' with a density of 1:300. The proposed new zoning will allow the owner to construct a total of 4 units on the property. Access to the erf will be obtained from the existing entrance.

Parking will be provided in accordance with the requirements of the Oshakati Town Planning Scheme.

The locality plan of the erf lies for inspection on the Town Planning Notice Board at Oshakati Council Office Building, at 906 Sam Nuyoma Road, Oshakati.

Any person objecting to the proposed use of land set out above may lodge such objection, together with the grounds therefore, with the Oshakati Town Council and with the applicant in writing within 14 days after the publication of this notice (final date for objections is 31 July 2025).

Applicant: NamLand Town and Regional Planning and
Environmental Management Consultants
P.O. Box 55160, Rocky Crest
Tel: 061-213641
Cell: 0812805501
Email: consultancy@namland.com.na

No. 485

2025

**REZONING, CONSOLIDATION AND REMOVAL OF TITLE CONDITIONS OF
ERVEN 818 AND 819, VINETA EXTENSION 1**

Stewart Planning - Town and Regional Planners intends to apply to the Municipality of Swakopmund, and the Ministry of Urban and Rural Development for the following:

- **Erven 818 and 819, Vineta Extension 1 (corner of Fischreih Street and Lumen Street):**
- **Rezoning from "single residential" with a density of 1:600 to "general residential 2" with a density of 1:300;**
- **Consolidation of the erven into Portion X;**
- **Consent for height relaxation from 8m to 10m; and**
- **Amendment of title conditions to remove old irrelevant conditions and replace it with new applicable conditions in terms of the Urban and Regional Planning Act, 2018 and relevant zoning scheme.**

The aforementioned application is submitted in terms of the Swakopmund Zoning Scheme (as amended), and the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018). The purpose of the application is to permit the development of four townhouses on the consolidated Portion X (±1200m²).

Take note that –

- (a) The background information document lies open for inspection at the Town Planning Department of the Municipality of Swakopmund, corner of Rakotoka and Daniel Kambo Street, Swakopmund. An electronic copy can be requested from Mrs. Melissa Kroon: melissa@sp.com.na:

- (b) Interested and/or affected parties can register with Stewart Planning and submit their written comments, representations, input and/or objections to the planning application together with the grounds thereof with the Chief Executive Officer of the Municipality of Swakopmund and with Stewart Planning within 14 days of the last publication of this notice; and
- (c) Written objections must be submitted before or on 17H00, Monday, 4 August 2025.

Applicant:

M. Kroon
Stewart Planning Town and Regional Planner
 P.O. Box 2095, Walvis Bay
 Tell: 064 280 773
 Melissa@sp.com.na

Local Authority:

Chief Executive Officer
Municipality of Swakopmund
 P.O. Box 53, Swakopmund
 Tell: 064 410 4403
 jbeita@swkmun.com.na

No. 486

2025

REZONING OF ERF 1153, MEERSIG

Stewart Planning - Town and Regional Planners intends to apply, on behalf of the registered owner, to the Municipal Council of Walvis Bay and the Urban and Regional Planning Board for approval for the following:

- Rezoning of Erf 1153, Meersig from "single residential" (1:500) to "single residential" (1:300); and
- Subdivision of Erf 1153, Meersig into 2 portions; each portion larger than 300m².

The intention is to develop two houses on the site, and each house to be sold separately by freehold title. To do so, it is necessary to change the density zoning and to subdivide the site into two portions, each portion larger than 300m².

The site is already partially subdivided and comprises an existing dwelling house (along Temple Road) and a vacant erf (along Kort Street).

These applications are in accordance with the Council's Residential Density Policy.

The abovementioned applications are submitted in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and the Walvis Bay Zoning Scheme, as amended.

Take note that –

- (a) The complete application lies open for inspection at the Town Planning Section of the Walvis Bay Municipality, Civic Centre, Nangolo Mbumba Drive;
- (b) Any person having comments, representations or objections to the proposed application, may in writing lodge such comments, representations or objections together with the grounds thereof, with the Chief Executive Officer of the Walvis Bay Municipality and with Stewart Planning within fourteen (14) days of the last publication of this notice; and
- (c) Written comments, representations or objections must be submitted before or on 17H00, Friday, 8 August 2025 to the addresses provided below.

12 NAMIB TIMES

4 JULY 2025

NOTICES & VACANCIES

NOTICE IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT, 2018 AND THE ENVIRONMENTAL MANAGEMENT ACT, 2007.

Please take note that Swakopmund Town & Regional Planners intend to apply, on behalf of registered owner, to the Municipal Council of Swakopmund and the Urban and Regional Planning Board and the Environmental Commission for the following:

- Rezoning of Erf 2274 Walvis Bay (at Sixth Street from "Single Residential" (R-2000) to "General Business" (B-1) & B)
- Consent to proceed with development with the rezoning, engineering, and
- Application for an Environmental Clearance Certificate for the proposed rezoning.

The above rezoning and consent application are submitted in terms of the Urban and Regional Planning Act, 2018 (Act No. 24 of 2018) and the Walvis Bay Zoning Scheme. The rezoning, engineering, and application for an Environmental Clearance Certificate will be made in terms of the Environmental Management Act, 2007 (Act No. 107 of 2007).

Interested parties should submit their comments, during normal office hours, at Room 101 of the Building Control Department of the Municipality of Swakopmund, or at the office of the Chief Executive Officer, at the Municipal Council Building, Swakopmund, before 11:00 on Friday, 11 July 2025.

The proposed rezoning and affected parties are invited to register with Swakopmund Planning and are persons having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Swakopmund and with Swakopmund Planning within 14 days of the last publication of this notice.

Any registration and written comments or objections must be submitted before or on 17:00 Tuesday, 8 August 2025.

Applicant: Swakopmund Town & Regional Planners, P.O. Box 2049, Walvis Bay, SWAKOPMUND 9142 (064 204 777)

Local Authority: Chief Executive Officer, Municipality of Swakopmund, Private Bag 5017, Walvis Bay, SWAKOPMUND 9142 (064 204 3219)

NOTICE IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT, 2018 (ACT NO. 24 OF 2018)

Please take note that Swakopmund Town & Regional Planners intend to apply, on behalf of registered owner, to the Municipal Council of Swakopmund and the Urban and Regional Planning Board for the following:

- Rezoning of Erf 1479 Walvis Bay (at Sixth Street from "Single Residential" (R-2000) to "General Business" (B-1) & B)
- Consent to proceed with development with the rezoning, engineering, and
- Application for an Environmental Clearance Certificate for the proposed rezoning.

The above rezoning and consent application are submitted in terms of the Urban and Regional Planning Act, 2018 (Act No. 24 of 2018) and the Walvis Bay Zoning Scheme. The rezoning, engineering, and application for an Environmental Clearance Certificate will be made in terms of the Environmental Management Act, 2007 (Act No. 107 of 2007).

Interested parties should submit their comments, during normal office hours, at Room 101 of the Building Control Department of the Municipality of Swakopmund, or at the office of the Chief Executive Officer, at the Municipal Council Building, Swakopmund, before 11:00 on Friday, 11 July 2025.

The proposed rezoning and affected parties are invited to register with Swakopmund Planning and are persons having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Swakopmund and with Swakopmund Planning within 14 days of the last publication of this notice.

Any registration and written comments or objections must be submitted before or on 17:00 Tuesday, 8 August 2025.

Applicant: Swakopmund Town & Regional Planners, P.O. Box 2049, Walvis Bay, SWAKOPMUND 9142 (064 204 777)

Local Authority: Chief Executive Officer, Municipality of Swakopmund, Private Bag 5017, Walvis Bay, SWAKOPMUND 9142 (064 204 3219)

URGENT VACANCY: Senior Industrial Refrigeration Technician (specializing in Factory Plants and Vessels)

- Min 5 years' experience
 - Namibian Citizen
 - Qualified Trade Certificate
 - Advantage: experience in Ammonia, Welding and electrical.
- Please forward CV to yacobs2358@gmail.com before 7 July 2025.

Sanitech

VACANCY: Position: Branch Manager Area: Windhoek - Hilling to relocate.

Individual must have:

1. Strong managerial experience
2. HR experience
3. Sales experience
4. Strong operation background and Admin experience

If you don't have the above experiences, please don't apply.

Email CV to megan@sanitech.co.za

STATE NOTICE

In the Estate of the late Norman Oswald Curry who died on the 14th October 2022 and was residing at Erf 1211 Vogelstrand, Swakopmund Erongo, Namibia

Notice hereby given that the First and Final Liquidation and Distribution Accounts are being for inspection at the offices of the Master of the High Court at Windhoek and the Magistrate's Office at Swakopmund for a period of 21 (twenty one) days from date of publication hereof for all interested parties.

If no objection against the aforesaid account is lodged within the period stated, the Executor will proceed to pay out in accordance with the contents thereof.

Pleow Hainman
Legal Practitioner
151 Priesma
Amdahl Street
P.O. Box 2148
Swakopmund
(Tel: 064 205 1111)

MUNICIPALITY OF WALVIS BAY

Notice is hereby given in terms of section 63(2)(b) of the Local Authorities Act, 1992 (Act 23/1992), that the Municipality of Walvis Bay intends to lease, by private transaction, a Portion of Farm 37 to Bryan Victor.

Description of Portion of Farm 37

Area: 10 000

Lease Amount: R44 155,74 (R44 155,74)

Full particulars pertaining to the lease will be for inspection by interested persons until Friday, 11 July 2025 at room 30, Municipal Offices, Kolkestrad.

For more information Mr. D. van der Zwaenme can be contacted at telephone (064) 2013294 during office hours.

Any person objecting to the proposed sale, may in writing lodge and object to the Manager, Planning and Properties at the above address or to Private Bag 5017, Walvis Bay, before or on Friday, 18 July 2025 at 17:00.

Pvan Nierkerk
Acting General Manager: Community & Economic Development

Municipality of Walvis Bay
Civic Centre
Nangola Mumba Drive
Private Bag 5017
Fax: (064) 204714
Walvis Bay

MUNICIPALITY OF SWAKOPMUND

Sale of Single Residential Sites in Erf 11, Swakopmund, to Swakopmund Employees

Notice is hereby given in terms of the provisions of Section 63(2)(b) of the Local Authorities Act, 1992 (Act No. 23 of 1992), that the Municipal Council of Swakopmund intends to sell a Single Residential site in Extension 28, Swakopmund, to the employees of Swakopmund, as per Erf 11, 12 of the Council Meeting held on 29 August 2025 - 09 below:

Erf No.	Area	Site No.	Area	Est. Purchase Price
1	64 Frieda Adams	0638	632	R6 130 110,00
2	Bepi Nuyke	0612	600	R5 176 160,00
3	Pendelope Dreyer	0603	400	R4 712 100,00
4	Ernst van der Merwe	0623	400	R4 712 100,00

Full particulars of the above transactions will be for inspection at the Municipal Office situated at the corner of Nangola Street, Swakopmund, before 11:00 on Friday, 11 July 2025.

Any person objecting to the proposed sale, may lodge objections in writing, day precedent to the Chief Executive Officer, P.O. Box 21, Swakopmund, not later than 17:00 on 18 July 2025.

Please take note that NO objections in a email will be accepted. Objections must be made by delivering a hard copy to the office of the Chief Executive Officer and lodging a return postal address and brochure number.

Only enquiries will be considered at the email address below:

Enquiries: 16 14 Nangola Mumba Drive
enquiries@swakopmund.namib
Tel: 064 410032

NOTICE NO. 24/2025
Alexis Benjamin
Chief Executive Officer

NOTICE IN TERMS OF URBAN AND REGIONAL PLANNING ACT ENVIRONMENTAL MANAGEMENT ACT

Please take note that Swakopmund Town & Regional Planners intend to apply, on behalf of registered owner, to the Municipal Council of Swakopmund and the Urban and Regional Planning Board and the Environmental Commission for the following:

- Rezoning of Erf 1479 Walvis Bay (at Sixth Street from "Single Residential" (R-2000) to "General Business" (B-1) & B)
- Consent to proceed with development with the rezoning, engineering, and
- Application for an Environmental Clearance Certificate for the proposed rezoning.

The above rezoning and consent application is submitted in terms of the Urban and Regional Planning Act 2018 and the Walvis Bay Zoning Scheme. The rezoning and Environmental Clearance Certificate will be made in terms of the Environmental Management Act, 2007.

The rezoning and affected parties are invited to register with Swakopmund Planning and are persons having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Swakopmund and with Swakopmund Planning within 14 days of the last publication of this notice.

Any registration and written comments or objections must be submitted before or on 17:00 Tuesday, 8 August 2025.

Applicant: Swakopmund Town & Regional Planners, P.O. Box 2049, Walvis Bay, SWAKOPMUND 9142 (064 204 777)

Local Authority: Chief Executive Officer, Municipality of Swakopmund, Private Bag 5017, Walvis Bay, SWAKOPMUND 9142 (064 204 3219)

NOTICE IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018, ENVIRONMENTAL MANAGEMENT ACT OF 2007, AND SWAKOPMUND ZONING SCHEME

Swakopmund Town & Regional Planners intend to apply to the Municipality of Swakopmund, the Ministry of Urban and Rural Development and the Environmental Commission for the following:

1. Erf 1532 Swakopmund Extension 26 (corner of Nangola Street, Nangola Mumba and Grootfontein Street) Rezoning from General Residential 1 with a density of 0,0007 to General Business with a bulk of 1,0 to establish a shopping centre with retail and related land uses.

The above rezoning and affected parties are invited to register with Swakopmund Planning and are persons having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Swakopmund and with Swakopmund Planning within 14 days of the last publication of this notice.

Any registration and written comments or objections must be submitted before or on 17:00 Tuesday, 8 August 2025.

Applicant: Swakopmund Town & Regional Planners, P.O. Box 2049, Walvis Bay, SWAKOPMUND 9142 (064 204 777)

Local Authority: Chief Executive Officer, Municipality of Swakopmund, Private Bag 5017, Walvis Bay, SWAKOPMUND 9142 (064 204 3219)

For more information Mr. D. van der Zwaenme can be contacted at telephone (064) 2013294 during office hours.

Any person objecting to the proposed sale, may in writing lodge and object to the Manager, Planning and Properties at the above address or to Private Bag 5017, Walvis Bay, before or on Friday, 18 July 2025 at 17:00.

Pvan Nierkerk
Acting General Manager: Community & Economic Development

Municipality of Walvis Bay
Civic Centre
Nangola Mumba Drive
Private Bag 5017
Fax: (064) 204714
Walvis Bay

11 JULY 2025

NOTICE OF THE CONSENT APPLICATION IN TERMS OF THE WALVIS BAY TOWN PLANNING SCHEME

CONSENT: Pre-School Academy ON ERF NO: 2055K TOWNSHIP/AREA: Kuusbroed STREET NAME & NO: Sirien Street No.40.

In terms of the Walvis Bay Town Planning Scheme, notice is hereby given that I, the undersigned, have applied to the Municipality of Walvis Bay for permission to erect/establish on the site a/an: Pre-School Academy.

Plans may be inspected or particulars of this application may be obtained at Town Planning, First Floor, Rooms 101 & 105, Civic Centre.

Any person having any objection to the approval of this application, must lodge such objection, together with grounds thereof, with the General Manager: Roads and Building Control, (Town Planning), Private Bag 5017, Walvis Bay and the applicant, in writing, not later than 25 July 2025.

NAME AND ADDRESS OF APPLICANT:
Nidilnor Nicky Lumdo, P.O. Box 2068, Walvis Bay
email: brachhiwestmen@gmail.com

**NOTICE
CONSENT USES, ERECTION OF BUILDINGS
AND USE OF LAND IN TERMS OF THE
SWAKOPMUND ZONING SCHEME**

Mr F Moreau and Ms R Meibin herewith intend to apply to the Swakopmund Municipal Council for the "Special Consent", to construct and operate a "Residential Guesthouse" on the premises of Erf 5623, Swakopmund Extension 17 (Dunesside Avenue) as provided for in terms of Clause 6 of the Swakopmund Zoning Scheme. Details of which are obtainable from the General Manager: Engineering & Planning Services.

Any person having any objection against such application should lodge such objection in writing and within 14 days of the last publication to the applicant or the Swakopmund Municipality, during normal business hours.

Closing date for objections or comments is: 17 August 2025.

Contact Person: Ms A. Schroder, Cell: 081 252 5677
E-mail: anjad@schroder-estate.com.na
or
Mr J. Hetta (Manager, Town Planning)
Tel: +264 (64) 4104403.

**NOTICE
CONSENT USES, ERECTION OF BUILDINGS
AND USE OF LAND IN TERMS OF THE
SWAKOPMUND ZONING SCHEME**

The Word Factory herewith intends to apply to the Swakopmund Municipal Council for the "Residential Occupation Special Consent", to operate an "Administrative Office" on the premises of Erf 3717, Swakopmund Unit 17 (Nonindis Street) as provided for in terms of Clause 6 of the Swakopmund Zoning Scheme. Details of which are obtainable from the General Manager: Engineering & Planning Services.

Any person having any objection against such application should lodge such objection in writing and within 14 days of the last publication to the applicant or the Swakopmund Municipality, during normal business hours.

Closing date for objections or comments is: 25 July 2025.

Contact Person: Dr. Sandra Fichtel, Cell: 081 245 9495, E-mail: fichtel.sandra@gmail.com

or
Mr J. Hetta (Manager, Town Planning)
Tel: +264 (64) 4104403

**NOTICE IN TERMS OF
URBAN AND REGIONAL PLANNING
ACT ENVIRONMENTAL
MANAGEMENT ACT**

Take note that Street Planning - Town & Regional Planning intends to apply, on behalf of registered owner, to the Municipal Council of Walvis Bay, the Urban and Regional Planning Board and the Environmental Commission for permission for the following:

- Renaming of Erf 1479 Walvis Bay (230 Nampula Mbumba Drive) from "Single Residential 1 (400sqm)" to "General Business (Block 2)
- Consent to proceed with development with the existing existing, and
- Application for an Environmental Clearance Certificate for the proposed rezoning.

The above rezoning and consent application is submitted in terms of the Urban and Regional Planning Act 2018 and the Walvis Bay Zoning Scheme. The rezoning of land from residential to commercial use is a listed activity, and an application for an Environmental Clearance Certificate will be made in terms of the Environmental Management Act, 2007.

The act is developed with a zoning by-law and the usual conditions.

Due to the proximity to the town of Walvis Bay CBD the act has been published by the applicant for the redevelopment of the site into an office and business complex with supporting service areas, including on-site parking.

Take note that -
(1) the meeting/proposal application files open for inspection at Room 101 of the Roads and Building Control Department of the Municipality of Walvis Bay situated at Civic Centre, Walvis Bay or can be requested directly from the applicant;
(2) Potential interested and affected parties are invited to register with Street Planning, and any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Walvis Bay and with Street Planning within 14 days of the last publication of this notice.

(3) Registration and written comments or objections must be submitted before or on 17:00 Tuesday, 4 August 2025.

Applicant: Street Planning (Urban & Regional Planning)
Local Authority: Chief Executive Officer Municipality of Walvis Bay
Private Bag 5017 Walvis Bay
Town & Regional Planning
Tel: +264 (64) 4104403

**NOTICE IN TERMS OF THE URBAN
AND REGIONAL PLANNING ACT OF
2018, ENVIRONMENTAL
MANAGEMENT ACT OF 2007, AND
SWAKOPMUND ZONING SCHEME**

Street Planning intends to apply to the Municipality of Swakopmund, the Ministry of Urban and Rural Development and Environmental Conservation for the following:

1. Erf 7138 Swakopmund Extension 26 (corner of Soutwest Mahrens, Unnamed Shikanga and Gasfontein Streets) Renaming from General Residential 2 with a density of 1:250m² to General Business with a bulk of 2:2 as a sub-division of a shopping centre with retail and service land use.
2. Erf 2138 Swakopmund Extension 26 (corner of Soutwest Mahrens, Unnamed Shikanga and Gasfontein Streets) Renaming from General Residential 2 with a density of 1:250m² to General Business with a bulk of 2:2 as a sub-division of a shopping centre with retail and service land use.

The above-mentioned applications are submitted in terms of the Swakopmund Zoning Scheme (as amended), and the Urban and Regional Planning Act, 2018 (Act No. 3 of 2018). The rezoning of land from residential to business is a listed activity, and an application for an Environmental Clearance Certificate will be made in terms of the Environmental Management Act, 2007 (Act No. 20 of 2007) for Erf 7138 Swakopmund Extension 26.

Take note that -
(1) the background information documents for each application files open for inspection at the Town Planning Department of the Municipality of Swakopmund, corner of Rakobola Street and Daniel Kertels Street, Swakopmund. All documents may also be requested from Mrs Malwa Kraus: malwa@swakopmund.na;
(2) any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Swakopmund and with Street Planning within 14 days of the last publication of this notice;
(3) Written objections must be submitted before or on 17:00 Monday, 4 August 2025.

Applicant: Street Planning
Local Authority: Chief Executive Officer Municipality of Swakopmund
P.O. Box 2095 Walvis Bay
Tel: +264 (64) 4104403

**PUBLIC NOTIFICATION
ENVIRONMENTAL IMPACT ASSESSMENT (EIA) FOR
THE PROPOSED SUBDIVISION AND TOWNSHIP
ESTABLISHMENT ON PORTIONS 165, 166, 167, 168,
169, 170, 171, 172, 173, 174 AND 181 OF FARM
SWAKOPMUND TOWN AND TOWNLEADS NO. 41**

Notice is hereby given to all persons interested in the above Portion 165/166/167/168/169/170/171/172/173/174/175/176 and 181 of Farm Swakopmund Town and Townleads No. 41 for the following activities:
Project: Proposed township subdivisions on portions 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176 and 181 of Farm Swakopmund Town and Townleads No. 41
Proposed: Municipality of Swakopmund
EAP: Green Gap Environmental Consultancies
The interested parties will lodge certain listed activities that cannot be undertaken without an EIA being undertaken. EIAs are hereby invited to register, request for background information, documents (EIA) and/or further comments to info@greengap.com.na. The last day to lodge comments is 22 July 2025.
The public meeting is scheduled to take place as follows:
Date: Wednesday, 18 July 2025
Venue: Tawariva Community Hall (Next to Cottage Hospital)
Time: 18:00 to 18:00

For more information
+264(1)422927
info@greengap.com.na

**NOTICE OF THE CONSENT
APPLICATION IN TERMS OF THE
WALVIS BAY TOWN PLANNING
SCHEME**

CONSENT: Guesthouse & Self Catering ON ERF NO: 4650 TOWNSHIP/AREA: Kuusbroed STREET NAME & NO: Amrenis Street No.16.

In terms of the Walvis Bay Town Planning Scheme, notice is hereby given that I, the undersigned, have applied to the Municipality of Walvis Bay for permission to erect/establish on the site a/an: Guesthouse & Self Catering.

Plans may be inspected or particulars of this application may be obtained at Town Planning, First Floor, Rooms 101 & 105, Civic Centre.

Any person having any objection to the approval of this application, must lodge such objection, together with grounds thereof, with the General Manager: Roads and Building Control, (Town Planning), Private Bag 5017, Walvis Bay and the applicant, in writing, not later than 25 July 2025.

NAME AND ADDRESS OF APPLICANT:
L A Kugula, P.O. Box 1300, Walvis Bay
email: lkugula@yahoo.com

**NOTICE IN TERMS OF THE URBAN
AND REGIONAL PLANNING ACT, 2018
(ACT NO.3 OF 2018)**

Please take note that Street Planning - Town & Regional Planning intends to apply, on behalf of registered owner, to the Municipal Council of Swakopmund and its Urban and Regional Planning Board for permission for the following:

- Subdivision of Portion 34 of Farm 183 into three (3) Portions (Portion A, B and the Remainder Portion 34 of the Farm 183).

In a long-term rezoning of the application of Portion 34 of Farm 183 and subject to formal approval of the subdivision application to the relevant authority.

The above-mentioned application is submitted in terms of the Urban and Regional Planning Act, 2018 (Act No. 3 of 2018) and the Swakopmund Zoning Scheme.

Take note that -
(1) the proposal application files open for inspection at the Town Planning Department of the Municipality of Swakopmund situated on the corner of Rakobola Street and Daniel Kertels Avenue, or can be requested directly from the applicant;
(2) Potential interested and affected parties are invited to register with Street Planning, and any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Swakopmund and with Street Planning within 14 days of the last publication of this notice;
(3) Registration and written comments or objections must be submitted before or on 17:00 Tuesday, 4 August 2025.

Local Authority: Chief Executive Officer Municipality of Swakopmund
P.O. Box 53, Swakopmund 1300
Tel: +264 (64) 4104403
info@swakopmund.na

**NAMIB TIMES 9
ESTATE NOTICE
ESTATE NUMBER:
E 9477626**

In the estate of the late RUDOLF WAGNER, Namibian identity number 430425 1003 4, who died on 27 November 2024, seated at Zeda Street 2660, Herodes Bay, Republic of Namibia, and who was married in community of property to Erna Zarnow. Creditors and debtors of the above estate are called upon to lodge their claims or pay their debts to the Estate at the undermentioned address with a period of 30 days as from date of publication of this notice.

HE AHRENS EXECUTRIX c/o KINGLAW KINGHORRN ASSOCIATION INCORPORATED HausAltona 2-6 Tobben Haijnyoko Street PO Box 1456 Swakopmund (REF: HE/AJAW EST 358-001-50)

**MUNICIPALITY OF
WALVIS BAY**

Notice is hereby given in terms of section 67(2)(b) of the Local Authorities Act, 1992 (Act 23/1992), that the Municipality of Walvis Bay intends to lease, by private transaction, a Portion of Farm 37 to Breen Victor.

Description
o Portion of Farm 37
Area m²
10000
Lease Amount incl 15% VAT (R)
N\$1 694,40

Full particulars pertaining to the lease will be for inspection by interested persons until 4 Friday, 11 July 2025 at room 30, Municipal Offices, Kuusbroed.

For more information Mr Desmond Zarnow can be contacted at telephone (064) 2012294 during office hours.

Any person objecting to the proposed sale, may in writing lodge and objection together with the grounds/motivation thereof, to the Manager, Housing and Properties at the above address or to Private Bag 5017, Walvis Bay, before or on Friday, 18 July 2025 at 12:00.

P van Niekerk Acting General Manager, Community & Economic Development

Municipal Offices
Civic Centre
Nampula Mbumba Drive
Private Bag 5017
Fax: (064) 209714
Walvis Bay

Classifieds

Tel: +264-61-279 632 / 279 646 • Fax: +264-61-72 9206 • email: classifieds@nambian.com.na

DEADLINE: 12:00 - 2 WORKING DAYS PRIOR TO PLACEMENT



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Business & Finance

Opportunities

REPUTABLE INVESTMENT OPPORTUNITY
 Seeking 5% of your savings to invest in a high return, low risk investment opportunity. Contact: 081 234 5678

Education & Training

PROFESSIONAL TRAINING COURSE
 Upgrade your skills with a professional training course. Contact: 081 234 5678

Employment

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TECHNICAL SKILLS TRAINING
 Gain valuable technical skills through our training program. Contact: 081 234 5678

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 Professional legal services for all your needs. Contact: 081 234 5678

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 Invest in high-quality commercial property. Contact: 081 234 5678

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DISCLAIMER

**AFFIDAVIT CERTIFYING
DISPLAY OF NOTICE**

for an application made in terms of the Urban and Regional Planning Act of 2018, and the Swakopmund Zoning Scheme, as amended.

I/We, the undersigned,

MELISSA KROON (ID No: 9301220071081) of Stewart Town Planning CC

do hereby make oath and say that a notice advertising my/our application in terms of the Acts and the Zoning Scheme for

ERVEN 818 AND 819 VINETA NORTH EXTENSION 1:

- Rezoning from Single Residential with a density of 1:600m² to General Residential 2 with a density of 1:300m²;
- Consolidation of the erven into Portion X;
- Consent for height relaxation from 8m to 10m;
- Amendment of title conditions to remove old irrelevant conditions and replace it with new applicable conditions in terms of the Urban and Regional Planning Act and relevant Zoning Scheme.

were conspicuously displayed on the said erf/land portion/land parcel and at the notice board of the Local Authority for a period of at least 14 days from 03 July 2025 to 13 August 2025 as required by Act and the Zoning Scheme.



SIGNATURE OF DEPONENT

I certify that the Deponent has acknowledged that he/she/they knows/know and understands/understand the contents of this Affidavit which was signed and sworn

before me at Walvis Bay on 01st October 2025

Rhiverno Hildegard Williams Commissioner of Oaths Ex Officio: Legal Practitioner Unit 3, 122 Sam Nujoma Avenue Walvis Bay PO Box 2156 Walvis Bay


COMMISSIONER OF OATHS

AFFIDAVIT CERTIFYING NOTICE TO NEIGHBOURS

for an application made in terms of the Urban and Regional Planning Act of 2018, and the Swakopmund Zoning Scheme, as amended.

I/We, the undersigned,

MELISSA KROON (ID No: 9301220071081) of Stewart Town Planning CC

do hereby make oath and say that a notice advertising my/our application in terms of the Acts and the Zoning Scheme for

ERVEN 818 AND 819 VINETA NORTH EXTENSION 1:

- Rezoning from Single Residential with a density of 1:600m² to General Residential 2 with a density of 1:300m²;
- Consolidation of the erven into Portion X;
- Consent for height relaxation from 8m to 10m;
- Amendment of title conditions to remove old irrelevant conditions and replace it with new applicable conditions in terms of the Urban and Regional Planning Act and relevant Zoning Scheme.

were sent on 14 June 2025 to the owners/occupiers of Erven 816, 816, 817, 820, 830, 831, 832, 747, and 759 Vineta North Extension 1 via email and to the owners/occupiers of Erf 748 Vineta North Extension 1 via registered mail as required by the Act and the Zoning Scheme.


.....
SIGNATURE OF DEPONENT

I certify that the Deponent has acknowledged that he/she/they knows/know and understands/understand the contents of this Affidavit which was signed and sworn before me at Walvis Bay on 01st October 2025

Rhivermo Hildegard Williams Commissioner of Oaths Ex Officio, Legal Practitioner Unit 3, 122 Sam Nujoma Avenue Walvis Bay P.O.Box 2156 Walvis Bay
--


.....
COMMISSIONER OF OATHS

117
 Ordinary Council Meeting - 07 May 2026



First Floor, 122 On Main Building
 122 Sam Nujoma Avenue
 Walvis Bay

www.sp.com.na
 Tel: (064) 280 770
 Email: melissa@sp.com.na

Reference: 818.819_V

30 June 2025

To whom it may concern,

We have received instruction to proceed with a rezoning & consolidation application for Erven 818 & 819 Vineta Extension 1 and we need to notify neighbouring land owners. Will you please provide the contact details of the following property owners? The information can also be emailed to me: melissa@sp.com.na.

Erf Number	Owner's Name	Postal Address	Email Address	Contact Number
Erf 815 Vineta Ext 1	HENNES JENNY & MANFRED JUAN	P.O BOX 3380 WINDHOEK	jennyhenes1973@gmail.com	0812405377
Erf 818 Vineta Ext 1	KREINER ANJA	P O BOX 172 SWAKOPMUND NAMIBIA	akreiner@mfm.gov.na / facona@iway.na	081280828/064405879
Erf 817 Vineta Ext 1	ALFHEIM ANDREW	P O BOX 54 SWAKOPMUND NAMIBIA	andyalfheim@gmail.com	0811284948/081238570
Erf 820 Vineta Ext 1	HENDERSON THOMAS MACNICOL	P O BOX 3004 VINETA	Thomas7henderson@gmail.com	0816098282
Erf 830 Vineta Ext 1	FISCON INVESTMENTS 213 CC	P O BOX 9301 EROS	jdeklerk@iway.na	0811280803

Erf 831 Vineta Ext 1	LORCK WILKO	P O BOX 1913 SWAKOPMUND	lorck@iway.na	064402381
Erf 832 Vineta Ext 1	SIEDENTOPF GUSTAV ULRICH & SIGFRIED	P O BOX 7105 SWAKOPMUND	ulisiedentopf@gmail.com	0814723140
Erf 747 Vineta Ext 1	EMIL MARTIN & EMIL JOSEF IBICUS		sevus@salzeder.eu	+491735752280
Erf 748 Vineta Ext 1	RETIEF	P O BOX 4231 VINETA		
Erf 759 Vineta Ext 1	KUBIRSKJE		fwckubi@iway.na	0811293258

I thank you for your time and assistance.


 Melissa Kroon
 STEWART PLANNING



STEWART PLANNING

TOWN & REGIONAL PLANNERS

First Floor, 122 On Main Building
122 Sam Nujoma Avenue
Walvis Bay

P.O. Box 2095
Tel: (064) 280 770
Email: melissa@sp.com.na

Reference: 818.819_V

14 July 2025

RETIEF

Owner of Erf 748 Vineta Extension 1

Per registered mail: PO Box 4231
Vineta
13003
Namibia

Please take note that Stewart Planning – Town & Regional Planners intends to apply, on behalf of the registered owners, to the Municipal Council of Swakopmund, the Urban and Regional Planning Board, and the Ministry of Urban and Rural Development for the following:

- Rezoning from Single Residential with a density of 1:600m² to General Residential 2 with a density of 1:300m²,
- Consolidation of the erven into Portion X,
- Consent for height relaxation from 8m to 10m, and
- Amendment of title conditions to remove old irrelevant conditions and replace it with new applicable conditions in terms of the Urban and Regional Planning Act and relevant Zoning Scheme to establish four townhouses on the consolidated Portion X (±1200m²).

The aforementioned application is submitted in terms of the Swakopmund Zoning Scheme (as amended), and the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).

Take note that –

- (a) the Planning Application for public consultation lies open for inspection at the Town Planning Department of the Municipality of Swakopmund, corner of Rakotoka and Daniel Kambo Street, Swakopmund. An electronic copy can be requested from Mrs Melissa Kroon: melissa@sp.com.na;
- (b) written comments, representations, input and/or objections to the planning application together with the grounds thereof can be submitted to the Chief Executive Officer of the Municipality of Swakopmund and Stewart Planning **within 14 days** of the last publication of this notice;
- (c) Written objections must be submitted before or on **17:00 Monday, 4 August 2025**.

Chief Executive Officer
Municipality of Swakopmund
PO Box 53, Swakopmund
Tel: 064 410 4403
Email: jheita@swkmun.com.na

Applicant
Stewart Planning
P.O. Box 2095, Walvis Bay
Tel: 064 280 770
Email: melissa@sp.com.na

Yours faithfully,


Melissa Kroon
Town Planner
Tel: +264 64 280 770 | Email: melissa@sp.com.na

Erf 759

Fischreihler Street
Vineta North, Swakopmund

Date: 30 July 2025

To

The Chief Building Control Officer
Engineering & Planning Services Department
Municipality of Swakopmund
PO Box 53
Swakopmund, 13001

Subject: Representation by Erf 759 on Application for Four Townhouses – Erven 818 & 819 (Corner Fischreihler & Lumen Streets)

Dear Sir/Madam,

We refer to the planning application submitted by Stewart Planning (dated 4 July 2025) for the rezoning, consolidation and erection of four townhouse units on Erven 818 and 819, Vineta Extension 1.

As the owners of Erf 759 (adjacent on Fischreihler Street), we wish to record that we have no fundamental objection to the proposed development. However, we ask that the concerns – similar to those experienced during the Erf 692 development – be fully addressed in the final approval conditions:

- **Stormwater Management**
 - Ensure no overland flow or ponding onto Erf 759 by designing and installing adequate stormwater channels or soakaways.
- **Boundary Wall Construction & Finishes**
 - Require the developer to plaster/backwash and paint the common boundary wall (minimum white PVA) immediately upon completion, in line with Swakopmund completion regulations.
- **Site Clearance & Debris Removal**
 - Oblige the contractor to remove all building rubble daily and maintain a tidy site, in accordance with Municipality of Swakopmund by-laws.
- **Construction Hours & Noise Control**
 - Restrict noisy activities to 07:00–18:00 Monday to Friday, with no work on weekends or public holidays, and mandate dust-suppression measures (e.g., regular water-spraying).
- **Access, Parking & Traffic Management**
 - Confirm that all construction traffic and deliveries use Lumen Street via the proposed 5 m kerb-edge only.

- Enforce provision of two on-site parking bays per townhouse, as required by the Swakopmund Zoning Scheme (Clause 6.4).
- Prohibit long-term parking of vehicles on Fischreiher Street during construction.
- Building Lines, Height & Overshadowing
 - Verify that all building line relaxations and the 10 m height consent do not result in encroachment or unacceptable overshadowing of Erf 759.
- Compliance Certification
 - Require submission of:
 - Erongo RED Certificate of Completion
 - Municipal Building Compliance Certificate
 - Engineer's completion certificate
 - Plumber's letter of compliance
 - (If applicable) Roof specialist's letter

We trust that these measures will guard against the recurring issues experienced with Erf 892 and ensure the orderly, safe and neighbourly execution of this development.

Thank you for considering our representation. Please acknowledge receipt of this letter and advise if any further information is required.

Yours faithfully,



Mr & Mrs Kubiske
Owners, Erf 759
Fischreiher Street
Swakopmund
Tel: +264 (0)81 129 3258
Email: fwickubi@lway.na

Kind regards,

Melissa Kroon

Town Planner

122 Sam Nujoma Avenue | First Floor, 122 On Main | PO Box 2095 Walvis Bay

Tel: (064) 280 773 | Email: melissa@sp.com.na | Website: www.sp.com.na

From: Thomas Henderson [<mailto:thomas7.henderson@gmail.com>]

Sent: 03 August 2025 07:09 PM

To: Melissa Otto <melissa@sp.com.na>

Cc: Johann Otto <otto@sp.com.na>

Subject: Re: FW: Erven 818 and 819 Vineta Ext 1: BID

Hi Melissa & Johann

I would like to raise an objection regarding the height relaxation and the placement of unit 1 which appears to be positioned directly on the boundary against my erf 820. Relaxation from 8 to 10 meters and the placement of unit 1 directly against the boundary wall of our adjoining erf 820 will severely impact the privacy of our property.

Kindly advise whether there is a formal document that I need to complete and submit and also advise whether I need to submit my objection to the Municipality as well or will you consolidate all of the information?

Regards

Thomas

On Fri, Jul 11, 2025 at 12:49 PM Melissa Otto <melissa@sp.com.na> wrote:

Dear Thomas,

11.1.17

APPLICATION FOR THE REZONING OF ERF 9791, SWAKOPMUND, EXTENSION 39 FROM GENERAL BUSINESS WITH A BULK OF 2.0 TO GENERAL RESIDENTIAL 1 WITH A DENSITY OF 1:100M²

(C/M 2026/05/07 - E 9791)

Ordinary Management Committee Meeting of 16 April 2026, Addendum **8.7** page **182** 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 for the rezoning of Erf 9791, Swakopmund Extension 39 from "General Business" with a bulk of 2.0 to "General Residential 1" with a density of 1:100m², 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 for the rezoning of Erf 9791, Swakopmund Extension 39 from "General Business" with a bulk of 2.0 to "General Residential 1" with a density 1:100m², in terms of Section 105 (1) (a) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) was received by the Town Planning Department from Hennie Fourie Development Planner on behalf of the registered owner. The application is attached as **Annexure A**.

3. Zoning, Locality and Size

Erf 9791, Swakopmund Extension 39 is zoned general business with a bulk of 2.0 and is situated at the corner of Ernst Konnecke and Agulhas Streets. The Erf measures approximately 1137m² in extent. The erf is currently vacant.

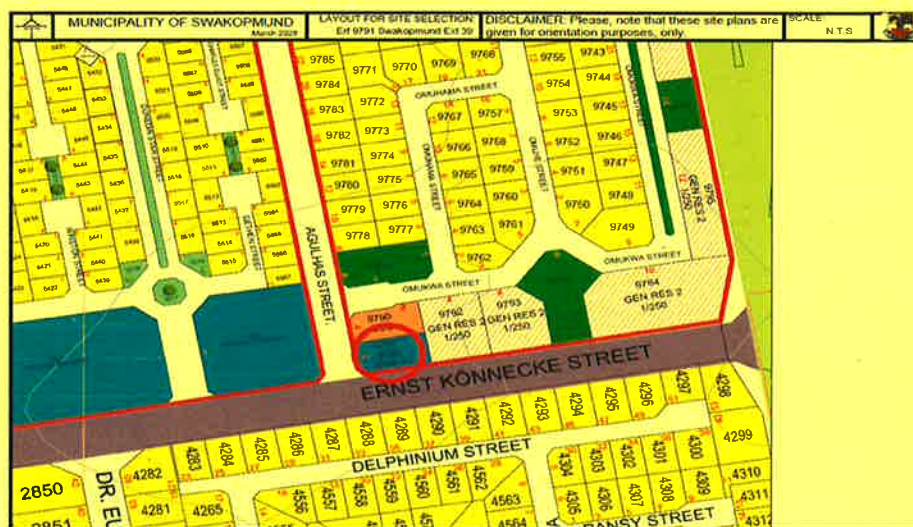


Figure 1: Locality and zoning plan for Erf 9791, Swakopmund Extension 39

4. Ownership

The ownership of Erf 9791, Swakopmund Extension 39 vests in Edward Meyer as indicated in the Deed of Transfer T 0339/2020.

5. Access, parking and municipal services

Access to the erf will be obtained from Agulhas Street as no access is allowed from Ernst Konnecke Street. Parking for the proposed development will be provided on-site in accordance with the provision of the Swakopmund Zoning Scheme. In this case, one parking bay per dwelling unit.

The property is already connected to the services network. However, all additional infrastructure resulting from the proposed development should be the responsibility of the applicant or the property owner.

6. Advertisement

The proposed rezoning was advertised in the Namib Times, on the 3rd and 10th October 2025 and in DMH Republiekin Market Watch on the 9th and 16th of October 2025.

The neighbouring property owners were notified via registered mails. A notice was placed onsite and on the municipal notice board. Additionally, a notice was published in the Government Gazette No 8762 dated 15th October 2025.

The closing dated for objections to the proposal was 7th November 2025, and no objections received. The owner of Erf 4288, Swakopmund Extension 9 has given his consent on condition that no building higher than 1 storey is erected on the said erf.

7. Proposal

The owner intends to permanently use the land for medium density housing by erecting townhouses.

The initial purpose of Erf 9791, Swakopmund Extension 39 being general business zoned, was to develop a local convenience store or a mini supermarket. However, there is already an OK Express shop which is about 250m to the east of the subject erf, at the Engen filling station. That has eliminated the need for a supermarket in the neighbourhood.

8. Evaluation

The desired rezoning is a direct response to the overwhelming need for housing in Swakopmund. It aims to align with community needs and supports housing demands and demographic shifts. There is a greater need for residential erven in Swakopmund as opposed to general business erven.

The proposed density of 1:100m² will yield a maximum number of 11 dwelling units. A

consideration of the densities in the area reveals densities of 1:250m² and 1:600m² for general residential 2 and single residential zone properties; respectively, within which the proposed density of 1:100m² ties in well. It is important to note that this density is considered based on the development potential of a bulk of 2.0 on the

business, which is a double development potential should the erf remain general business to the density being proposed.

The neighbourhood is already being served from the OK Express mini market that is located on Erf 9794, Swakopmund, Extension 39, which is about 250m away from the subject erf.

The conditional approval by one of the neighbours is noted, however it will not be fair to restrict the development to a one storey while the maximum height for both the current and envisaged zonings is 40m. The change in zoning will not affect the height restriction on this development.

9. Compensation

The rezoning of Erf 9791, Swakopmund, Extension 39 from "General Business" with a bulk of 2.0 to "general residential 1" with a density of 1:100m² is not subject to a compensation (betterment fee).

10. Conclusion

The proposed rezoning of Erf 9791, Swakopmund, Extension 39 from general business with a bulk of 2.0 to general residential with a density of 1:100m² remains compatible with the residential character of the area and does not have any significant detrimental impacts on the neighbourhood and it can therefore be supported.

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

RECOMMENDED:

- (a) That the rezoning of Erf 9791, Swakopmund, Extension 39 from "General Business" with a bulk of 2.0 to "General Residential 1" with a density of 1:100m² be approved.**
 - (b) That the rezoning of Erf 9791, Swakopmund, Extension 39 is not subject to a compensation fee as some development potential rights are being discarded.**
 - (c) That all the parking be provided on-site in line with the Swakopmund Zoning Scheme and no parking on street reserve; shall be tolerated.**
 - (d) That the applicant provides proof that the rezoning has been approved by the Minister and promulgated, and any development plan or proposal before and after of such approval should be confined to "general residential 1" and a density of 1:100m².**
 - (e) That the cost of all additional infrastructure required at the erf as a result of the proposed development be for the account of the applicant and be installed in accordance with the specifications of the General Manager: Engineering and Planning Services.**
-

ANNEXURE A- APPLICATION

22.03.07.9791

E 9791

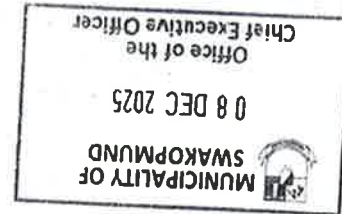
Cell: 081-1247452
 Desert Oasis 7, Auob Street
 P O Box 2891,
 Swakopmund.
hennief@afol.com.na

HENNIE FOURIE
DEVELOPMENT PLANNER

B.Sc., M in Town & Regional Planning
 Dipl. Marketing Management

4 December 2025

The Chief Executive Officer
 Municipality of Swakopmund
 P O Box 53
 Swakopmund
 For Attention: Town Planning



Dear Sir

REZONING OF ERF 9791, EXTENTION 39 SWAKOPMUND, FROM GENERAL BUSINESS WITH A BULK OF 2.0, TO GENERAL RESIDENTIAL 1 WITH A DENSITY OF 1 DWELLING UNIT PER 100 M².

On behalf of the owner of erf 9791 Extention 39 Swakopmund, M^r E Meyer, I apply to the Municipal Council of Swakopmund for:

Rezoning of erf 9791 Extension 39 Swakopmund, from General Business with a bulk of 2.0, to General Residential 1 with a density of 1 dwelling unit per 100 m².

The locality of the erf is shown on the attached plans. A Power of Attorney from the owner is also attached, as well as a copy of the Title Deed of this erf.

Erf information

Erf 9791 Swakopmund, measuring 1137 sqm, is zoned General Business and is situated at the corner of Ernst Konnecke Street and Agulhas Street, Ocean View, Swakopmund. This is currently an open erf and the owner wants to utilize this erf for the erection of a Town House complex. Parking will be provided in accordance with the Swakopmund Town Planning Scheme.

Vehicular as well as pecestrian access will be mainly from Agulhas Street. This erf is situated approximately 300 m from Daniel Kambo Street, the main road to Henties Bay

large Engen filling station with a small shopping centre forming part of this building complex.



The filling station 250 m to the west of erf 9791. This centre also includes a small supermarket, an OK Express store.



On the western side of erf 9791 is the Swakopmund Retirement Village, a large residential complex catering for senior citizens.

To the south of erf 9791 are single residential houses, isolated from this erf by Ernst Konnecke Street and a high wall on their northern side. No access is allowed from these single residential erven onto Ernst Konnecke Street. On the northern side of erf 9791 is an open erf, erf 9790. This erf is zoned Local Authority and reserved for general administrative purposes. The future use of this erf has not yet determined. To the east of Erf 9791 are 2 open erven, Erven 9792 and 9793. These erven are zoned general residential 2. Erf 9791 is approximately 1.5 km from the sea to its west and approximately 2 km from the Platz Am Meer shopping centre.



The single residential houses south of Erf 9791 are clear on this image, as well as the street and wall isolating them from the future development on Erf 9791.

Proposal

It is the intention of the owner, Mr Eddie Meyer, to permanently use the land for medium density housing, for which a zoning of "General Residential 1" is required. It is intended to utilize and develop this erf for the development of Town Houses

Motivation

The erven in the vicinity of erf 9791 Swakopmund are utilized as Single and General Residential, with a business erf to its east where the filling station and a small supermarket, OK Express are located. It can therefore be considered as an area with mixed zoning. The present zoning of this erf is General Business. The intention with

providing this zoning to erf 9791 was to develop a local convenience store or small supermarket here.

As mentioned earlier, a small supermarket, OK Express has already been developed about 250 m to the east of this erf at the Engen filling station. That has removed the need for another neighbourhood store in this immediate area. About 1 km to the south of erf 9791, another bigger shopping centre, the Spar Oceanview centre has been developed. About 2 km to the southwest of erf 9791, we find a major shopping centre, the Platz Am Meer Shopping Mall, with speciality shops serving the entire Swakopmund and also the area around Swakopmund.

In view of all these above-mentioned shopping facilities near to Erf 9791, one can definitely say that there is no need for a small neighbourhood shop on this erf. This erf is in any case too small for a larger shop for which there will also most probably not be a need here. Speciality shops will definitely rather locate at the Platz Am Meer Mall, where retailers can be assured of many potential clients visiting

Erf 9791 is surrounded by single residential and general residential erven. This includes the Swakopmund Retirement Centre, next door on its western side and general Residential erven on its eastern side. A general residential zoning for this erf will therefore fit in well in this area. Older people living on erf 9791 will be able to utilize the facilities offered by this Retirement Centre. They will also be able to participate at the activities of senior people living there.

The ideal type of development on erf 9791 will be a townhouse complex, as intended by Mr Meyer. That will fit in much better in this area than a block of flats. On the eastern side of erf 9791 there are also general residential erven, presently undeveloped, which will have basically the same type of development as intended by Mr Meyer on erf 9791. From the aforementioned it should be clear that this is an area where a general residential 1 zoning will fit in well, most probably better than another business development.

Conclusion: The proposed use of Erf 9791 Swakopmund for General Residential 1 is in line with the present trend for future development of this section of Swakopmund and Oceanview. A well developed townhouse complex should fit in well in this area and will complement this area.

Parking requirements

Or a General Residential 1 erf used for town houses, parking needs to be provided at a ratio of 1 parking bay per accommodation unit. With the intended 5 accommodation units, that will mean at least 5 parking bays. All parking for this development will be provided on the present Erf 9791 and will be indicated on a building plan, to be prepared after rezoning has been approved by the Municipality.

Registered conditions

Erf 9791 Swakopmund is registered per Deed of Transfer No T 0339/2020 of which a copy is attached hereto. The only land use condition registered against this erf is that the erf may only be used for purposes permitted in accordance with and subject to conditions laid down in terms of the Swakopmund Town Planning Scheme. According to this Scheme, the erf is presently zoned as General Business with a bulk of 2.0. There are no servitudes registered against the erf.

Advertising procedures and comments

The advertising procedure for the rezoning and the consent applications, as required in terms of the Swakopmund Town Planning Scheme and the Urban and Regional Planning Act, 2018, has been completed. The relevant newspapers notices (Namib Times and DMH Republikein Market Watch) are attached. The publications in the Official Gazette are also attached. A notice was placed on both erven (see copies of photos attached) as well as on the notice board of the Customer Care Centre of the Municipality of Swakopmund. The comments of the surrounding neighbours were also requested in writing. Please refer to the attached list of comment forms as proof.

No objections or comments were received, except for a comment of Mr Grobler of Erf 4288. He stated that he would like to see that no building of higher than 1 storey be erected on this erf, as people living in a higher apartment might look down on his erf. It was explained to him that with the present business zoning, Mr Meyer would in any case be able to build higher than 1 storey should he prefer. The change in zoning will therefore not affect the height restriction on this development. Erf 4288 is also near to the Retirement Village, a 3 storey building opposite Erf 4288. Occupants of this Village on erf 5855 will already have a view onto erf 4288. This comment therefore cannot be considered as a valid objection, as the change in zoning will not affect height of building.

Conclusion

It is the intention of the owner, Mr Edward Meyer, to permanently use the land for medium density housing, for which a zoning of "General Residential 1" is required. It is intended to utilize this erf for the development of 5 Town Houses. It is believed that the envisaged development will not have a negative impact on the neighbouring properties because of the limited scale of the development as well as the present developments and zonings in this part of Ocean View. It should rather add to the attractiveness of this area.

This proposed development will be consistent with the overall use and appearance of the buildings in this area. Based on the above motivation, you are kindly requested to approve the application.

Application

Application is herewith made for:

- Rezoning of erf 9791 Extension 39 Swakopmund, from General Business with a bulk of 2.0, to General Residential 1 with a density of 1 dwelling unit per 100 m².

Attachments:

Attached 1 hard copy, as well as 1 electronic copy of the following documents:

Application

Rezoning & locality plans

Deed of Transfer T 0339 /2020

Power of Attorney

Copies of newspaper and Government Gazette notices

Comments of neighbours

Photo of rezoning notice on site

Photo of notice on the notice board of the Customer Care Centre of Municipality

Considering the motivation and changing character of the area, I trust that you will favorably consider the application for the rezoning of Erf 9791, to enable Mr Edward Meyer to use this erf for the development of a Townhouse complex.

Hennie Fourie



Town & Regional Planner Tel: 081-1247452



Scale: 1/1500
 DATE: SEPT 2025
 PLAN NO. 9791 SWAKOP

Rezoning of even 9791 Extension 39 Swakopmund, from General Business with a bulk of 2.0, to General Residential 1 with a density of 1 dwelling unit per 100 m²

HENNIE FOURIE
 DEVELOPMENT PLANNER
 P O Box 2891,
 Swakopmund, 13001
 henniefc@afol.com.na
 Cell: 081-1247452

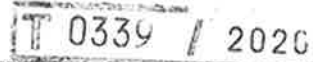


Prepared by me


 CONVEYANCER
 BEZUIDENHOUT C

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:



THAT ~~CLIFFORD BEZUIDENHOUT~~ HENKO WILFRIED STRATTEB

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

THE TRUSTEES FOR THE TIME BEING OF BLOCK NINE ENDOWMENT
TRUST

Registration Number: T 249/14

dated the 5 day of NOVEMBER 2010 and signed at SWAKOPMUND,



AND the said appearer declared that his said Principal had truly and lawfully sold on 31 MAY 2018

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

EDWARD MEYER
Identity Number 571219 00106
Married out of community of property

His Heirs, Executors, Administrators or Assigns,

CERTAIN ERF NO 9791 SWAKOPMUND
 (EXTENSION NO 39)

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

EXTENT 1137 (One One Three Seven) SQUARE METRES

FIRST transferred and still held by Deed of Transfer No T 7299/2019 with General
 Plan S.G. No A338/2018 relating thereto

SUBJECT to the following conditions in terms of the Town Planning Ordinance No 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 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\$1 099 547.43 (which includes VAT of N\$143 419,23).

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

2020-07-04


SIGNATURE OF APPEARER

In my presence,







REPUBLIC OF NAMIBIA

MINISTRY OF FINANCE
INLAND REVENUE DEPARTMENT

PAYMENT RECEIPT

Receipt Number: 0400006184

Office Code	TIN	Taxpayer Name	Postal Address	Received by
04	00072460	Edward Meyer	P.O. Box 2341 Walvis Bay Walvis Bay Namibia	Josefino, Uupindi

Transfer Duty Details:

Transferor Name(Seller)	Block Nine Endowment Trust		
Transferee Name (Purchaser)	Edward Meyer		
Conveyancer Name	Kinghorn Associates		
Physical Address of Property	Erf no 9791, Swakopmund . Extension no 39		
Town	Swakopmund	Region	Erongo
Size of Property	1137	Date of Transaction	31-05-2018
Consideration (Purchase Price)(N\$)	1 039 517.45 956,128.20 RECEIVER WA	Transfer Duty paid	956,128.20

Tax Type	Year	Period	Payment Date	Liability Type	Payment Mode	Received Amount (N\$)
Transfer Duty	2019	-	16-01-2020	Duties & Levies	Direct Deposit	3,561.28
Total Amount(N\$)						3,561.28

This is the original receipt

Handwritten signature/initials

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof, with Council and with the applicant in writing within 14 days after the appearance of this notice. The last day for objections will be **Tuesday, 21 October 2025**.

Applicant:	
Urban Dynamics Africa	Chief Executive Officer
P.O. Box 20837, Windhoek	City of Windhoek
Tel: 061 240300 or Fax: 061 240309	P.O. Box 59, Windhoek
Email: collin@udanam.com or info@udanam.com	

No. 772

2025

REZONING OF ERF 9791, SWAKOPMUND EXTENSION 39

Hennie Fourie, Town Planner on behalf of the owner of Erf 9791, Swakopmund Extension 39, intends to apply to the Municipal Council of Swakopmund and the Ministry of Urban and Rural Development for:

Rezoning of Erf 9791, Swakopmund Extension 39 from "general business" with a bulk of 2.0, to "general residential 1" with a density of 1 dwelling unit per 100m².

Erf 9791, Swakopmund Extension 39 measuring 1137m² is zoned "general business" and is situated at Agulhas Street, Ocean View, Swakopmund. This is currently an open erf and the owner wants to utilize this for the erection of a town house complex.

Parking will be provided in accordance with the Swakopmund Town Planning Scheme.

The rezoning and locality plans of this erf is available for inspection on the Notice Board at the Municipal Building, Rakotoka Street, Swakopmund. An electronic copy can be requested from the applicant, contact details below.

Any person objecting to the proposed use of land as set out above, may lodge such objection, together with the grounds therefore, with the Municipality of Swakopmund and the applicant in writing within 14 days of the last publication of this notice. (Final day for objection is **29 October 2025**).

Applicant:	Hennie Fourie, Town Planner
	P.O. Box 2891, Swakopmund
	Tel: 081-1247452
	E-mail: heunief@afol.com.na

No. 773

2025

SUBDIVISION OF ERF 1937, HOCHLAND PARK

Dunamis Consulting (Pty) Ltd on behalf of the owners of Erf 1937, Kingfisher Street, Hochland Park, intends to apply to the Municipal Council of Windhoek and the Urban and Planning Board for the following:

- **Subdivision of Erf 1937 (4724m²), Kingfisher Street, Hochland Park into Portion 1 (1606m²) for a business-storage facility and Remainder (3118m²) for the existing dwelling units; and**
- **Rezoning of Remainder Erf 1937, Kingfisher Street, Hochland Park from "business" with a bulk of 1.0 to "general residential" with a density of 1:50 to accommodate the existing 60 dwelling units on the erf.**

9791

3 OCTOBER 2021

NT

10 NAMIB TIMES

REZONING NOTICE

Please note that **Hemala Fourie, Town Planner** on behalf of the owner of erf 9791, Extension 39 Swakopmund, intends to apply to the Municipal Council of Swakopmund and the Ministry of Urban and Rural Development for:

Re-zoning of erven 9791 Extension 39 Swakopmund, from General Business with a bulk of 2.0, to General Residential 1 with a density of 1 dwelling unit per 100 m².

Erf 9791 Swakopmund, measuring 1137 sqm, is zoned General Business and is situated at Aguihas Street, Ocean View, Swakopmund. This is currently an open erf and the owner wants to utilize this for the erection of a Town House complex. Parking will be provided in accordance with the Swakopmund Town Planning Scheme.

Further note that the rezoning and locality plans of this erf is available for inspection on the Notice Board at the Municipal Building, Ratsoola Street, Swakopmund. An electronic copy can be requested from the applicant, contact details below. Any person objecting to the proposed use of land as set out above, may lodge such objection, together with the grounds therefore, with the Municipality of Swakopmund and the applicants in writing within 14 days of the last publication of this notice. (Final day for objection is 31 October 2025)

Applicant:
Hemala Fourie, Town Planner, P O Box 2891,
Swakopmund Tel: 081-1247452
E-mail: hemalfc@afel.com.na

NOTICES & VACANCIES

**CONSENT USE APPLICATION
WALVIS BAY TOWN PLANNING
SCHEME**

Consent Use:
Accommodation Establishment (Guest House)

Location:
Erf 36, JJ Cleverley/Bramwell, Walvis Bay

In terms of the above-mentioned Scheme, notice is hereby given that we, Stewart Planning, intend to apply to the Walvis Bay Municipality for permission to establish an Accommodation Establishment (Guest House) for 9-bedrooms on the site.

Plans may be inspected/particulars of this application may be obtained at Town Planning, First Floor, Room 101, Civic Centre, Walvis Bay, Namagolo Mbumba Drive.

Any person having any objection to the approval of this application, must lodge such objection, together with grounds thereof, with the Chief Executive Officer, Roads & Building Control (Town Planning), Private Bag 5017, Walvis Bay, and the undersigned, in writing, not later than Friday 24 October 2025.

Name And Address Of Council/applicant



MUNICIPALITY OF WALVIS BAY

Notice is hereby given in terms of Section 63(2)(b) of the Local Authorities Act, 1992 (Act No. 23 of 1992), that the Municipality of Walvis Bay intends to sell, by private transaction, unreserved/unsurveyed Portions 15, 16 and 17 of Farm 37 (Green Valley) to the Shack Dwellers Federation of Namibia.

DESCRIPTION	AREA (m ²)	RATE Excl. 15% VAT (m ² m)	PURCHASE PRICE	
			Excl. 15% VAT (R\$)	Incl. 15% VAT (R\$)
Portion 15 of Farm 37	32,6852	5 00	1,634,260 00	
Portion 16 of Farm 37	32,2852	5 00	1,613,260 00	
Portion 17 of Farm 37	34,4189	5 00	1,720,995 00	
Total	99,3703		4,968,515 00	

Portions 15 to 17 are zoned "Undetermined", it is located at Green Valley, and will be developed into three residential townships for affordable housing.

Full particulars pertaining to the sale will be open for inspection by interested person until **Wednesday, 22 October 2025** at room 45, Municipal Offices, Kunene Road. For more information, Mrs Marinda Ketsi can be contacted at telephone (064) 201 323; during office hours.

Any person objecting to the proposed sale, may in writing lodge an objection together with the grounds/motivation thereof, to the Manager: Housing and Properties of the Private Bag 5017, Walvis Bay, before or on Friday, 24 October 2025 at 12:00.

Jack Manak
Manager: Housing and Properties
Tel: (064) 201 333;
Email: jmanak@walvisbaycc.org.na

7-6-4-107



Union Marine Properties (Pty) Ltd is looking to fill the following positions:

N.T. 3332 + 9791

NAMIB TIMES 11

10 OCTOBER 2025

NOTICES



ESTATE NOTICE

Notice regarding the estate of a deceased person, including details of the executor and the date of the will.

Notice regarding the appointment of a trustee for a trust, including details of the trust and the trustee's duties.

Notice regarding the appointment of an executor for an estate, including details of the estate and the executor's duties.

Notice regarding the appointment of a trustee for a trust, including details of the trust and the trustee's duties.

MUNICIPALITY OF WALVIS BAY

Notice is hereby given in terms of section 63(2)(b) of the Local Government Act, 2007.

NOTICE IN TERMS OF:

URBAN AND REGIONAL PLANNING ACT, 2015, ENVIRONMENTAL MANAGEMENT ACT, 2007

Notice regarding the rezoning of a property, including details of the property, the zoning, and the application process.

Notice regarding the rezoning of a property, including details of the property, the zoning, and the application process.

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REZONING NOTICE

Please note that Henric Fourie, Town Planner on behalf of the owner of erf 3332, Extension 9 Swakopmund, intends to apply to the Municipal Council of Swakopmund and the Ministry of Urban and Rural Development for:

- Rezoning of erven 3332 Extension 9 Swakopmund, from Single Residential with a density of 1:900 m2, to General Residential 1 with a density of 1 dwelling unit per 250 m2.

Further note that the rezoning and locality plans of this erf is available for inspection on the Notice Board at the Municipal Building, Rakotoka Street, Swakopmund. An electronic copy can be requested from the applicant, contact details below. Any person objecting to the proposed use of land as set out above, may lodge such objection, together with the grounds thereof, with the Municipality of Swakopmund and the applicant in writing within 14 days of the last publication of this notice. (Final day for objection is 31 October 2025).

Applicant: Henric Fourie, Town Planner, P O Box 2891, Swakopmund, Tel: 081-1247452 E-mail: henricfo@afel.com.na

REZONING NOTICE

Please note that Henric Fourie, Town Planner on behalf of the owner of erf 9791, Extension 39 Swakopmund, intends to apply to the Municipal Council of Swakopmund and the Ministry of Urban and Rural Development for:

- Rezoning of erven 9791 Extension 39 Swakopmund, from General Business with a bulk of 2.0, to General Residential 1 with a density of 1 dwelling unit per 100 m2.

Further note that the rezoning and locality plans of this erf is available for inspection on the Notice Board at the Municipal Building, Rakotoka Street, Swakopmund. An electronic copy can be requested from the applicant, contact details below. Any person objecting to the proposed use of land as set out above, may lodge such objection, together with the grounds thereof, with the Municipality of Swakopmund and the applicant in writing within 14 days of the last publication of this notice. (Final day for objection is 31 October 2025).

Applicant: Henric Fourie, Town Planner, P O Box 2891, Swakopmund, Tel: 081-1247452 E-mail: henricfo@afel.com.na



Procurement Management Unit OPEN NATIONAL BID INVITATION



Procurement Management Unit OPEN NATIONAL BID INVITATION

Ref. 9 Oct 25

9791 + 33324

THURSDAY 9 OCTOBER 2025

Market Watch

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INHOUDSPAGWE	CONTENTS	Republiekswaerwag Legal Notices	Republiekswaerwag Legal Notices	Republiekswaerwag Legal Notices	Republiekswaerwag Legal Notices	Republiekswaerwag Legal Notices	
001	Death Notices	001	THE CHIEF EXECUTIVE OFFICER, SWAKOPMUND TOWN PLANNING MUNICIPAL OFFICER, C/O RAKOTSO STREET AND DANIEL KALAMO AVENUE, IS INVITING APPLICATIONS FOR THE APPLICANT.	001	TOBACCO NOTICE OF SALE IN EXECUTION IN THE EXECUTION OF A JUDGMENT OF THE ABOVE HONOURABLE COURT, THE FOLLOWING GOODS WILL BE SOLD BY PUBLIC AUCTION AT MAIN ROAD, SWAKOPMUND, ON THURSDAY, 30 TH DAY OF OCTOBER 2025.	001	REZONING NOTICE: Please note that Henkies Fourie, Town Planner on behalf of the owner of erf 9791, Extension 39 Swakopmund, intends to apply to the Municipal Council of Swakopmund and the Ministry of Urban and Rural Development for Rezoning of erf 9791 Extension 39 Swakopmund, from General Business with a bulk of 2.0 to General Residential 1 with a density of 1: dwelling unit per 400 m ² .
002	In Memoriam	002	LIBERAL NOTICE Take notice that Pabo Planning Consultancy and its successors as on behalf of the owner of erf 273, Mariental in accordance with the relevant provisions of the Urban and Regional Planning Act, 2008 (Act No. 5 of 2008) hereby SUBDIVISION OF ERF 273 MARIENTAL INTO PORTION A (900 M ²) AND REMAINDER (900 M ²) SUBSEQUENT REZONING OF PORTION A FROM RESIDENTIAL WITH A DENSITY OF 1:900 TO GENERAL RESIDENTIAL WITH A DENSITY OF 1:900.	002	IN THE HIGH COURT OF SWAKOPMUND HELD AT WINDHOEK CASE NO: HC-MD-CV-ACT-CON-2023/04479	002	61 9791 Swakopmund, measuring 1137 sqm, is bonded General Business and is situated at Argubas Street, Ocean View, Swakopmund.
003	With Benefits	003	LOCAL HOT AIR balloons especially looking for commercially interested persons on behalf of the owner of erf 273, Mariental in accordance with the relevant provisions of the Urban and Regional Planning Act, 2008 (Act No. 5 of 2008) hereby SUBDIVISION OF ERF 273 MARIENTAL INTO PORTION A (900 M ²) AND REMAINDER (900 M ²) SUBSEQUENT REZONING OF PORTION A FROM RESIDENTIAL WITH A DENSITY OF 1:900 TO GENERAL RESIDENTIAL WITH A DENSITY OF 1:900.	003	IN THE MATTER BETWEEN: ALVIN VAN WYK DEFENDANT AND NAMBIA LIMITED PLAINTIFF	003	This is currently an open erf and the owner wants to utilize this for the erection of a Town House complex. Parking will be provided in accordance with the Swakopmund Town Planning Scheme.
004	Lost	004	ADRIANUS DE WITTE VACANCY: JUNIOR SALES EXECUTIVE - NAMBIA	004	IN EXECUTION OF A JUDGMENT BY THE High Court on Namibia, WINDHOEK given on the 06th DECEMBER 2023, the following movable property will be sold at LAURENZ WINDHOEK STREET NO 163 RENSBOURG STREET	004	Further note that the rezoning and locality plans of this erf is available for inspection at the Notice Board at the Municipal Building, Rakotso Street, Swakopmund.
005	Medical	005	LOCAL HOT AIR balloons especially looking for commercially interested persons on behalf of the owner of erf 273, Mariental in accordance with the relevant provisions of the Urban and Regional Planning Act, 2008 (Act No. 5 of 2008) hereby SUBDIVISION OF ERF 273 MARIENTAL INTO PORTION A (900 M ²) AND REMAINDER (900 M ²) SUBSEQUENT REZONING OF PORTION A FROM RESIDENTIAL WITH A DENSITY OF 1:900 TO GENERAL RESIDENTIAL WITH A DENSITY OF 1:900.	005	1 X SANATISOR MACHINE 1 X WHITE OVERALLS CONDITIONS OF SALE: "VOETSTOOTS" - CASH TO THE HIGHEST BIDDER DATED AND SIGNED AT SWAKOPMUND ON THE 20 DAY OF OCTOBER 2025	005	An electronic copy can be requested from the applicant.
006	Personal	006	ADRIANUS DE WITTE VACANCY: JUNIOR SALES EXECUTIVE - NAMBIA	006	4 X DISINFECTANT FOR MACHINE 1 X SANATISOR MACHINE 1 X WHITE OVERALLS CONDITIONS OF SALE: "VOETSTOOTS" - CASH TO THE HIGHEST BIDDER DATED AND SIGNED AT SWAKOPMUND ON THE 20 DAY OF OCTOBER 2025	006	Any person objecting to the proposed use of land as set out above, may lodge such objection together with the Municipality of Swakopmund and the applicant in writing.
007	Opinion	007	ADRIANUS DE WITTE VACANCY: JUNIOR SALES EXECUTIVE - NAMBIA	007	7 X MOP HANDLES 4 X DISINFECTANT FOR MACHINE 1 X SANATISOR MACHINE 1 X WHITE OVERALLS CONDITIONS OF SALE: "VOETSTOOTS" - CASH TO THE HIGHEST BIDDER DATED AND SIGNED AT SWAKOPMUND ON THE 20 DAY OF OCTOBER 2025	007	Private Bag 5552, Oshakati Tel: 061 226172/8 061 226172/8 061 226172/8 Ref: 16/2023/569
008	Real Estate	008	ADRIANUS DE WITTE VACANCY: JUNIOR SALES EXECUTIVE - NAMBIA	008	1 X HIGH COURT OF SWAKOPMUND	008	
009	Real Estate	009	ADRIANUS DE WITTE VACANCY: JUNIOR SALES EXECUTIVE - NAMBIA	009	1 X HIGH COURT OF SWAKOPMUND	009	
010	Real Estate	010	ADRIANUS DE WITTE VACANCY: JUNIOR SALES EXECUTIVE - NAMBIA	010	1 X HIGH COURT OF SWAKOPMUND	010	
011	Real Estate	011	ADRIANUS DE WITTE VACANCY: JUNIOR SALES EXECUTIVE - NAMBIA	011	1 X HIGH COURT OF SWAKOPMUND	011	
012	Real Estate	012	ADRIANUS DE WITTE VACANCY: JUNIOR SALES EXECUTIVE - NAMBIA	012	1 X HIGH COURT OF SWAKOPMUND	012	
013	Real Estate	013	ADRIANUS DE WITTE VACANCY: JUNIOR SALES EXECUTIVE - NAMBIA	013	1 X HIGH COURT OF SWAKOPMUND	013	
014	Real Estate	014	ADRIANUS DE WITTE VACANCY: JUNIOR SALES EXECUTIVE - NAMBIA	014	1 X HIGH COURT OF SWAKOPMUND	014	
015	Real Estate	015	ADRIANUS DE WITTE VACANCY: JUNIOR SALES EXECUTIVE - NAMBIA	015	1 X HIGH COURT OF SWAKOPMUND	015	
016	Real Estate	016	ADRIANUS DE WITTE VACANCY: JUNIOR SALES EXECUTIVE - NAMBIA	016	1 X HIGH COURT OF SWAKOPMUND	016	
017	Real Estate	017	ADRIANUS DE WITTE VACANCY: JUNIOR SALES EXECUTIVE - NAMBIA	017	1 X HIGH COURT OF SWAKOPMUND	017	
018	Real Estate	018	ADRIANUS DE WITTE VACANCY: JUNIOR SALES EXECUTIVE - NAMBIA	018	1 X HIGH COURT OF SWAKOPMUND	018	
019	Real Estate	019	ADRIANUS DE WITTE VACANCY: JUNIOR SALES EXECUTIVE - NAMBIA	019	1 X HIGH COURT OF SWAKOPMUND	019	
020	Real Estate	020	ADRIANUS DE WITTE VACANCY: JUNIOR SALES EXECUTIVE - NAMBIA	020	1 X HIGH COURT OF SWAKOPMUND	020	
021	Real Estate	021	ADRIANUS DE WITTE VACANCY: JUNIOR SALES EXECUTIVE - NAMBIA	021	1 X HIGH COURT OF SWAKOPMUND	021	
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026	Real Estate	026	ADRIANUS DE WITTE VACANCY: JUNIOR SALES EXECUTIVE - NAMBIA	026	1 X HIGH COURT OF SWAKOPMUND	026	
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032	Real Estate	032	ADRIANUS DE WITTE VACANCY: JUNIOR SALES EXECUTIVE - NAMBIA	032	1 X HIGH COURT OF SWAKOPMUND	032	
033	Real Estate	033	ADRIANUS DE WITTE VACANCY: JUNIOR SALES EXECUTIVE - NAMBIA	033	1 X HIGH COURT OF SWAKOPMUND	033	

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081202509423104

ZONING IS IN PROCESS

Erf 273 Mariental is 1800m2 in ex- istant and is zoned "Residential" with a density of V900. The erf currently has an existing residential building on the property. The owner of the property intends to construct a block of flats consisting of 7 units on the subdivided Portion A. Take note that a similar notice shall duty be advertised in the Government Gazette and is affixed on site. The neighboring erf owners/occupants have also been duly notified. The plan of the erf has for inspection at the Mariental Municipality and with the applicant (Pabu Planning Consultancy and Investments cc) in writing within 14 days of the last publication of this notice (the final date for objection is 30 October 2025 Pabu Planning Consultancy and Investments cc P.O. Box 25777 Windhoek Call: 081 7920379/081 1229050 shikangala25@gmail.com 081202509423106

NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulation 14, 26 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee. Region: KHOMAS
1. Name and postal address of applicant: JOHANNA MARITZ, P O BOX 86015, EROS, WINDHOEK, NAMIBIA.
2. Name of business or proposed business to which application relates: LIFESTYL CAFE
3. Address/location of premises to which application relates: ERF 1346, CHASE STREET, KLEINE KUPPE, WINDHOEK, NAMIBIA.
4. Nature and details of application: SPECIAL LIQUOR LICENSE
5. Clerk of the court with whom application will be lodged: WINDHOEK
6. Date on which application will be lodged: 21 OCTOBER 2025
7. Date of meeting of Committee at which application will be heard: 17 DECEMBER 2025
Any objection or written submission in terms of section 28 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard. 0810812090423100

NOTICE OF THE CONSENT APPLICATION IN TERMS OF THE SWAKOPMUND MUNICIPALITY TOWN PLANNING SCHEME

CONSENT BY: BAREFOOT & DAUGHTERS SA-FARIS CC, 2 ERNST BAUMGART STREETS, SWAKOPMUND IN TERMS OF SWAKOPMUND TOWN PLANNING SCHEME. NOTICE IS HEREBY GIVEN THAT I, THE UNDERSIGNED, HAVE APPLIED TO THE SWAKOPMUND MUNICIPALITY TOWN PLANNING COUNCIL FOR PERMISSION TO ESTABLISH ON THE SITE A TOUR FACILITATOR OFFICE. PLANS MAY BE INSPECTED OR PARTICULARS OF THIS APPLICATION MAY BE OBTAINED AT TOWN PLANNING OFFICE AT SWAKOPMUND MUNICIPALITY. ANY PERSON HAVING ANY OBJECTION TO THE APPROVAL OF THIS APPLICATION MUST LODGE SUCH OBJECTION, TOGETHER WITH ROUNDS THEREOF, WITH

CASE NO. HC-MD-CIV-ACT-CON-2023/04479

In the matter between FIRST NATIONAL BANK OF NAMIBIA LIMITED PLAINTIFF and ALVIN VAN WYK DEFENDANT NOTICE OF SALE IN EXECUTION In execution of a judgment by the High Court on Namibia, Windhoek given on the 06th DECEMBER 2023, the following movable property will be sold at NO 163 RENSBURGER STREET LAURENZ, WINDHOEK, by Deputy Sheriff public auction on Friday, 28TH NOVEMBER 2025 at 10H00 and stored at the premises of Deputy Sheriff Windhoek. MAHINDRA PICKUP CONDITIONS OF SALE:
1. The sale will be held without reserve and goods will be sold to highest bidder.
2. The goods will be sold "voetstoots".
3. Payment shall be made in cash or by bank guaranteed cheque. Dated at WINDHOEK on this 02nd day of OCTOBER 2025. ANNE SHLENGUDWA INCORPORATED LEGAL PRACTITIONER: FOR PLAINTIFF NO 34 BERG STREET KLEIN WINDHOEK WINDHOEK THE MESSENGER OF THE COURT WINDHOEK 081202500423205

IN THE HIGH COURT FOR THE REPUBLIC OF NAMIBIA (NORTHERN DIVISION) HELD AT OSHAKATI

CASE: HC-MD-CIV-ACT-CON-2024/00053 In the matter between: MARTINA ALFRED EXECUTION CREDITOR And EVELINE MPINGE EXECUTION DEBTOR NOTICE OF SALE IN EXECUTION IN THE EXECUTION of a judgment granted against the Defendants by the above Court, the following movable property will be sold in execution on the 30TH OF OCTOBER 2025 @12H00, ADVANCED REFRIGERATION, MAIN ROAD, OSHAKATI (1x) Toyota Hilux N206-791W CONDITIONS OF SALE: VOETSTOOTS AND CASH TO THE HIGHEST BIDDER. DATED at TSUMEB this 1st day of October 2025 DEPUTY SHERIFF FOR THE DISTRICT OF TSUMEB, GROOTPONTJEN & OSHAKATI P O Box 288 TSUMEB 0810812090423210

IN THE HIGH COURT OF NAMIBIA NORTHERN LOCAL DIVISION HELD AT OSHAKATI

CASE NO: HC-NLD-CIV-ACT-CON-2024/00217 In the matter between: CREST DISTRIBUTORS (PTY) LTD PLAINTIFF AND 1 ST DEFENDANT ITUYEM TRADING ENTERPRISES CC 2 ND DEFENDANT MALAKIA LEONARD 3 RD DEFENDANT FORBE

OUS BUCKETS

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7 X MOP HANDLES
4 X DISINFECTON FOE MACHINE
1 X SANATISOR MACHINE
10 X WHITE OVERALLS
CONDITIONS OF SALE: "VOETSTOOTS" - CASH TO THE HIGHEST BIDDER Dated and SIGNED: J GREYLING, GREYLING & ASSOCIATES ERF 849: ROBERT MUGABE STREET PRIVATE BAG 5552: OSHAKATI TEL. 065 221617/8 OR FAX 221619 REF. JG/003569 081202500423192

REZONING NOTICE:

Please note that Henne Fourie, Town Planner on behalf of the owner of erf 3332, Extension 9 Swakopmund, intends to apply to the Municipal Council of Swakopmund and the Ministry of Urban and Rural Development for: Rezoning of erven 3332 Extension 9 Swakopmund, from Single Residential with a density of 1:900 m² to General Residential 1 with a density of 1 dwelling unit per 250 m². Erf 3332 Swakopmund, measuring 1288 sqm, is zoned Single Residential and is situated at Monotoka Street, Ocean View, Swakopmund. This is currently an open erf and the owner wants to utilize this for the erection of a Town House complex. Parking will be provided in accordance with the Swakopmund Town Planning Scheme. Further note that the rezoning and locality plans of this erf is available for inspection on the Notice Board at the Municipal Building, Rakotoka Street, Swakopmund. An electronic copy can be requested from the applicant, contact details below. Any person objecting to the proposed use of land as set out above, may lodge such objection, together with the grounds therefore, with the Municipality of Swakopmund in writing within 14 days of the last publication of this notice. (Final day for objection is 31 October 2025) Applicant: Henne Fourie Town Planner P O Box 2891 Swakopmund Tel: 081-1247452 E-mail: hennefo@afol.com.na 081202500423170

fed at Agulhas Street, Ocean View, Swakopmund.

This is currently an open erf and the owner wants to utilize this for the erection of a Town House complex. Parking will be provided in accordance with the Swakopmund Town Planning Scheme. Further note that the rezoning and locality plans of this erf is available for inspection on the Notice Board at the Municipal Building, Rakotoka Street, Swakopmund. An electronic copy can be requested from the applicant, contact details below. Any person objecting to the proposed use of land as set out above, may lodge such objection, together with the grounds therefore, with the Municipality of Swakopmund in writing within 14 days of the last publication of this notice. (Final day for objection is 31 October 2025) Applicant: Henne Fourie Town Planner P O Box 2891 Swakopmund Tel: 081-1247452 E-mail: hennefo@afol.com.na 081202500423170



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Dawnnam@gmail.com

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Roh. 9791 +3332 9 Oct 2025

7171 + 333 BSE 16 OCTOBER 2021

Market Watch

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ADVERTISING RATES

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REASONING

Please note that Hennie Fourie, Town Planner on behalf of the owner of erf 3332, Extension 9, Swakopmund, intends to apply to the Municipal Council of Swakopmund and the Ministry of Urban and Rural Development for Reasoning of erven 9791 Extension 39 Swakopmund, from General Business with a bulk of 2.0, to General Residential 1 with a density of 1 dwelling unit per 100 m².

This is currently an open erf and the owner wants to utilize this for the erection of a Town House complex. Parking will be provided in accordance with the Swakopmund Town Planning Scheme.

Anyone objecting to the proposed use of land as set out above, may lodge such objections, with the grounds therefor, with the Municipality of Swakopmund and the applicant in writing within 14 days of the last publication of this notice.

(Final day for objection is 31 October 2025)


REASONING

Please note that Hennie Fourie, Town Planner on behalf of the owner of erf 3332, Extension 9, Swakopmund, intends to apply to the Municipal Council of Swakopmund and the Ministry of Urban and Rural Development for Reasoning of erven 9791 Extension 39 Swakopmund, from General Business with a bulk of 2.0, to General Residential 1 with a density of 1 dwelling unit per 100 m².

This is currently an open erf and the owner wants to utilize this for the erection of a Town House complex. Parking will be provided in accordance with the Swakopmund Town Planning Scheme.

Anyone objecting to the proposed use of land as set out above, may lodge such objections, with the grounds therefor, with the Municipality of Swakopmund and the applicant in writing within 14 days of the last publication of this notice.

(Final day for objection is 31 October 2025)



ALCOHOLICS

ANONYMOUS

WEST CARE FRAIL CARE
Mrs Maryna Hough and staff

Dr. E. Makambwa
Dr. W. Naipon
Dr. C. Nalton
Dr. T. Ntiza

Sermon Funeral Services

On behalf of our mother, the late Mrs Dorethea Tietz, we would like to express our sincere gratitude and thank you for the exceptional service and care provided.

Anuschka Hurter -Tietz and children
Jan & Siegfried Tietz and children

REASONING

Please note that Hennie Fourie, Town Planner on behalf of the owner of erf 3332, Extension 9, Swakopmund, intends to apply to the Municipal Council of Swakopmund and the Ministry of Urban and Rural Development for Reasoning of erven 9791 Extension 39 Swakopmund, from General Business with a bulk of 2.0, to General Residential 1 with a density of 1 dwelling unit per 100 m².

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NAMIBIA

LOSING CONTROL?

Windhoek:
081 379 6366

Swakopmund:
081-243 2649

Final day for objection is 31 October 2025.
Applicant:
Henrie Fourie
Town Planner
P O Box 2891
Swakopmund
Tel:081-1247452
E-mail: henrie4@afafol.com

LEGAL NOTICE Take notice that Petu Planning Consultancy and Investments cc on behalf of the owner of erf 273 Mariental in accordance with the relevant provisions of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) apply to the Mariental Municipality for:

SUBDIVISION OF ERF 273 MARIENTAL INTO PORTION A (906 M²) AND REMAINING PORTION FROM ERF 273 TOTAL WITH A DENSITY OF 1:900 TO GENERAL RESIDENTIAL WITH A DENSITY OF 1:100

CONSENT TO COMMENT WITH DEVELOPMENT WHILE THE REZONING IS IN PROCESS Erf 273 Mariental is 1900m² in extent and is zoned "Residential" with a density of 1/900. The erf currently has an existing residential building on the property. The owner of the property intends to construct a block of flats consisting of 7 units on the subdivided Portion A. Take note that a similar notice shall duly be advertised in the Government Gazette and is affixed on site. The neighbouring erf owners/occupants have also been duly notified for their inspection of the application at the Mariental Municipality and with the applicant (Petu Planning Consultancy and Investments cc) in writing within 14 days of the last publication of this notice (the final date for objection is 30 October 2025)

Petru Planning Consultancy and Investments cc
Windhoek
P.O. Box 25772
Tel: 081 7920379/081 1229050
shlangala25@gmail.com
petu030500@zime

Final day for objection is 31 October 2025.
Applicant:
Henrie Fourie
Town Planner
P O Box 2891
Swakopmund
Tel:081-1247452
E-mail: henrie4@afafol.com

LEGAL NOTICE Take notice that Petu Planning Consultancy and Investments cc on behalf of the owner of erf 273 Mariental in accordance with the relevant provisions of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) apply to the Mariental Municipality for:

SUBDIVISION OF ERF 273 MARIENTAL INTO PORTION A (906 M²) AND REMAINING PORTION FROM ERF 273 TOTAL WITH A DENSITY OF 1:900 TO GENERAL RESIDENTIAL WITH A DENSITY OF 1:100

CONSENT TO COMMENT WITH DEVELOPMENT WHILE THE REZONING IS IN PROCESS Erf 273 Mariental is 1900m² in extent and is zoned "Residential" with a density of 1/900. The erf currently has an existing residential building on the property. The owner of the property intends to construct a block of flats consisting of 7 units on the subdivided Portion A. Take note that a similar notice shall duly be advertised in the Government Gazette and is affixed on site. The neighbouring erf owners/occupants have also been duly notified for their inspection of the application at the Mariental Municipality and with the applicant (Petu Planning Consultancy and Investments cc) in writing within 14 days of the last publication of this notice (the final date for objection is 30 October 2025)

Petru Planning Consultancy and Investments cc
Windhoek
P.O. Box 25772
Tel: 081 7920379/081 1229050
shlangala25@gmail.com
petu030500@zime

A background of effective sales technique and customer services persistence / results orientated to generate maximum income for the company.
Excellent time management skills and the ability to prioritize to ensure that all deadlines are met.
Excellent communication skills, verbal and written in both Afrikaans and English.
Ability to multi task and networking skills.
A self-motivated and target-driven attitude, with a passion for sales.
Focuses on promoting and selling the company's business products or services to potential and existing customers.
Key responsibilities would include identifying needs, developing strong customer relationships, presenting solutions, negotiating terms, achieving sales target or HOW TO APPLY
Interested applicants mentioning the above-mentioned specification and requirements are invited to apply their resume by submitting their resumes by e-mail to henrie4@afafol.com.
Only short-listed candidates will be contacted.
CLOSING DATE: 24 OCTOBER 2025

Final day for objection is 31 October 2025.
Applicant:
Henrie Fourie
Town Planner
P O Box 2891
Swakopmund
Tel:081-1247452
E-mail: henrie4@afafol.com

LEGAL NOTICE Take notice that Petu Planning Consultancy and Investments cc on behalf of the owner of erf 273 Mariental in accordance with the relevant provisions of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) apply to the Mariental Municipality for:

SUBDIVISION OF ERF 273 MARIENTAL INTO PORTION A (906 M²) AND REMAINING PORTION FROM ERF 273 TOTAL WITH A DENSITY OF 1:900 TO GENERAL RESIDENTIAL WITH A DENSITY OF 1:100

Petru Planning Consultancy and Investments cc
Windhoek
P.O. Box 25772
Tel: 081 7920379/081 1229050
shlangala25@gmail.com
petu030500@zime

MARKET WATCH
OMTE ADVERTER SKAKEL
1-800-231-873

Final day for objection is 31 October 2025.
Applicant:
Henrie Fourie
Town Planner
P O Box 2891
Swakopmund
Tel:081-1247452
E-mail: henrie4@afafol.com

LEGAL NOTICE Take notice that Petu Planning Consultancy and Investments cc on behalf of the owner of erf 273 Mariental in accordance with the relevant provisions of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) apply to the Mariental Municipality for:

SUBDIVISION OF ERF 273 MARIENTAL INTO PORTION A (906 M²) AND REMAINING PORTION FROM ERF 273 TOTAL WITH A DENSITY OF 1:900 TO GENERAL RESIDENTIAL WITH A DENSITY OF 1:100

Petru Planning Consultancy and Investments cc
Windhoek
P.O. Box 25772
Tel: 081 7920379/081 1229050
shlangala25@gmail.com
petu030500@zime

RATES & DEADLINES
In terms of paragraph 4 of the Municipal Rates Act, 1997 (Act No. 107 of 1997) the following rates apply to the various categories of property in the Municipality. The rates are payable on or before the due date specified below. Failure to pay the rates by the due date may result in the property being sold to satisfy the debt. The rates are payable in advance and are not refundable.
A 10% discount will be granted on the rates payable if the rates are paid in full before the due date.
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NATIONAL BOSS DAY
Today is...
Boss's Day
Bring in your coffee with 15 minutes of problems and solutions. Give your boss a thank-you message. Show your appreciation for the hard work and dedication of your boss. It's time to say thank you to the boss who has helped you get through the tough times. It's time to say thank you to the boss who has helped you get through the tough times. It's time to say thank you to the boss who has helped you get through the tough times.

16 Oct 2025

979173332

Reh.

HENNIE FOURIE
Town & Regional Planner
B.Sc., M in Town & Regional Planning
Dipl. Marketing Management

Cell: 081-1247452
P O Box 2891,
Swakopmund, Namibia
henniefo@afol.com.na

6 October 2025

Comments of affected neighbours:

Please note that the owner of erf 9791, Extension 9 Swakopmund, intends to apply to the Municipal Council of Swakopmund for:

- Rezoning of erf 9791 Extension 39 Swakopmund, from General Business with a bulk of 2.0, to General Residential 1 with a density of 1 dwelling unit per 100 m².

Erf 9791 Swakopmund, measuring 1137 sqm, is zoned General Business and is situated at Agulhas Street, Ocean View, Swakopmund. This is currently an open erf and the owner wants to utilize this erf for the erection of a Town House complex. Parking will be provided in accordance with the Swakopmund Town Planning Scheme. Please note that a rezoning plan of this erf is attached. An electronic copy of other plans can be requested from the applicant, contact details below. Any person objecting to this proposed use of land, may lodge such objection, together with the grounds therefore below.

Your comments, if any, are hereby requested:

I H. Gabriel

Owner of erf 4288.....Swakopmund

- Have no objection to the proposed rezoning
- ~~Object to the proposal for the following reasons:~~

(Delete whichever is not applicable)
on condition that no building higher than 1 storey is erected on this erf.

Signature: [Signature] Date: 16/11/25

Please note that the period for objections will expire on 31 October 2025





11.1.18

DELEGATION OF AUTHORITY: SIGNING OF MEETING NOTICE

(C/M 2026/05/07 - 12/2/4/4)

Ordinary Management Committee Meeting of 16 April 2026, Addendum **8.8** page **206** refers.

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

INTRODUCTION

Council and Management Committee meetings are ordinarily held at least once per month. However, provision is also made for ad hoc special Management Committee meetings when circumstances dictate.

Purpose

The purpose of this submission is to seek Council approval for the delegation of authority for the signing of Council and Management Committee notices to the General Manager: Corporate Services, Human Capital and ICT, or his/her duly appointed delegate. The Chief Executive Officer is inundated with volumes of correspondence or people seeking an audience with his office, visiting delegations, or attendance of official events hosted in town. Since the tentative meeting calendar for both Council and Management Committee meetings has already been approved by Council, the signing of notification letters for the purpose of convening such scheduled meetings is therefore deemed sufficient to be delegated to the General Manager: Corporate Services, Human Capital and ICT or his /her duly appointed delegate.

BACKGROUND

In terms of Section 14(1)(c) of the *Local Authorities Act, 1992 (Act No. 23 of 1992)*, as amended, the Chief Executive Officer is authorised to sign all notices convening Council and Management Committee meetings.

Meetings of local authority councils

14. (1) (a) *The first meeting of a local authority council after a general election for members of local authority councils or a first election for members of a new local authority council shall be held at such places situated within its area, and time, being a date not later than seven days after such general election or such first election, as may be determined by the Minister, and meetings thereafter shall be held at such places, so situated, and such times, as may from time to time be determined by the chief executive officer, but not less than 10 times in every year reckoned from the first day of January and at intervals of not more than 10 weeks.*
- (b) *The chairperson of the local authority council or, if, and for so long as, the office of chairperson is vacant, the chief executive officer may at any time or, at a request in writing signed by not less than half of the members of the local authority council, shall within 14 days after receipt of such request, convene a special meeting of the local authority council.*
- (c) **A notice signed by the chief executive officer containing the time, date, and place of, and the matters to be dealt with at, every meeting of the local**

authority council shall be delivered to every member of the local authority council so as to reach such member at least 72 hours before such meeting.

THE LAW

Delegation of authority is permissible in terms of Section 31 of the *Local Authorities Act, 1992* (Act No. 23 of 1992), as amended.

Delegation of powers by local authority councils to management committees or chief executive officers, or other staff members

31. (1) A municipal council or a town council may delegate or assign, in writing and on such conditions as it may determine, to its management committee or its chief executive officer or any other staff member, any power conferred or any duty imposed upon it by or under this Act or any other law, except any power -

- (a) to make regulations or rules;
- (b) to approve its estimates or supplementary estimates of revenue and expenditure;
- (c) to determine rates, charges, fees, or other moneys which may be levied under any provision of this Act;
- (d) to borrow money; or
- (e) which the Minister may determine by notice in the Gazette.

(2) A village council may delegate or assign, in writing and with the prior written approval of the Minister, and on such conditions as it may determine, to its chief executive officer or any other staff member, any power conferred or any duty imposed upon it by or under this Act or any other law, except any power referred to in paragraphs (a) to (e), inclusive, of subsection (1).

(3) A management committee may delegate, in writing and with the prior written approval of and on the conditions determined by the municipal council or town council concerned -

- (a) any power conferred upon it by this Act; or
- (b) any power which has been delegated to it under subsection (1),

to any member of the municipal council or town council, or to the chief executive officer or any staff member of the municipal council or town council concerned, or to any two or more of such persons conjointly.

(4) a local authority council or a management committee shall not be divested of any power delegated or assigned by it under subsection (1), (2) or (3), as the case may be, and may alter or withdraw any decision given by the delegate in the exercise of such delegated power.

CONCLUSION

Delegating this function will enhance administrative efficiency and ensure continuity in the timely convening of meetings, particularly in instances where the Chief Executive Officer may be committed with other pressing matters.

It is therefore proposed that the authority to sign notices for Council and Management Committee meetings be delegated to the General Manager: Corporate Services, Human Capital and ICT, or his/her duly appointed delegate.

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

RECOMMENDED:

That the signing of notices for Council and Management Committee meetings be delegated to the General Manager: Corporate Services, Human Capital and ICT or his/her duly appointed delegate, in terms of Section 31 of the Local Authorities Act, 1992 (Act No. 23 of 1992), as amended.

11.1.19 **WRITING OFF OF REDUNDANT VEHICLES - ECONOMIC DEVELOPMENT SERVICES DEPARTMENT-TRAFFIC SECTION**

(C/M 2026/05/07 - 17/2/5/1)

Ordinary Management Committee Meeting of 16 April 2026, Addendum **8.9** page **208** refers.

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

The following vehicles have become redundant due to extreme vehicle expenses and mechanical breakdowns.

Table :1

No	Registration No	Make	Fleet No	Model Year	Km
1	N 123-129 S	Peugeot	TF0420	2021	51174
2	N 123-133 S	Peugeot	TF0433	2022	66460

On Monday 16 March 2026, the Chairperson of Management Committee and the Chief Executive Officer resolved that the two vehicles in the table below be withdrawn from the auction list of the redundant vehicles instead be donated to the Namibian Police in Swakopmund.

Table:2

No	Registration No	Make	Fleet No	Model Year	Km
1	N 5356 S	V/W Golf	TH0161	2009	79 243
2	N 11666 S	Opel Astra	FTF0228	2011	105 614

The User Departments have discussed the proposed donation and hereby request Council to consider donating the two vehicles in Table 1 to the Namibian Police as they are in a better roadworthy condition. The vehicles in Table 2 are in poor mechanical condition and would require a substantial amount of funding to repair them to a state of fitness and roadworthiness.

Maintaining strong and positive stakeholder relationships is of critical importance, as it fosters trust, cooperation, and mutual support between the Council and key institutions such as the Namibian Police. In this regard, should the Council proceed with the donation, it is imperative that the vehicles are not regarded as total write-offs, but rather as assets that can still provide meaningful service and value to the Namibian Police.

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

RECOMMENDED:

That the following vehicles be written off and be donated to Namibian Police, Traffic Unit Swakopmund Constituency:

No	Registration No	Make	Fleet No	Model Year	Km
1	N 123-129 S	Peugeot	TF0420	2021	51174
2	N 123-133 S	Peugeot	TF0433	2022	66460
3	N 5356 S	V/W Golf	TH0161	2009	79 243
4	N 11666 S	Opel Astra	FTF0228	2011	105 614

11.1.20 **WRITING OFF REDUNDANT VEHICLES & MATERIAL: WATER & SEWERAGE SECTION**

(C/M 2026/05/07 - 17/2/5/1)

Ordinary Management Committee Meeting of 16 April 2026, Addendum 8.10 page 03 refers.

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

The below vehicles and material from Sewerage Works & Water Works Section have become redundant and thus need to be written off and sold at the next public auction:

Fleet No.	Reg. No.	Make	Model
Water Works			
WA 0034	N 6055 S	ISUZU KB200i	2009
Sewerage Works			
SE 0242	N 6613 S	Nissan Tanker	2012
SE 0299	N 19636 S	HINO SEWER JETTER 500/1626	2014
SE 0059	N 4432 S	Isuzu Carrier	2008

Quantity	Description	Location
1	Grundfos 43kW S/N 174219 - Pump	Pump Station 1 (Jetty Pump Station)
1	Grundfos 43Kw S/N 174218- Pump	
1	Sulzer 45kW S/N 0003012 - Pump	
1	Brush Cutter - STIHL FS 250 FSE 0437	

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

RECOMMENDED:

- (a) That the following old and redundant vehicles and material from the Sewerage Works & Water Works Section be written off and sold at the next public auction:

Fleet No.	Reg. No.	Make	Model
Water Works			
WA 0034	N 6055 S	ISUZU KB200i	2009
Sewerage Works			
SE 0242	N 6613 S	Nissan Tanker	2012
SE 0299	N 19636 S	HINO SEWER JETTER 500/1626	2014
SE 0059	N 4432 S	Isuzu Carrier	2008

Quantity	Description	Location
1	Grundfos 43kW S/N 174219 - Pump	Pump Station 1 (Jetty Pump Station)
1	Grundfos 43Kw S/N 174218- Pump	
1	Sulzer 45kW S/N 0003012 - Pump	
1	Brush Cutter - STIHL FS 250 FSE 0437	

- (b) That the Chief Executive Officer and the Chairperson of the Management Committee determine the upset price for the above-mentioned redundant vehicle.

11.1.21 **WRITE-OFF AND DISPOSAL OF REDUNDANT OFFICE FURNITURE:
ENGINEERING AND PLANNING SERVICES (HEAD OFFICE)**
(C/M 2026/05/07 - 17/2/5/1)

Ordinary Management Committee Meeting of 16 April 2026, Addendum **8.11**
page **210** refers.

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

1. PURPOSE

To obtain approval from the Management Committee for the write-off and disposal of redundant office furniture belonging to the Engineering and Planning Services Department (Head Office) at the next public auction.

Item No	Quantity	Description	Barcode number
1	1	Cupboard	002751
2	1	Cupboard	002524
3	1	Brown Chair	002538
4	1	Black Chair	002150
5	1	Black Chair	002242
6	1	Black Chair	002814
7	1	Brown Visitors Chair	002529
8	1	Brown Bookshelf	002565
9	1	Round Table	002527
10	2	Table Pieces	002544
11	1	Heater	002589
12	1	Brown Chair	002526
13	1	Black Chair	002531
14	1	Black Chair	002560
15	1	Brown Chair	002594
16	1	Grey Box (Similar to the one with Tender documents)	

2. INTRODUCTION

A number of office furniture items within the Engineering and Planning Services Department (Head Office) have become old and redundant and are no longer required for operational use. In line with Council procedures, approval is sought to write off these items and dispose them off at the next public auction.

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

RECOMMENDED:

- (a) That the following old and redundant office furniture from the Engineering and Planning Services Department (Head Office) be written off and sold at the next public auction:

Item No	Quantity	Description	Barcode No.
1	1	Cupboard	002751
2	1	Cupboard	002524
3	1	Brown Chair	002538
4	1	Black Chair	002150
5	1	Black Chair	002242
6	1	Black Chair	002814
7	1	Brown Visitors Chair	002529
8	1	Brown Bookshelf	002565
9	1	Round Table	002527
10	2	Table Pieces	002544
11	1	Heater	002589
12	1	Brown Chair	002526
13	1	Black Chair	002531
14	1	Black Chair	002560
15	1	Brown Chair	002594
16	1	Grey Box (Similar to the one with Tender documents)	

- (b) That the Chief Executive Officer and the Chairperson of the Management Committee determine the upset price for the above-mentioned redundant office furniture.
-

11.1.22 **WRITE-OFF AND DISPOSAL OF OLD AND REDUNDANT VEHICLES & EQUIPMENT: ENGINEERING & PLANNING SERVICES DEPARTMENT: WORKS SECTION**

(C/M 2026/05/07 - 17/2/5/1)

Ordinary Management Committee Meeting of 16 April 2026, Addendum **8.12** page **212** refers.

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

1. PURPOSE

To obtain approval from the Management Committee for the write-off and disposal of old and redundant vehicles and equipment belonging to the Works Section at the next public auction.

Vehicles & Equipment:

TOTAL	DESCRIPTION	SECTION
1	N13543S - Isuzu Water Tanker - FWT0174 - Engine No: 65D1410824 - VIN No: ADMFVZ23S6T392462	Works Section
1	N14066S - MAN Cla Water Tanker - FWT0285 - Engine No: 6DEJ18852 - VIN No: AAMMC63PX32370	Works Section
1	N3219S - Renault Kangoo - FTE0012 - Engine No: R225654 - VIN No: VF1FC0MBF32117032	Engineering and Planning Services Department
1	Wacker Rammer - FSI0047 S/No: 9416-5493491	Works Section

2. INTRODUCTION

A number of vehicles and equipment within the Works Section have become old, redundant, and uneconomical to maintain. These items are no longer required for operational purposes. In accordance with Council's asset management procedures, it has become necessary to write off these items and dispose them at the next public auction.

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

RECOMMENDED:

- (a) That the following old and redundant vehicles & equipment within the Works Section be written off and sold at the next public auction.

Vehicles & Equipment:

Total	Description	Section
1	N13543S - Isuzu Water Tanker - FWT0174 - Engine No: 65D1410824 - VIN No: ADMFVZ23S6T392462	Works Section
1	N14066S - MAN Cla Water Tanker - FWT0285 - Engine No: 6DEJ18852 - VIN No: AAMMC63PX32370	Works Section
1	N3219S - Renault Kangoo - FTE0012 - Engine No: R225654 - VIN No: VF1FCOMBF32117032	Engineering and Planning Services Department
1	Wacker Rammer - FSI0047 S/No: 9416-5493491	Works Section

- (b) That the Chief Executive Officer and the Chairperson of the Management Committee determine the upset prices for the above-mentioned redundant vehicles, equipment and materials.
-

11.1.23

SUBDIVISION OF PORTION 3 OF FARM NO. 166 SWAKOPMUND INTO 13 PORTIONS AND REMAINDER, REZONING OF PROPOSED PORTIONS A TO G AND PORTION H FROM BUSINESS TO SINGLE RESIDENTIAL AND GENERAL RESIDENTIAL WITH A DENSITY OF 1:900M² AND 1:250M², RESPECTIVELY AND SUBSEQUENT REGISTRATION OF A RIGHT OF WAY SERVITUDE OVER THE REMAINDER OF PORTION 3 IN FAVOUR OF PORTION A TO J, L & M
(C/M 2026/05/07 - PTN 3 OF FARM 166, 17/1/4/2/1/7)

Ordinary Management Committee Meeting of 16 April 2026, Addendum **8.13**
page **213** refers.

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

1. Purpose

The purpose of this submission is for the Council to consider the application for the subdivision of Portion 3 of Farm 166 into 13 portions and remainder and rezoning of Portions A to G and portion H from general business with a bulk of 2 to "single residential" and "general residential" with a density of 1:900m² and 1:250m² and subsequent registration of a right of way servitude over the Remainder of Portion 3 in favour of Portion A to J, L and M in accordance with the provisions of Section 105 (1) (a) and (e) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).

2. Introduction and Background

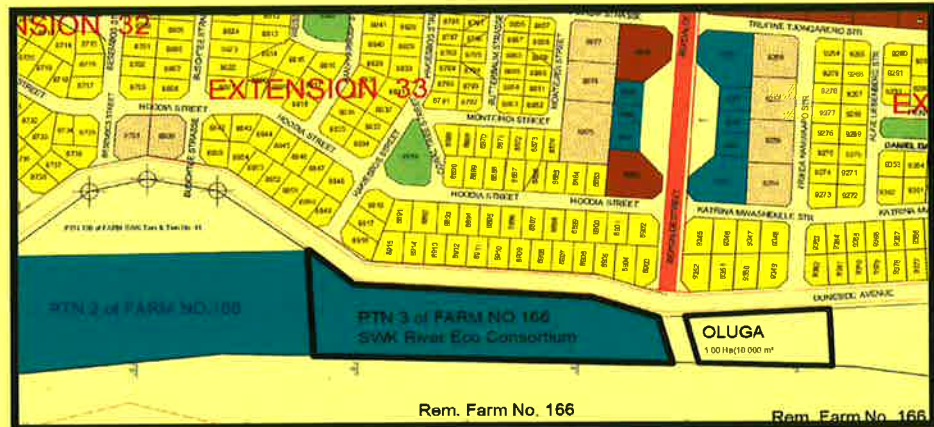
A subdivision of Portion 3 of Farm 166 into 13 portions and remainder and rezoning of Portions A to G and H from "general business with a bulk of 2 to "single residential and "general residential" with a density of 1:900m² and 1:250m², respectively, and subsequent registration of a right of way servitude over the Remainder of Portion 3 in favour of Portion A to J, L and M has been received by the Office of the Chief Executive Officer from van der Westhuizen Town Planning and Properties behalf of the registered owner Swakop River Eco Consortium Properties (PTY) LTD. The application is attached as **Annexure A**.

3. Ownership

Ownership of Portion 3 of Farm 166 is held in the Deed of Transfer T/4348/2013 and vests in Swakop River Eco Consortium Properties (PTY) LTD. Proof of ownership has been attached together with the application.

4. Zoning, Locality and Size

Portion 3 of Farm 166 is zoned "general business" with a bulk of 2 as indicated in the figure below. The property is situated in Swakopmund Extension 33 and measures 3.6158 Hectares in extent. The property is currently vacant.



5. Access, parking and municipal services

Access to Portion 3 of Farm 166 is obtained via Duneside Street. Parking for the proposed will be provided as stipulated by the Swakopmund Zoning Scheme. There extension is currently not serviced, however, Council has initiated the process to appoint a consultant for servicing the land. Note should be taken that all additional infrastructure resulting from the proposed development shall be the responsibility of the owner of the property.

6. Advertisement

The proposed rezoning was advertised on the 9th and 16th of October 2024, in the Republikein and New Era Newspaper. Closing date for objections was on the 30th October 2024.

A notice was also placed on site for public comments and notice was given to neighbouring property owners were notified of the intent. A notice was published in the Government Gazette No 8494 dated 1st November 2024. The last date for objections was 22nd November 2024.

No objection was received.

7. Proposal

The property was purchased from Council as a general business; however, it is the intention of the owner to subdivide and rezone the property to be able to provide a mixed-use development consisting of single residential, general residential as well as general business properties. The property will, therefore, be subdivided into 13 portions and the Remainder Portion 3 of Portion 166 of which Portions A to G will be reserved for single residential, Portion H is intended to be used for general residential and the remaining Portions as well as the Remainder are to be utilised for general business purposes. The proposal is indicated in the table below:

Proposed Portion No.	Area (M²)	Current Zoning	Proposed Zoning	Proposed Density/Bulk
Portion A/Portion 3	1 700	General Business (bulk: 2)	Single Residential	(1:900m ²)
Portion B/Portion 3	1 601	General Business (bulk: 2)	Single Residential	(1:900m ²)
Portion C/Portion 3	1 572	General Business (bulk: 2)	Single Residential	(1:900m ²)
Portion D/Portion 3	1 572	General Business (bulk: 2)	Single Residential	(1:900m ²)
Portion E/Portion 3	1 543	General Business (bulk: 2)	Single Residential	(1:900m ²)
Portion F/Portion 3	1 207	General Business (bulk: 2)	Single Residential	(1:900m ²)
Portion G/Portion 3	1 449	General Business (bulk: 2)	Single Residential	(1:900m ²)
Portion H/Portion 3	2 775	General Business (bulk: 2)	General Residential	(1:250m ²)
Portion I/Portion 3	3 077	General Business (bulk: 2)	General Business	(bulk:2)
Portion J/Portion 3	1 365	General Business (bulk: 2)	General Business	(bulk:2)
Portion K/Portion 3	2 486	General Business (bulk: 2)	General Business	(bulk:2)
Portion L/Portion 3	2 783	General Business (bulk: 2)	General Business	(bulk:2)
Portion M/Portion 3	3 226	General Business (bulk: 2)	General Business	(bulk:2)
Rem/Portion 3	9 802	General Business (bulk: 2)	General Business	(bulk:2)
Totals	36 158			

The subdivision will allow for smaller land parcels that collectively can make better use of the 3.6ha sites as opposed to one bulky development that is purely business orientated. The aim is to create an eco-friendly development with multiple uses that complement the existing and proposed character of the area. The proposed development will also enhance the overall character of the area by blending in the future intentions of the local authority with reference to the future extensions 32, 33 and 36. The applicant further intends to register a right of way servitude over the Remainder of the Portion in favour of Portions A to J, L and M. This is to effectively provide all the properties with access as some already have access via Duneside Street. It is the intention of the applicant to interlock the servitude to effectively accommodate a street that is owned and maintained by the client.

The residential component proposed will drastically reduce the bulk factor of the area and will respond positively towards a low-rise low-density environment, this will fit in the perfectly with the surrounding extensions. Additionally, the proposed development will provide for a wider range of choice to the public as the intention is to sell of some of the portions.

8. Motivation to change Initial development Proposal

Further to Council's request to motivate the proposed amendments, the following was submitted by the applicant for consideration.

The revised development represents an evolution of the original concept (2009-2011) rather than a departure from it. The core components remain intact and continue to underpin the commercial viability and intended socio-economic impact for Swakopmund. While market conditions, economic realities, and stakeholder composition have changed over time, the updated proposal reflects a strengthened and more implementable framework. The below table sets out the comparison between the original and current development components.

Original Concept Proposal	Current Development Proposal
<ul style="list-style-type: none"> • Water & River Museum • Art School & Gallery • Namib Desert Environment Education Centre • Centre • Vocational Training Centre • Restaurant • Culinary Institute • Shops • Offices • Lodge Phase 1 • Lodge Phase 2 • Managers Housing 	<ul style="list-style-type: none"> • Water & River Museum / Namib Desert Environment Education Centre • Multifunction space (Encompassing Art School & Gallery / Functions) • Restaurant • Coffee Roastery • Barista Training Facility • Coffee Shop • Conference Facility • Fitness Centre • Shops • Offices • Lodge (Hotel Rooms) • Lodge (6 to 9 Luxury Bungalows) • Retirement Units (Sectional Title) • Upmarket Single residential erven (Limited to 7 erven)

The 2017 economic recession and the Covid-19 pandemic necessitated a more cautious and financially sustainable implementation strategy. To ensure delivery of the project's social objectives, a phased roll-out supported by limited upfront erven sales is proposed to enhance feasibility and reduce financial risk.

Financial institutions and investors require freehold or sectional title ownership to secure funding. Leasehold developments are difficult to finance, and sectional title schemes are subject to statutory completion periods. In addition, certain investors require ownership without body corporate encumbrances. Considering these factors, the partial subdivision of the erf is considered the most practical and bankable mechanism to enable implementation.

Importantly, the development will continue to function as a cohesive entity, subject to uniform development standards and implemented by the same professional team under strict design guidelines. The inclusion of secure retirement units and a limited number of high-end residential erven—low in density and impact—complements the original land use vision. These components are located on the eastern portion of the property, consistent with the area previously reserved for lodge expansion, thereby maintaining a similar development footprint.

The current agreement anticipates subdivision into sections and the proposal is therefore aligned with both the methodology and spirit of the agreement.

Regarding services, municipal servicing of the erf was reassumed in 2015 as part of the Kramersdorf Extensions 32 and 33 expansions, which was anticipated to be completed by 2017. Delays in servicing have impacted implementation. Although off-grid servicing has been permitted, this results in interim duplication of costs. The proposed sale of portions of the erf will generate capital to fund required services, reduce reliance on external financing, and enhance overall project feasibility.

Clause 16 of the existing agreement places a restraint on transfer pending issuance of a compliance certificate for completion of services. Considering the servicing delays and the proposed phased subdivision, an amendment to this clause will be required to allow limited alienation of identified portions prior to final service completion, while the remainder of the property remains within the original development entity.

Council's favourable consideration of the revised proposal and associated amendments is respectfully requested.

9. Comments from Corporate Services & Human Resources

The developer's revised proposal and supporting motivations have been noted, however, the request for subdivision is not supported due to the following reasons:

The proposed changes constitute a substantial and fundamental deviation from the original development concept rather than an evolution thereof. The land was allocated in 2011 with full knowledge that it was unserviced. Council supported the original proposal to stimulate commercial activity and investment in a dormant area, based on specific development commitments.

In terms of Clause 3.1.4 of the Sale Agreement, the developer was required to install services within two (2) years of transfer (16 February 2011). The Covid-19 pandemic is therefore not a relevant justification for non-performance. Council exercised leniency over several years by not terminating the agreement despite non-compliance.

While commercial banks may prefer freehold or sectional title structures, leasehold developments are not uncommon or impossible to finance. It is expected that developers undertake proper due diligence and feasibility assessments before accepting Council's conditions of sale. The structuring of the development and choice of financiers remains the developer's responsibility.

Council cannot permit subdivision and onward sale of portions prior to completion of contractual obligations, as this would dilute Council's ability to enforce the conditions of sale and significantly increase administrative complexity. The proposed subdivision is not partial but effectively creates a township-scale development with multiple erven and permanent residential occupation. This introduces a material change in land use character and

increases the risk of land use conflict, particularly between permanent residential occupants and surrounding commercial activities.

Although the Sale Agreement contemplates the possibility of subdivision, this was intended to regulate and restrict such consideration, not to create an automatic entitlement. Furthermore, while Council considered reassuming servicing responsibilities as a concession, no addendum to this effect has been concluded.

The obligation to install services has always rested with the developer. Subdivision was never contemplated as a mechanism to fund servicing costs. Servicing costs represent only a portion of total development costs, and subdivision would in fact increase servicing requirements and impose additional monitoring and enforcement burdens on Council. It is further anticipated that municipal services will soon be brought closer to the erf, subject to proportional cost contributions, rendering subdivision unnecessary as a funding mechanism.

Council is already supplying high-end residential erven to the market. The developer is therefore required to adhere to the originally approved development concept.

It is also noted that attempts to attribute non-performance to Council are unfounded, particularly where contractual obligations clearly required the developer to install services. Council's prior accommodation does not constitute justification for amendment of the agreement.

Considering the above, Council is unable to support the proposal to subdivide the property into fourteen (14) portions prior to completion of the development in accordance with the existing Sale Agreement.

10. Evaluation

The initial project proposal from the current owner of Portion 3 of Farm 166 to acquire the property as supported and stated in the agreement between the said owner and the Municipality of Swakopmund under Section 3.1.18 was to develop a "Water and River Museum, an Art School, a Namib Desert Environment and Education Centre, a Culinary Institute & Restaurant, an Auditorium & conference Facility, Lodge, Guard House, Tower Bus/Car Parking an public Walkways as well as the expansion, extension, installation and/or construction of external and internal services, as the case may be." Section 8.2 of the same contract elaborates that the Developer (current owner) without detracting from the general definition of the project as defined under Section 3.1.18 and the obligations imposed to them must ensure the finalisation of the statutory processes to acquire the property.

Council requested a motivation for the proposed amendments to the initial development concept. The applicant has submitted that the revised proposal constitutes an "evolution" of the original concept and is necessitated by economic realities, funding requirements, and servicing delays. Corporate Services & Human Resources (CS & HR) have reviewed the submission and do not support the proposed changes. Having considered both the applicant's motivation and the comments from CS & HR, the following professional evaluation is provided:

Although the applicant characterises the revisions as an evolution of the original concept, the inclusion of sectional title retirement units and upmarket single residential erven introduces a permanent residential component that was not part of the original development framework.

The original proposal was premised on a predominantly commercial, tourism, educational, and institutional development intended to stimulate economic activity in a dormant area. The introduction of multiple freehold residential erven and sectional title units materially alters the land use character and development intensity, effectively creating a township-scale residential component. This change cannot reasonably be regarded as a minor refinement, but rather as a fundamental restructuring of the development model.

The Sale Agreement (Clause 3.1.4) clearly required the developer to install services within two (2) years of transfer (16 February 2011). The obligation to service the erf therefore predates both the 2017 economic recession and the Covid-19 pandemic.

While Council exercised leniency in not enforcing termination despite non-compliance, such accommodation does not extinguish the developer's contractual obligations nor justify amendment of core conditions. The argument that subsequent economic challenges necessitate restructuring does not remove the fact that the developer assumed full knowledge of the servicing obligations at the time of purchase.

The applicant submits that freehold or sectional title ownership is required to secure financing and that leasehold structures are difficult to fund. While certain financing preferences may exist, leasehold developments are not uncommon and remain feasible within the market.

Importantly, the structuring of the development and selection of financiers fall within the developer's commercial discretion. Council's role is not to underwrite or restructure a development to accommodate private financing preferences, particularly where such restructuring compromises enforceability of contractual conditions or alters the approved development character.

The proposed subdivision seeks to permit alienation of portions prior to completion of services and prior to compliance certification (Clause 16). This presents significant governance and enforcement concerns such as diluting Council's leverage to ensure completion of the development as contractually agreed as well as complicating cost recovery for services and monitoring of compliance. Furthermore, this increases the risk exposure to Council in the event of partial or failed implementation.

While the Sale Agreement references the possibility of subdivision, this was intended to regulate and restrict such consideration, not to create an automatic entitlement or a mechanism to circumvent performance obligations. The responsibility for installation of services has always rested with the developer. Subdivision was never contemplated as a funding mechanism for servicing.

Servicing costs represent only a portion of total development expenditure, and subdivision would in fact increase infrastructure demands and monitoring requirements. Furthermore, municipal services are anticipated to be extended

closer to the erf subject to proportional contributions, reducing the justification that subdivision is necessary to address servicing constraints.

The argument that off-grid servicing creates duplication of costs does not override the original contractual allocation of risk and responsibility. Council is already supplying high-end residential erven within its jurisdiction. The introduction of additional private residential erven on this site shifts the development away from its originally approved commercial and socio-economic focus.

The proposed amendments constitute a material deviation from the approved development concept and attempt to restructure contractual obligations retrospectively. The proposed introduces new land use dynamics inconsistent with the original intent of the allocation, therefore, the motivations advanced by the applicant, while commercially understandable, do not outweigh the contractual, governance, planning, and risk considerations identified by Corporate Services & Human Resources.

11. Conclusion

Based on the above evaluation, it is professionally recommended that Council align with the comments of Corporate Services & Human Resources and decline the applicant's request to amend the development framework and subdivide the property into fourteen (14) portions prior to completion of the development in accordance with the existing Sale Agreement.

The developer should be required to adhere to the originally approved development concept and to fulfil its contractual servicing obligations before any further consideration of subdivision or amendment to the agreement. The proposed subdivision of Portion 3 of Farm 166 into 13 portions and remainder and subsequent rezoning of the specified portions complies with both the Urban and Regional Planning Act, (Act no 5 of 2018) and the Swakopmund Zoning Scheme and it should not be supported.

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

RECOMMENDED:

- (a) That subdivision of Portion 3 of Farm 166 into 13 portions and remainder be turned down.**
 - (b) That Council reaffirms its position that the developer remains bound by the terms and conditions of the original Sale Agreement, including all obligations relating to servicing and development implementation.**
 - (c) That the applicant be informed of this decision and of their rights to appeal the 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.**
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ANNEXURE A - APPLICATION FORM

TOWN PLANNING & PROPERTIES

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 andrew.watawa

**Chief Executive Officer
 Municipality of Swakopmund
 PO Box 53
 Swakopmund
 Namibia**

12 December 2024

Dear Sir,

APPLICATION FOR SUBDIVISION OF PORTION 3 OF FARM NO. 166, SWAKOPMUND, INTO 13 PORTIONS AND REMAINDER, REZONING OF PROPOSED PORTIONS A TO G FROM GENERAL BUSINESS TO SINGLE RESIDENTIAL WITH A DENSITY OF 1:900M², REZONING OF PORTION H FROM GENERAL BUSINESS TO GENERAL RESIDENTIAL WITH A DENSITY OF 1:250M²; AND REGISTRATION OF RIGHT OF WAY SERVITUDES OVER THE REMAINDER OF PORTION 3 IN FAVOUR OF PORTION A TO J, L AND M.

Application is herewith made, on behalf of the owner/s of Portion 3 of Farm No. 166, Swakopmund, Swakop River Eco Consortium (Pty) Ltd, for the Subdivision of Portion 3 of Farm No. 166, Swakopmund, into 13 Portions and Remainder (Annexure C1); Rezoning of proposed Portions A to G from General Business to Single Residential with a density of 1:900m², Rezoning of Portion H from General Business to General Residential with a density of 1:250m² (Annexure C2 & C3); and the registration of Right of Way Servitudes over the Remainder of Portion 3 in favour of Portions A to J, L and M (Annexure C4).

1. BACKGROUND

Portion 3 of Farm No. 166, Swakopmund, was created from a subdivision that took place some years ago and the land subsequently offered to prospective buyers. The property was acquired by the Swakop River Eco Consortium for the intended future development thereof.

It is the aim of the developer is to create a mixed-use development that will complement the natural surroundings as opposed to a bulky development. The locality of this area makes it a very sought-after area due to its pristine view over the Swakop River onto the Dunes. The proposed intentions of Swakop River Eco Consortium take into consideration and respects the future intentions of the Municipality with the land to the north and northeast, hence the intentions for low rise and low-density development of the area.

Although acquired in 2013, the intentions of the proponent were stagnant for approximately 11 years due to the fact that the possibility for connection to services. It was now recently resolved by Council to have Extension 32, Swakopmund, serviced for sale to the public. This will bring service in close proximity making connection to the infrastructure and services grids possible.

2. LOCALITY AND SIZE

Portion 3 of the Farm No. 166, Swakopmund, currently measures 3,6158 ha in extent and is located along Duneside Avenue on the southern boundary of Swakopmund. Portion 3 of the Farm No. 166, Swakopmund, can be found at the Coordinates: -22.680095, 14.558196 (**Annexure A**). The site is located in an area that is rapidly expanding with numerous future extensions that are already planned and approved by the Local Authority. As previously mentioned, Ext 32 Swakopmund, is soon to be serviced and the Municipality will release more erven to the North and Northeast in Ext 33, etc.

3. OWNERSHIP

According to the Deed of Transfer Nr. 4348/2013, ownership of Portion 3 of Farm No. 166, currently vests with Swakop River Eco Consortium (Pty) Ltd (**Annexure B1**). Attached as **Annexure B2** please find the Company Documents and Company Resolution appointing a Signatory. Power of Attorney signed on the company's behalf by the Signatory is attached as **Annexure B3**. There exist no conditions within the Title Deed that prohibits the intended intention to subdivide and rezone the property

4. ACCESS TO THE PROPERTY

Access to the individual portions will be obtained via the proposed 10m and 17.2m Right of Way Servitudes as proposed later in this document, directly from Riverside Avenue. All portions, except Portion K, to be created from the subdivision shall have a Right of Way Servitude registered over the Rem/Ptn 3 in their favour. Some of the Portions create will have direct access to Duneside Avenue but the intentions are to supply all portions with access from within the development itself.

There will be no need for additional access points as the proposed access points are fixed and there will be no other possible access point after the statutory processes are completed.

5. TOPOGRAPHY

The site located in an area that is characterised by hard granite formations, both underground and visible above the ground at places. The Southern boundary of Portion 3 is a sheer drop of around 20m towards the Swakop River.

The topsoil that is found on site consists mainly of fine dry sandy soil with scattered rocks ranging from fine sand cm to 4 - 10cm in size. The soil has a very high salt quantity present as this was present against the foundations of the existing structures on site. The property is relatively flat and there exist no natural features that would prohibit the proposed intentions of the proponent.

6. INFRASTRUCTURE AND SERVICES

Currently there is no road infrastructure on or near the site. As indicated previously in this document, the development of Portion 3 was dormant due to the lack of services from the various institutions. Since the decision of the Municipality to service Extension 32 service connection will become available for the developer to connect to in the near future. The developer is already in the process of communicating their needs to the relative institutions to ensure that adequate service supply is available in close proximity.

With the development of the extensions to the north and northeast of Portions 3, Dunside Avenue will be further developed and completed in terms of pre-approved plans. This road will be providing vital access to many of the proposed properties for the area, including Portion 3.

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 on each of the portions. This will be the responsibility of the owner of the individual portions to ensure compliance with the parking provisions.

8. INTENTION OF CLIENT & MOTIVATION

Intentions of Client:

It is the intention of the Client to, as mentioned earlier in this document, subdivide Portion 3 of Farm No. 166 into 13 Portions and a Remainder (Annexure C1). Portions A to G will be reserved for Single Residential purposes, Portion H is intended to be used for General Residential Purposes and the remaining Portions and Remainder will remain for General Business purposes (Annexures C2 & C3).

The subdivision of the Property will allow for smaller properties that collectively can make better use of the 3.6ha site as opposed to one bulky development that is purely business orientated. The proposal of the Proponent will as a matter of fact only enhance the overall character of the area by blending in with the future intentions of the Local Authority with specific reference to the future Extensions 32, 33 and 36.

It is the intention of the Client to register a right of Way Servitude over the Remainder of Portion 3 in favour of Portions A to J, L and M (Annexure C4). This will effectively provide the properties on the southern side of the development with access over the remainder. The properties situated against Dunside Avenue can still obtain access from the street. The proposed servitude will be interlocked to effectively accommodate a street that is owned and maintained by the client.

The client will dispose of some of the portions and keep a few for their own intentions.

Proposed Subdivision of Portion 3 of Farm No. 166, Swakopmund into 13 Portions and a Remainder will be as follows:

Subdivision Table of proposed Portions and Sizes

Proposed Portions	Portion Sizes in m²
Portion A	1 700 m ²
Portion B	1 601 m ²
Portion C	1 572 m ²
Portion D	1 572 m ²
Portion E	1 543 m ²
Portion F	1 207 m ²
Portion G	1 449 m ²
Portion H	2 775 m ²
Portion I	3 077 m ²
Portion J	1 365 m ²
Portion K	2 486 m ²
Portion L	2 783 m ²
Portion M	3 226 m ²
Remainder of Ptn 3	9 802 m ²
Total m²	36 158 m²

Motivation:

Portion 3 is a rather extensive portion of land that is approximately 3.6ha in extent and zoned as General Business. The zoning and size of the property itself allows for a rather extensive development if fully developed within its zoning provisions. This is not the intention of the client. The Client is of the intention to create an eco-friendly development with multiple uses that complement the existing and proposed character of the area.

The residential component proposed will drastically reduce the bulk factor of the area and will respond positively towards a low-rise low-density environment. This design will fit perfectly with the future intentions of the Local Authority with the neighbouring extensions. The nature of proposed intentions will better contribute to the overall appearance and significance of the surrounding area as opposed to a bulky development that will be out of character with its surroundings. It can as a matter of fact be argued that the Aesthetic appearance of the proposed intentions, once all portions area developed, will be far more pleasing in a visual sense.

The proposed intentions will provide for a wider range of choice to the general public as opposed to business uses with flats, normally being the norm with these types of properties. The sheer size of the property with a General Business zoning makes it rather difficult to develop as one property, although not impossible. The intentions of the Client will satisfy a greater market than the current situation and will better respond to the current economic situation of both the Town and the Country.

11.1.24

APPLICATION FOR THE REZONING OF ERVEN 6141 & 6142, 6143, 6152 6153 AND 6154, SWAKOPMUND EXTENSION 20 FROM INSTITUTIONAL, SINGLE RESIDENTIAL AND GENERAL RESIDENTIAL WITH A NO BULK, DENSITY OF 1: 600M² AND 1:250², RESPECTIVELY TO INSTITUTIONAL WITH A BULK OF 1.0, SUBSEQUENT CONSOLIDATION INTO PORTION Z AND CONSENT TO PROCEED WITH THE DEVELOPMENT WHILE THE REZONING AND CONSOLIDATION PROCEDURES ARE IN PROGRESS

(C/M 2026/05/07 - E 6141, E 6142, E 6143, E 6152, 6153, E 6154)

Ordinary Management Committee Meeting of 16 April 2026, Addendum **8.14** page **242** 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 Erven 614 & 6142, 6143, 6152, 6153 and 6154, Swakopmund Extension 20 from "institutional, single residential and general residential" with a no bulk, density of 1: 600m² and 1:250m², respectively to institutional with a bulk of 1.0, subsequent consolidation into Portion Z in terms of Section 105 (1) (a) (ii) and (e) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) and consent to proceed with the development while the rezoning and consolidation procedures are in progress .

2. Introduction and Background

An application has been received by the Town Planning Department, from Stewart Planning Town and Regional Planners for the rezoning of Erven 6141 & 6142, 6143, 6152, 6153 and 6154, Swakopmund Extension 20 from "institutional, single residential and general residential" with a no bulk, density of 1: 600m² and 1:250m², respectively to institutional with a bulk of 1.0, subsequent consolidation into Portion Z and consent to proceed with the development while the rezoning and consolidation procedures are in progress. The application is attached as **Annexure A**.

3. Ownership

The ownership of Erven 6141, 6142, 6143, 6152, 6153, and 6154, Swakopmund Extension 20 vests in Masadi Property Holding Twenty Three cc as per Deed of Transfer No. T 5803/2012.

4. Zoning, Locality and Size

Erven 6141 & 6142, 6143, 6152, 6153 and 6154, Swakopmund Extension 20 are zoned "Institutional, Single Residential and General Residential" with an "no bulk and density of 1: 600m² and 1:250m², and 1546m² & 660m², 626m², 626m² and 1595m² in extent, respectively. These erven are located on the block between Oyster and Mussel Streets. And they all are currently vacant.

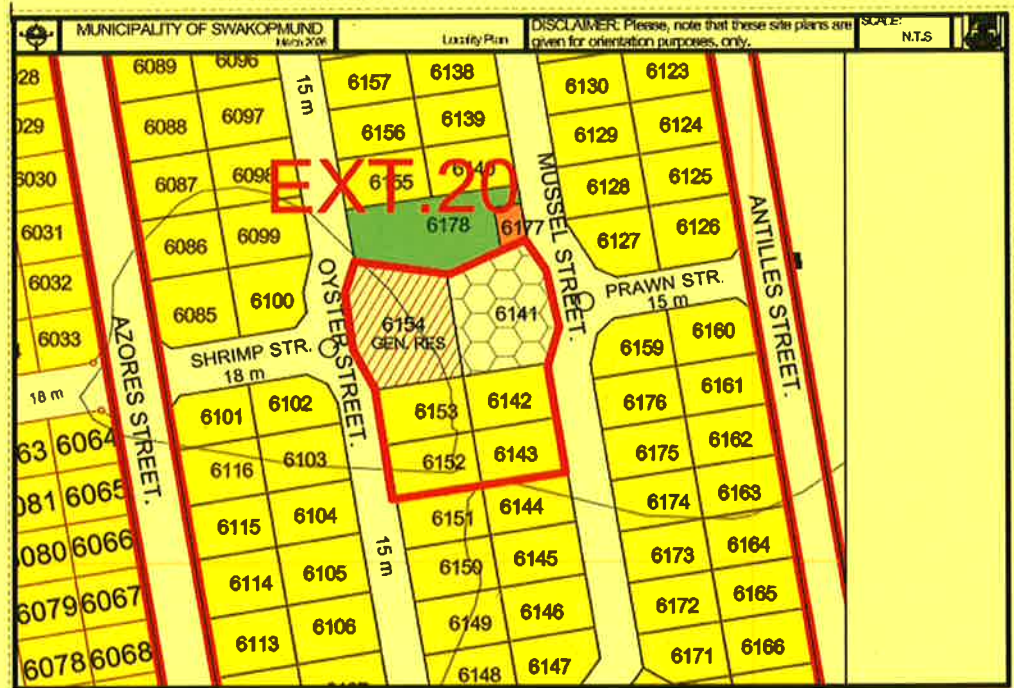


Figure 1: Locality Plan for Erven 6141, 6142, 6143, 6152, 6153, & 6154, Swakopmund Extension 20.

5. Access Municipal Services and Parking

Erven 6141, 6142 & 6143, Swakopmund Extension 20 are accessed via Mussel Street, while Erven 6152, 6153 & 6154, Swakopmund Extension 20 are accessed via Oyster Street. These accesses will be maintained for the consolidated erf. Parking for the proposed development is expected to be provided on-site in accordance with the provision of the Swakopmund Zoning Scheme and no on-street parking will be tolerated. The property is connected to the existing bulk and internal municipal services.

6. Public consultation

The rezoning was advertised in the Namib Times and the Namibian newspapers on the 24th and 31st October 2025, and in the Government Gazette Number 8772 of 31st October 2025, under Notice No. 842. The neighbouring property owners were notified in writing of the development proposal. Additionally, notices were displayed on Council’s notice board as well as on-site from the 28th October 2025 to 20th November 2025.

The last date to submit objections and comments was the 20th November 2025. No objections or comments were received.

7. Development Proposal

It is the intention of the owner to rezone all six erven from respective zonings to “institutional” with a bulk of 1.0, consolidate them into one erf and develop a shared community facility in the centre of Hidden Hills Retirement Village. The facility will comprise of a frail clinic, and a dementia care centre including ancillary facilities and amenities such as a kitchen, a dining hall, library, laundry,

spa, hairdresser, biokinetics and transportation services. The residential component will comprise of 20 residential units.

The applicant further requested to commence with the development while the rezoning and consolidation is in progress.

The proposed rezoning and consolidation will have the following effect:

Erf Number	Current Zoning & Density	Proposed Zoning	Erf size
6141	Institutional	Institutional Bulk of 1.0	1546m ²
6142	Single Residential 1:600m ²		660m ²
6143	Single Residential 1:600m ²		626m ²
6152	Single Residential 1:600m ²		626m ²
6153	Single Residential 1:600m ²		669m ²
6154	General Residential 1:250m ²		1595m ²
Consolidated Erf Z	/	Institutional Bulk of 1.0	5722m ²
Total			5722m²

8. Evaluation

The proposed frail care clinic and memory care centre are very scarce yet much needed amenities for the old generation, which is the target market seeing that the proposed development is within a retirement village and it will serve as a complementary land use. At present, such specialized care facilities are not adequately available in Swakopmund.

The Swakopmund Zoning Scheme defines institutional building as: *"means a building or portion of a building used or intended to be used as an old age home, crèche, public or private school, community hall, religious or charitable institution and/or the administration thereof, **and includes a hospital, clinic or dispensary, whether private or public**, but does not include:*

- (a) a hospital, sanatorium, dispensary or clinic for the treatment of infectious or contagious diseases, or
- (b) premises for the detention of mentally disordered persons, or
- (c) a mental hospital."

Given the definition above, it is very important to distinct between the memory care centre and a mental hospital or premises used for the detention of mentally disordered persons.

Dementia is not classified as mental illness, but rather as neurological (brain) disorders characterised by physical changes in the brain, including nerve cell damage and degeneration, which result in cognitive decline.

The mental hospitals restrict the patient's movement due to severe mental disorders, as they can lead to violent or harmful behaviour, whilst persons with dementia do not have the same threats to the society.

As such, the proposed facility does not constitute a mental institution, nor does it fall within any of the exclusions outlined in the zoning scheme.

Moreover, the application is consistent with the provisions and intent of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), which promotes sustainable land use, orderly spatial development, and the provision of land for social and community facilities. The Act encourages local authorities to facilitate developments that serve the broader public interest and improve access to essential services. The proposed facility directly contributes to these objectives by introducing a specialised institutional use that addresses a critical healthcare need within the community.

The request for consent to commence with the development while the rezoning and consolidation are in process cannot be granted as it is not a consent use option in terms of Table B of the Swakopmund Zoning Scheme for all erven in question.

9. Conditions to be registered

It is recommended that the current title conditions registered against Erven 6141, 6142, 6143, 6152, 6153, and 6154, Swakopmund Extension 20 should be cancelled and that the following conditions should be registered against newly Consolidated Erf Z:

- (i) *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 zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018);*
- (ii) *The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least two times the municipal valuation of the erf.*

10. Compensation

When properties are rezoned from any zone to institutional, no payment of the compensation (betterment) fee is required in terms of the National Betterment Fee Policy. Therefore, the rezoning of Erven 6141, 6142, 6143, 6152, 6153, and 6154, Swakopmund Extension 20 from their respective zones to "institutional" is not subject to any betterment fee.

11. Conclusion

The proposed rezoning and consolidation of Erven 6141, 6142, 6143, 6152, 6153, and 6154, Swakopmund Extension 20 into Erf Z is in accordance with both the Swakopmund Zoning Scheme and the Swakopmund Structure Plan and can be supported.

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

RECOMMENDED:

- (a) That the rezoning of Erf 6141, Swakopmund, Extension 20 from institutional to institutional with a bulk of 1.0 be approved.
 - (b) That the rezoning of Erven 6142, 6143, 6152, and 6153, Swakopmund, Extension 20 from single residential with a density of 1: 600m², to institutional with a bulk of 1.0 be approved.
 - (c) That the rezoning of Erf 6154, Swakopmund, Extension 20 from general residential 2 with a density of 1:250m², to institutional with a bulk of 1.0 be approved.
 - (d) That Erven 6141, 6142, 6143, 6152, 6153 and 6154 Swakopmund, Extension 20 be consolidated into Erf Z.
 - (e) That the consent to commence with the development while the rezoning and consolidation are in progress be turned down.
 - (f) That the rezoning of Erven 6141 & 6142, 6143, 6152, 6153 and 6154, Swakopmund Extension 20 from institutional, single residential, and general residential, respectively, to institutional with a bulk of 1.0 is not subject to a compensation fee.
 - (g) That the applicant provides proof that the consolidation and the rezoning of Consolidated Erf Z, Swakopmund Extension 20, has been approved by the Minister and promulgated before submission of any development proposal for approval.
 - (h) That the current title conditions registered against Erven 6141, 6142, 6143, 6152, 6153 and 6154 Swakopmund Extension 20 be cancelled and that the following conditions be registered against newly consolidated Erf X:
 - (i) *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 zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018);*
 - (ii) *The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least two times the municipal valuation of the erf.*
 - (i) That the cost of all additional service infrastructure required at the erf as a result of the proposed development be for the account of the applicant or the owner and be installed in accordance with the specifications and satisfaction of the General Manager: Engineering Services.
 - (j) That all the parking be provided on-site in line with the Swakopmund Zoning Scheme and no parking on street reserve; shall be tolerated.
-

ANNEXURE A

22-03-07-614

F 6141

E 6142

E 6143

E 6152

E 6153

E 6154

P.O. Box 2095

Tel: (064) 280 770

Email: otto@sp.com.na


STEWART PLANNING
 TOWN & REGIONAL PLANNERS

 First Floor 122 On Main
 122 Sam Nujoma Avenue
 Walvis Bay
Our reference: Hidden Hills**03 December 2025**
TOWN PLANNING APPLICATION: SWAKOPMUND EXTENSION 20

- Rezoning of Erven 6141 to 6143 and 6152 to 6154 to "Institutional" (bulk 1).
- Consolidation of Erven 6141 to 6143 and 6152 to 6154 into Portion Z.
- Consent to proceed with development while the rezoning and consolidation is in progress.

Submission to:
 Chief Executive Officer
 Municipality of Swakopmund
 PO Box 53 Swakopmund
 13001
 Namibia
**Prepared for:**
 Mr Cobus Lötter
 Masadi Property Holding Twenty Three (Pty) Ltd
 PO Box 7201 Swakopmund
 13001
 Namibia
Prepared by:
 Mr Johann Otto
 Stewart Planning
 PO Box 2095 Walvis Bay
 13013
 Namibia


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Attachments

- Annexure A: Prescribed form
- Annexure B: Site development plan
- Annexure C: Locality, zoning, and consolidation plans
- Annexure D: Conditions to be registered
- Annexure E: Special Power of Attorney
- Annexure F: Company Resolution and CM29 Form
- Annexure G: Parent Title Deed and Notarial Deed
- Annexure H: Proof of Payment
- Annexure I: Proof of Consultation

Contact Information

The following contact information is provided should the reader of this report want to contact the relevant stakeholders involved in this project.

Local Authority

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13001

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13001

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1. Purpose

The purpose of this submission is to obtain planning approval from the Swakopmund Council for the rezoning of Erven 6141 to 6143 and 6152 to 6154, Swakopmund Extension 20, and subsequent consolidation into Portion Z, and consent to proceed with development of a memory centre and frail care clinic in the *Hidden Hills Retirement Village*.

2. Background

The Hidden Hills estate is situated in Swakopmund Extension 20 and is surrounded by an existing wall and entrance gate which were approved by the Swakopmund Municipality in May 2015. The development was initially spearheaded by Mr Skoppelitus and registered in the name of Masadi Property Holding Twenty Three (Pty) Ltd (the holding company). Some of the "Single Residential" erven outside the estate have been developed, however, all of the erven inside the estate has remained undeveloped to date, and still owned by the holding company.

Due to the growing demand for premium retirement living in Swakopmund, Mr Cobus Lötter bought the holding company with the outlook of converting the estate into a new retirement village. It will offer freehold and sectional title dwelling units, with a shared facility in the centre which will be owned by the residents living in Hidden Hills.

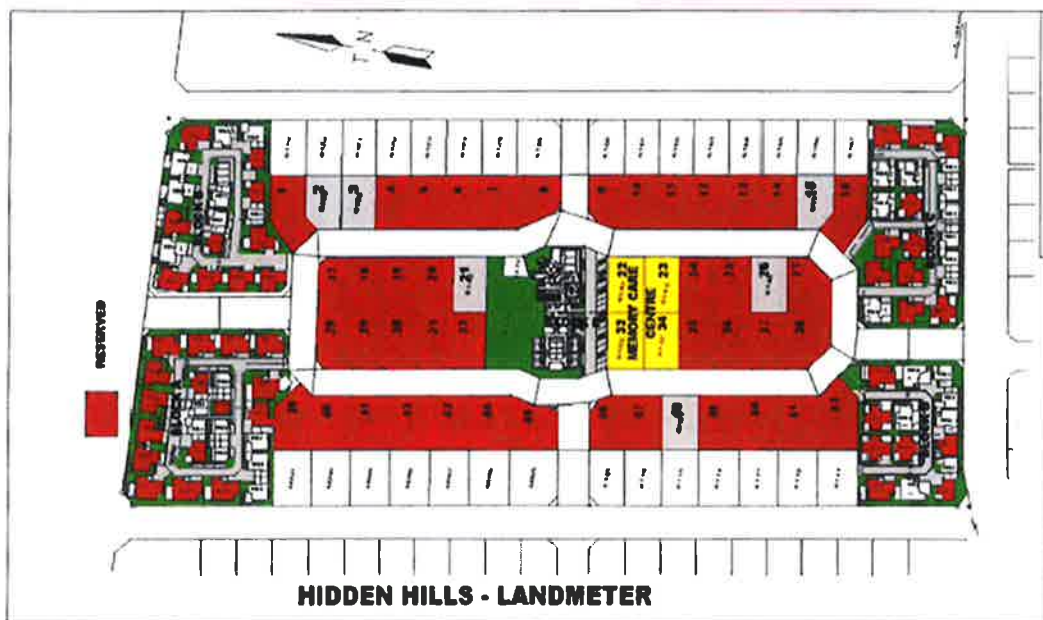


Figure 1: Overall site plan for the Hidden Hills Retirement Village.

The shared facility will include a frail care clinic and dedicated dementia or memory care centre, with other community facilities such as a kitchen and dining area (bistro), a communal braai area, with services such as a library, laundry, spa, hairdresser, biokinetics, and transportation services.

The retirement village, inclusive of the frail care clinic and dementia care, received a positive market response and is set to proceed with development. The new owner has made arrangements to settle outstanding rates and taxes owed to the Swakopmund Municipality with instalment payments.

Unfortunately, no erf in Swakopmund Extension 20 is large enough to support the proposed frail care clinic, memory centre, and related facilities, therefore, the owner intends to consolidate six erven to assemble a single site for development. In addition, it is desirable to rezone the erven in order to permit the proposed use of the land in terms of the Swakopmund Zoning Scheme.

3. Introduction

Mr Ccbus Lötter has appointed Stewart Planning to apply to the Swakopmund Municipality for the following town planning permission in terms of the Swakopmund Zoning Scheme and the Urban and Regional Planning Act of 2018:

- Rezoning of Erven 6141 to 6143 and 6152 to 6154, Swakopmund Extension 20 to "Institutional" (bulk 1).
- Consolidation of Erven 6141 to 6143 and 6152 to 6154 into Portion Z.
- Consent to proceed with development while the rezoning and consolidation is in progress.

4. Ownership and conditions

Erven 6141 to 6143 and 6152 to 6154, Swakopmund Extension 20, is not registered. The parent title is Portion 111 (a portion of Portion B) of the Farm Swakopmund Town and Townlands Nc.41, which is registered in the name of *Masadi Property Holding Twenty Three CC (Reg. No. CC/2006/0347)*. The close corporation was changed into a private company being *Masadi Property Holding Twenty Three (Pty) Ltd (Reg. No. 2012/0898)*. The parent title deed is attached Annexure G.

The land is subject to standard zoning scheme restrictions, and a notarial deed condition which will be cancelled. There are no conditions which limit or restrict the proposed rezoning and consolidation.

Mr Cobus Lötter is the 100% owner of *Masadi Property Holding Twenty Three (Pty) Ltd* and has given Special Power of Attorney to Stewart Town Planning CC for the application as per attached Annexure E.

5. Locality, Zoning, and Size

Hidden Hills is located in Swakopmund Extension 20 which is a northern residential neighbourhood located west of the Pro-Ed private school as shown in Figure 2 or attached locality plan attached Annexure C.

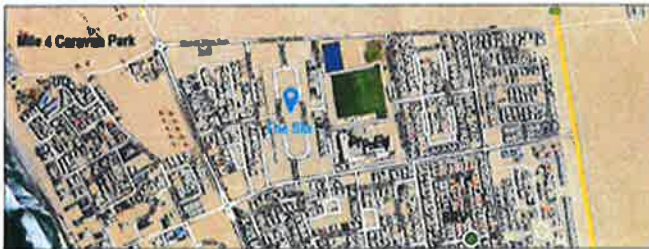


Figure 2: Locality of the site.

The site is located within an existing estate wall and is surrounded by well developed streets (Oyster and Mussel Streets). It is accessible via a controlled access point situated to the south which takes access from Boabab Avenue.



Figure 3: Approximate outer boundaries of the site and surrounding urban environment.

The site comprise of Erven 6141 to 6143 and 6152 to 6154, Swakopmund Ext 20 and the current zoning is indicated in Figure 4.

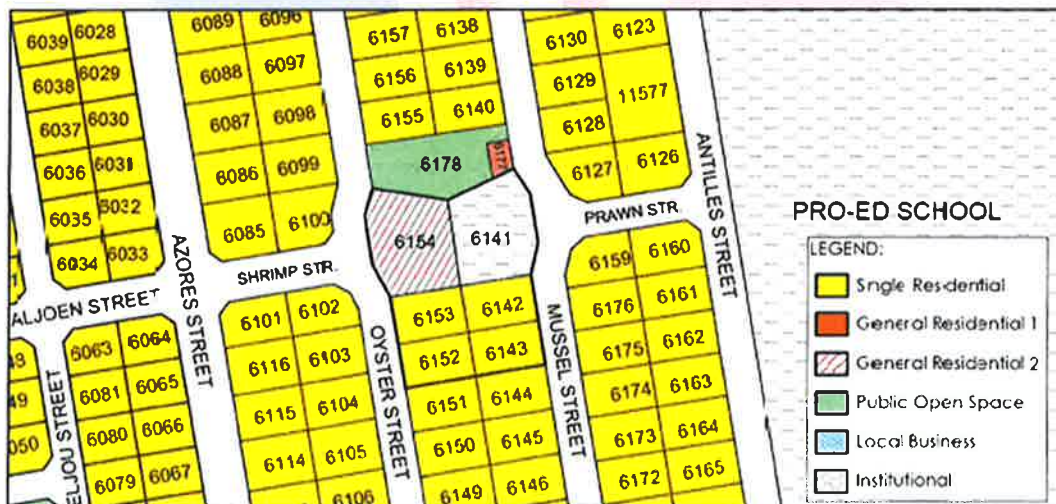


Figure 4: Current zoning of Erven 6141 to 6143 and 6152 to 6154, Swakopmund Extension 20.

Erf 6141 is zoned "Institutional" with no specified bulk factor, measures 1546m² extent, and is situated along Mussel Street.

Erven 6142, 6143, 6152, and 6153, Swakopmund Extension 20, are zoned "Single Residential" with a density of one dwelling unit per 600m², and measures 660m², 626m², 626m², and 659m² in extent, respectively. These erven are located between Oyster and Mussel Streets.

Erf 6154 is zoned "General Residential 2" with a density of one dwelling unit per 250m², measures 1595m² in extent, and is located along Oyster Street. The locality plan is attached Annexure C and indicated below:

6. Access, Parking and Municipal Services

The erven are accessible from Mussel and Oyster Street which are well-developed with interlocks and mountable kerbs, and falling inside the existing estate wall. These streets converge into Clam Street to the south which is the main entrance to the Hidden Hills estate. It has a controlled access point which is accessible to the municipality.

All parking for the proposed development will be provided on-site in accordance with the requirements of the Swakopmund Zoning Scheme.

The erven are connected to the existing bulk and internal municipal services such as water and sewerage. In addition, the area has existing electrical infrastructure, including an existing Erongo RED substation which has been built on Erf 6177 (known as "Extension 20 Substation A") which serves the wider area. The erven are level, and slightly below street level, and suitable for the intended development.

Where needed, the owner will provide additional services at his own cost, to the satisfaction of the Swakopmund Municipality and/or Erongo RED.

7. Public Consultation

The public consultation was done in terms of the Swakopmund Zoning Scheme and the Urban and Regional Planning Act of 2018.

The application was advertised in the Namib Times and the Namibian on 24 and 31 October 2025, and in the Government Gazette Number 8772 of 31 October 2025, Notice No. 842. Neighbouring property owner(s) and/or prospective purchasers of Erven 6098, 6099, 6100, 6102, 6104, 6105, 6106, 6127, 6128, 6129, 6140, 6144, 6145, 6150, 6151, 6155, 6159, 6173, 6174, 6175, and 6176 Swakopmund Extension 20, were notified in writing of the proposed application. Three notices were placed on-site and a notice at the Council's notice board which were on display from 28 October to 20 November 2025. Proof of consultation is attached Annexure I.

The last date to submit objections and comments were 20 November 2025 and no objections or comments were received to the application.

8. Development Proposal

It is the intention of the owner develop a shared community facility in the centre of the *Hidden Hills Retirement Village*, Swakopmund Extension 20 on Erven 6141 to 6143 and 6152 to 6154. This shared facility will include a frail care clinic and memory care centre (for dementia care) including ancillary and related facilities and amenities such as a kitchen and dining hall (for daily meals and other activities), a library, laundry, spa, hairdressor, biokinetics, and transportation services.

The frail care clinic and memory centre was part of the marketing and a major pull factor for the new retirement village. The draft site development plan for the proposed frail care clinic and memory centre and ancillary facilities are attached Annexure B.

The memory centre will provide specialised care for residents with dementia. It will comprise of 20x en-suite bedrooms with a kitchen, dining room, lounge, offices, store rooms, garages, and on-site parking.

The frail care clinic will provide general care and assisted living for residents, with other amenities as mentioned earlier. The clinic and associated amenities will serve the retirement village, including the memory centre. It will comprise of 9x bedrooms with high care, 2x emergency care rooms, and 4x spare rooms, and on-site parking.

The owner wishes to commence with development in the first quarter of 2026.

9. Town Planning Application

This application is made of three component parts, namely the (1) rezoning, (2) consolidation, and (3) consent to proceed with development. Each component part will be discussed below:

9.1. Proposed rezoning

The intention is to rezone all erven into "Institutional" with a bulk factor of 1.0 to permit the proposed frail care clinic, memory centre and associated facilities in terms of the Swakopmund Zoning Scheme. The proposed rezoning is attached Annexure C and is shown in Figure 5.

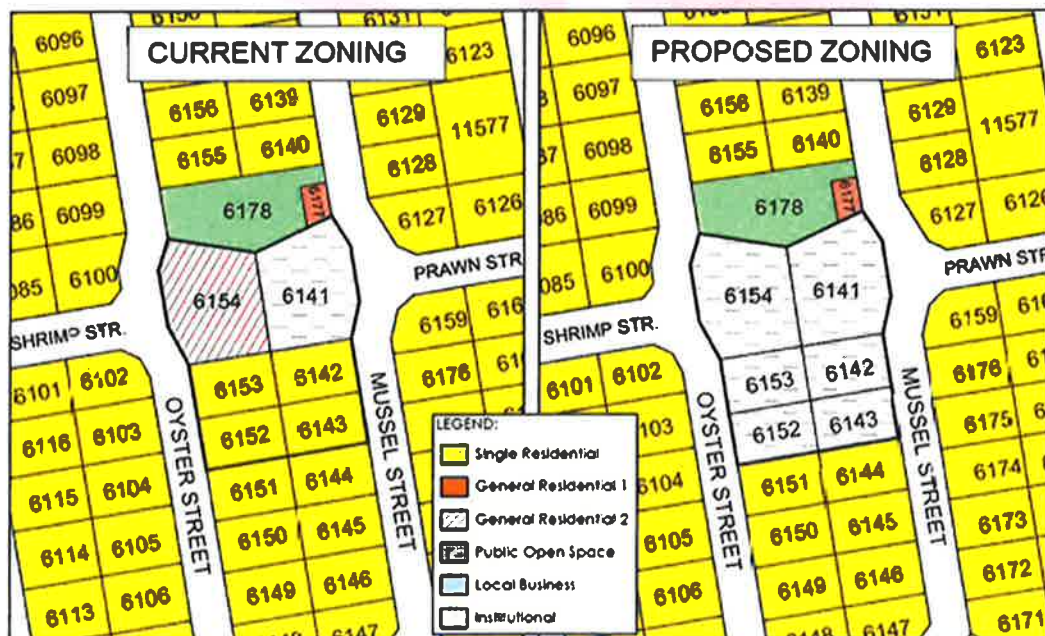


Figure 5: Current and proposed zoning of Erven 6141 to 6143 and 6152 to 6154.

Based on the above, it is recommended to rezone:

- Erf 6154 from "General Residential 2" with a density of one dwelling unit per 250m² (or 1:250) to "Institutional" with a bulk factor of 1.0.
- Erven 6142, 6143, 6152 and 6153 from "Single Residential" with a density of one dwelling unit per 600m² to "Institutional" with a bulk factor of 1.0.

- Erf 6141 from "Institutional" with no bulk specified to "Institutional" with a bulk factor of 1.0. (No change in zoning but to specify the bulk factor for consistency).

All of the erven will share the same zoning and bulk factor which permits a subsequent consolidation as discussed in the next section. In addition, the proposed "Institutional" zoning will permit the use of the land or the use of the buildings as a primary use.

9.2. Proposed consolidation

Simultaneously with the rezoning, is the intention to consolidate the erven into Portion Z to assemble a single site for development. The proposed consolidation plan is attached Annexure C and is indicated in Figure 6.

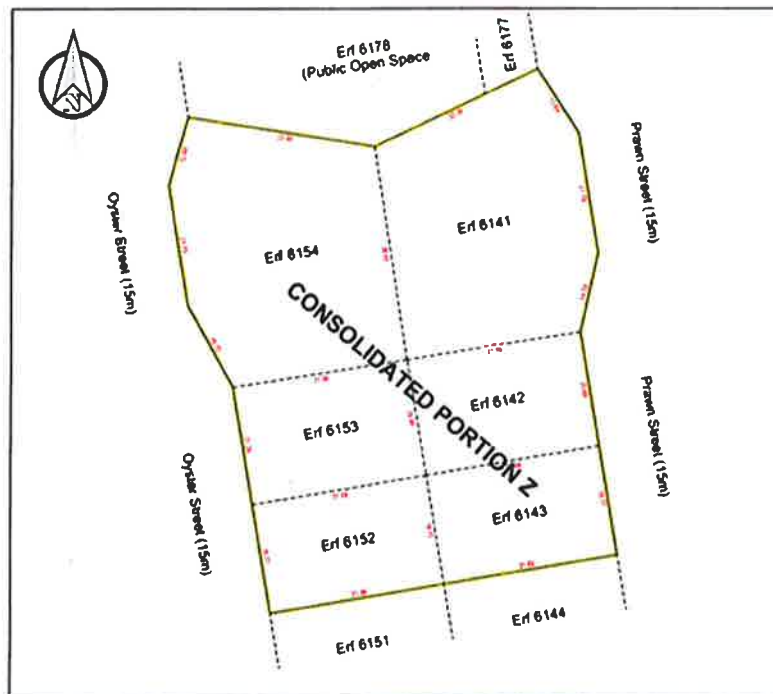


Figure 6: Proposed consolidation of Erven 6141 to 6143 and 6152 to 6154, Swakopmund Ext 20.

The size of the land portions will be as follows

Table 1: Size of the land portions

Land Parcel	Erf Size
Erf 6141 Swakopmund Ext 20	1546 m ²
Erf 6142 Swakopmund Ext 20	660 m ²
Erf 6143 Swakopmund Ext 20	626 m ²
Erf 6152 Swakopmund Ext 20	626 m ²
Erf 6153 Swakopmund Ext 20	669 m ²
Erf 6154 Swakopmund Ext 20	1595 m ²
Consolidated Portion Z	5722 m ²

Once consolidated, the erf will measure about 5722m² in extent which is sufficient space for the intended development, and will give the architect the necessary flexibility during the design phase and the placement of parking bays.

9.3. Proposed consent to proceed with development

The owner intends to proceed with development in the first quarter of 2026, but it is unlikely that the rezoning and consolidation will be finalised by then, therefore, special consent is sought to proceed with development while the rezoning and consolidation is in progress.

This consent was advertised and did not receive written objections. Furthermore, all of the erven are owned by the same person and are suitable to be rezoned and consolidated.

The Swakopmund Municipality is entitled to issue **conditional building permit** with the following recommended conditions to safeguard the municipality:

- (i) *That building plans be submitted for review and approval.*
- (ii) *That the owner continues to finalise the rezoning and consolidation in terms of the Urban and Regional Planning Act of 2018.*
- (iii) *That no building completion and occupation certificate be issued until the new zoning rights have been placed in the Government Gazette and the consolidation has been registered at the Deeds Office.*

Subject to the above conditions, there is little risk to the Swakopmund Municipality to issue consent to the owner to proceed with development.

10. Swakopmund Zoning Scheme

The proposed rezoning and consolidation will bring the proposed development in accordance with the zoning scheme.

11. Urban Structure Plan

The proposed development is in accordance with the *Swakopmund Structure Plan of 2020-2040* (the approved urban structure plan) as it will help curb urban sprawl and create a more vibrant community.

The main idea of the approved urban structure plan is to contain urban sprawl and the adverse spatial and socio-economic effects associated with it. In order to curb urban sprawl, Swakopmund should strive for a more compact urban form which can be achieved through the promotion of densification, intensification, and urban infill.

The proposed rezoning and consolidation will convert four "Single Residential" erven, initially planned to be detached dwelling houses at a low density of 1:600 into a more compact form of housing being 1-bedroom units with specialised care. The proposal will create a vibrant amenities to serve the local community such as daily meals, a hairdressor, biokinetics, laundry, spa, community events, and transportation services. This reduces the need for local residents to leave their neighbourhood by private car for these services. Should the need arise, then residents have the option of using the transport services (minibus) which has a more sustainable form of travel.

The proposed development falls in residential zone H₂ which is the *"existing residential areas to be made more vibrant through placemaking initiatives"*. It encourages medium density residential housing, with the creation of vibrant spaces of social integration such as infill placemaking elements, shop houses etc. The proposed development will create a vibrant social space for the retirement community at a medium density, and aligns with the spatial guidelines of zone H₂

The urban structure plan discourages car dependent developments such as gated communities, however, this application is not seeking permission to establish a gated community, as this was previously approved by the Swakopmund Municipality in May 2015. This application seeks approval for the proposed shared community facility which will include a frail care clinic and memory centre which are typical land uses found in retirement estates.

In conclusion, the proposed development is in accordance with the approved *Swakopmund Structure Plan of 2020-2040* as it will help curb urban sprawl and create a vibrant retirement community.

12. Evaluation

The proposed memory centre and frail care clinic will serve a complementary land use to the retirement village and is considered needed and desirable amenity to have. The proposal received a positive reaction during marketing and no written objections during public consultation, and is thus considered a compatible land use.

It is important to make a distinction between the proposed (dementia) memory centre and a mental hospital. The proposed "Institutional" zone permits a clinic as a primary use but excludes a mental hospital or a premises for the detention of mentally disordered persons. See extract below.

"INSTITUTIONAL BUILDING" means a building or portion of a building used or intended to be used as an old age home, creché, public or private school, community hall, religious or charitable institution and/or the administration thereof, and includes a hospital, clinic or dispensary, whether private or public, used in connection therewith, but does not include:

- (a) a hospital, sanatorium, dispensary or clinic for the treatment of infectious or contagious diseases, or
- (b) premises for the detention of mentally disordered persons, or
- (c) a mental hospital.

A mental hospital (also known as a psychiatric hospital or asylum) restricts the freedom of patients (i.e. detention) due to severe mental disorders such as, but not limited to, schizophrenia, psychosis, substance use disorders, or the mentally insane. These severe disorders can lead to violent or harmful behaviour hence why these institutions are often isolated in order to protect society.

However, persons with dementia do not have the same threat or danger to society and do not need to be isolated or detained. Dementia is a neurocognitive disorder which impairs memory, reasoning, and social abilities which impacts daily living. People with early stages of dementia often live with family or friends, before moving to a facility for professional care on a daily basis. This will help improve the quality of life of the patient and their family/friends but it is not necessary to isolate these patients from society.

Therefore, the proposed memory centre for the specialised care of dementia can be permitted in the proposed "Institutional" zone as it is not regarded as a mental hospital. Furthermore, the proposed care of dementia patients is not expected to be dangerous to life, health or amenity of the

area which is fully in accordance with Clause 9.6 of the Swakopmund Zoning Scheme which reads as follow:

9.6 DANGER TO LIFE, HEALTH AND AMENITY

- 9.6.1 No buildings may be erected on land which by reason of its situation or nature of the land would be likely to involve danger to life or danger or injury to health.
- 9.6.2 No land shall be used and no buildings and structures be erected and / or used for purposes likely to involve danger of life, or danger to or the possibility of harm to health or serious detriment of the neighbourhood.

In conclusion, the proposed memory centre and frail care clinic is a compatible land use in a retirement village, and can be permitted provided that the land is rezoned to "Institutional" and consolidated.

12.1. Conditions to be registered

It is recommended that the following conditions be registered against consolidated Portion Z:

- (i) *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 Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).*
- (ii) *The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least two times the municipal valuation of the erf.*

12.2. Compensation

According to the National Betterment Fee Policy of 2009, when rezoning from "any zone" to "Institutional", no betterment fee is recommended. No unauthorised activity or illegal building works is being legalised as well, therefore, it is recommended that no compensation fee be levied in terms of the Urban and Regional Planning Act of 2018.

13. Conclusion

The proposed rezoning and consolidation of Erven 6141 to 6143 and 6151 to 6154, Swakopmund Extension 20, will bring the proposed development in accordance with the Swakopmund Zoning Scheme, and the proposal is fully in accordance with the Swakopmund Structure Plan.

It will permit a much needed and desirable memory centre (for dementia) and a frail care clinic in the *Hidden Hills Retirement Village* which is a complementary and compatible land use. No written objections were received, therefore, from a town planning point of view, the proposal can be supported. In addition, the development can proceed while the rezoning and consolidation is in progress, subject to suitable conditions to safeguard the Swakopmund Council.

14. Recommendation

It is recommended that –

- a) the rezoning of Erf 6141, Swakopmund Extension 20 from "Institutional" to "Institutional" with a bulk factor of 1.0 be approved in terms of Section 101(2)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).
- b) the rezoning of Erven 6142, 6143, 6152, and 6153, Swakopmund Extension 20 from "Single Residential" with a density of 1:600 to "Institutional" with a bulk factor of 1.0 be approved in terms of Section 101(2)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).
- c) the rezoning of Erf 6154, Swakopmund Extension 20 from "General Residential 2" with a density of 1:250 to "Institutional" with a bulk factor of 1.0 be approved in terms of Section 101(2)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).
- d) no compensation fees be levied in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).
- e) Erven 6141 to 6143 and 6152 to 6154, Swakopmund Extension 20, be consolidated into Portion Z in terms Section 101(2)(a) of the Urban and Regional Planning Act of 2018 if all erven belong to the same owner, and that the following conditions be registered in favour of the Swakopmund Council:
 - (i) *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 Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).*
 - (ii) *The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least two times the municipal valuation of the erf.*
- f) that consent be granted for the applicant to proceed with development while the rezoning and consolidation is in progress subject to the following conditions:
 - (i) *That building plans be submitted for review and approval.*
 - (ii) *That the owner continues to finalise the rezoning and consolidation in terms of the Urban and Regional Planning Act of 2018.*
 - (iii) *That no building completion and occupation certificate be issued until the new zoning rights have been placed in the Government Gazette and the consolidation has been registered at the Deeds Office.*

I hope the above recommendation receives your favourable approval. Please feel free to contact me if you would like to discuss the application in more detail.

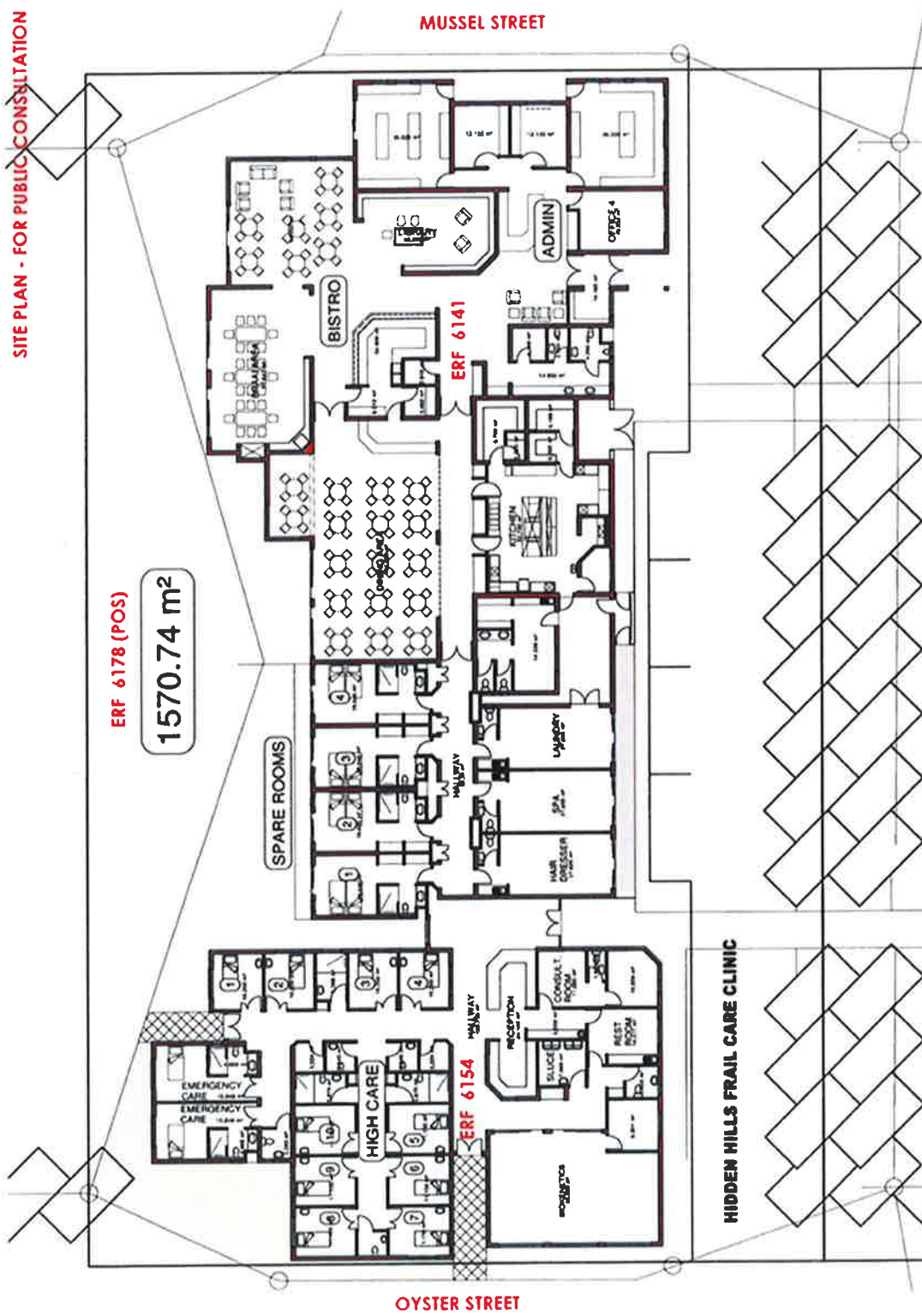
Yours sincerely,

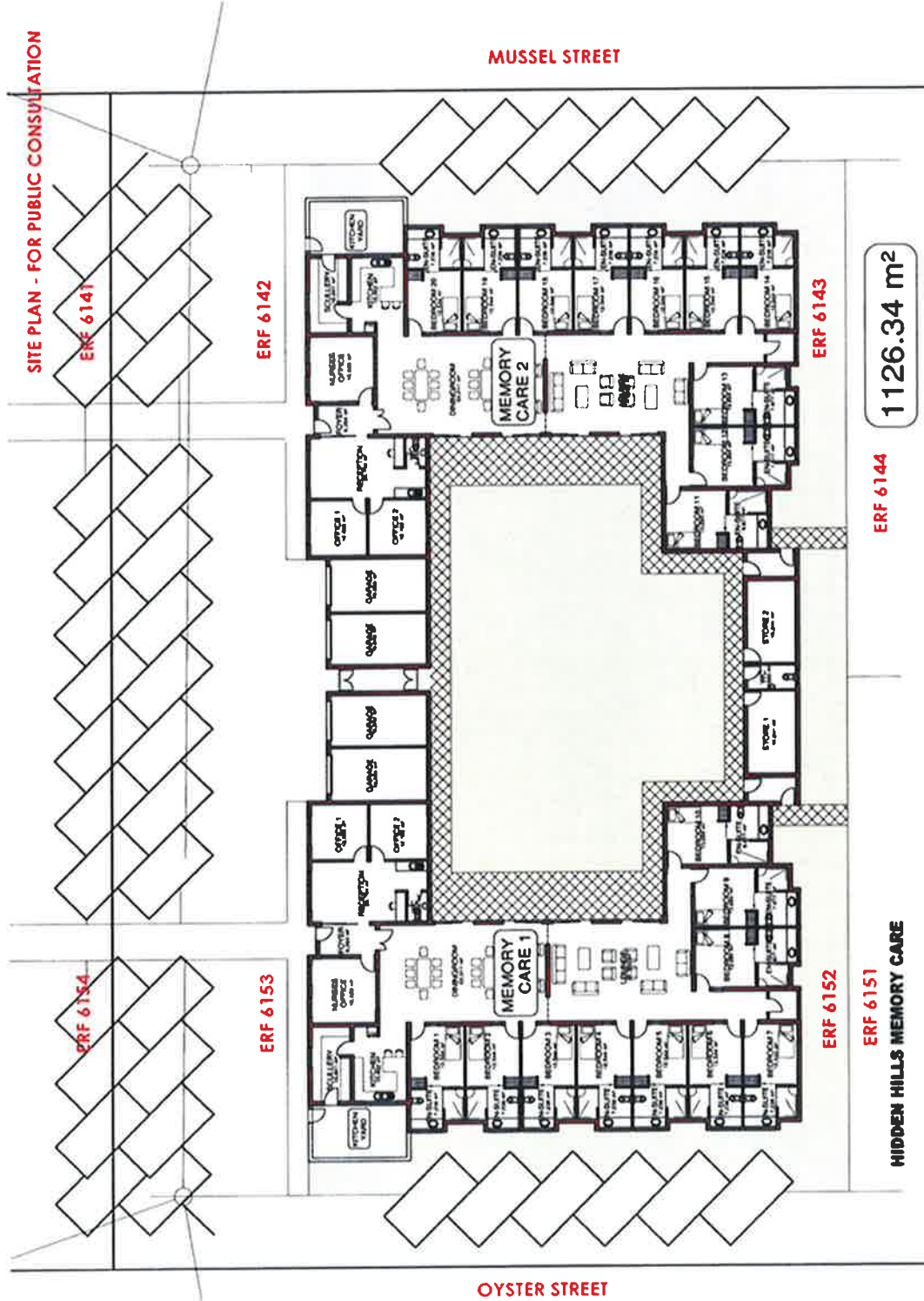


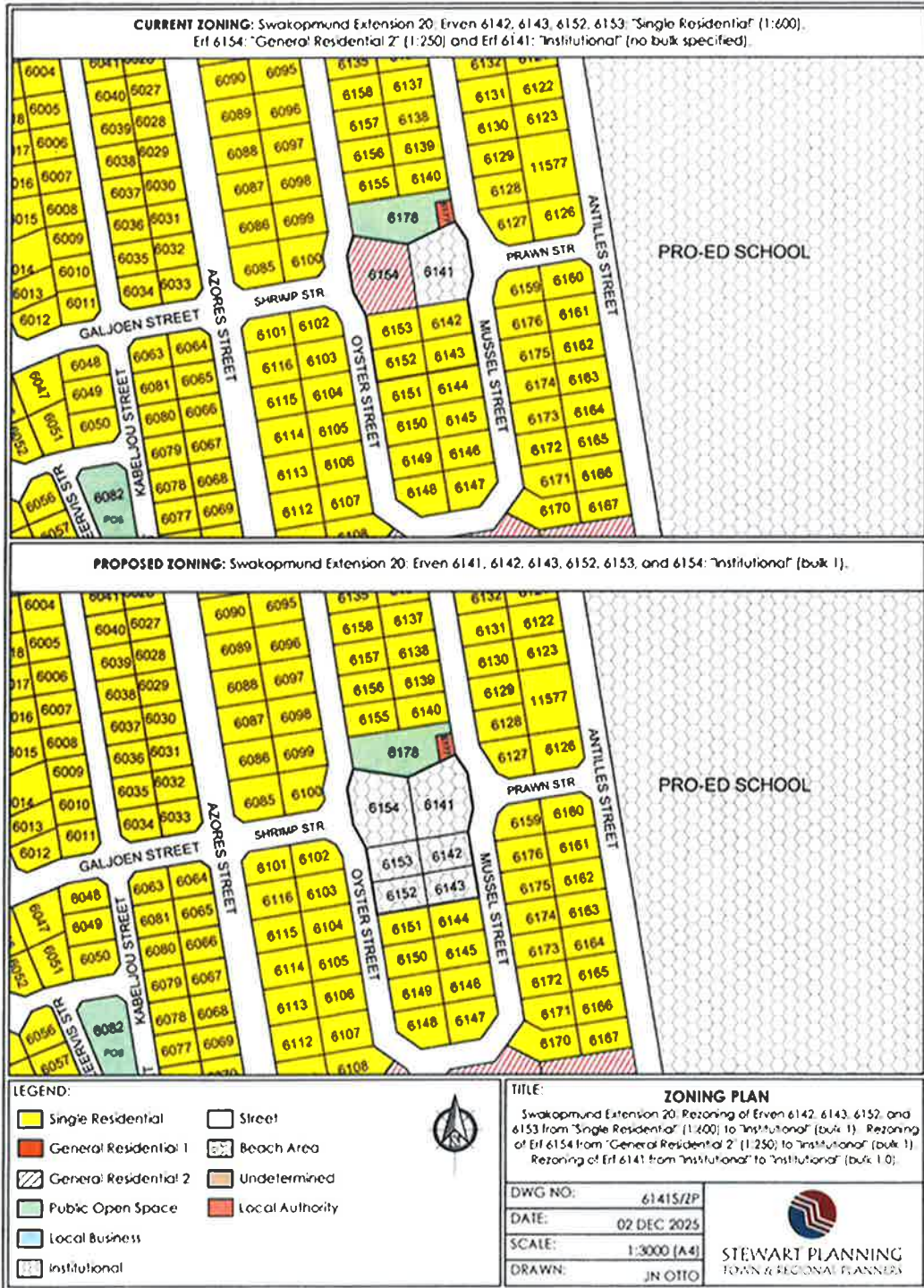
Johann Otto
Registered Town & Regional Planner

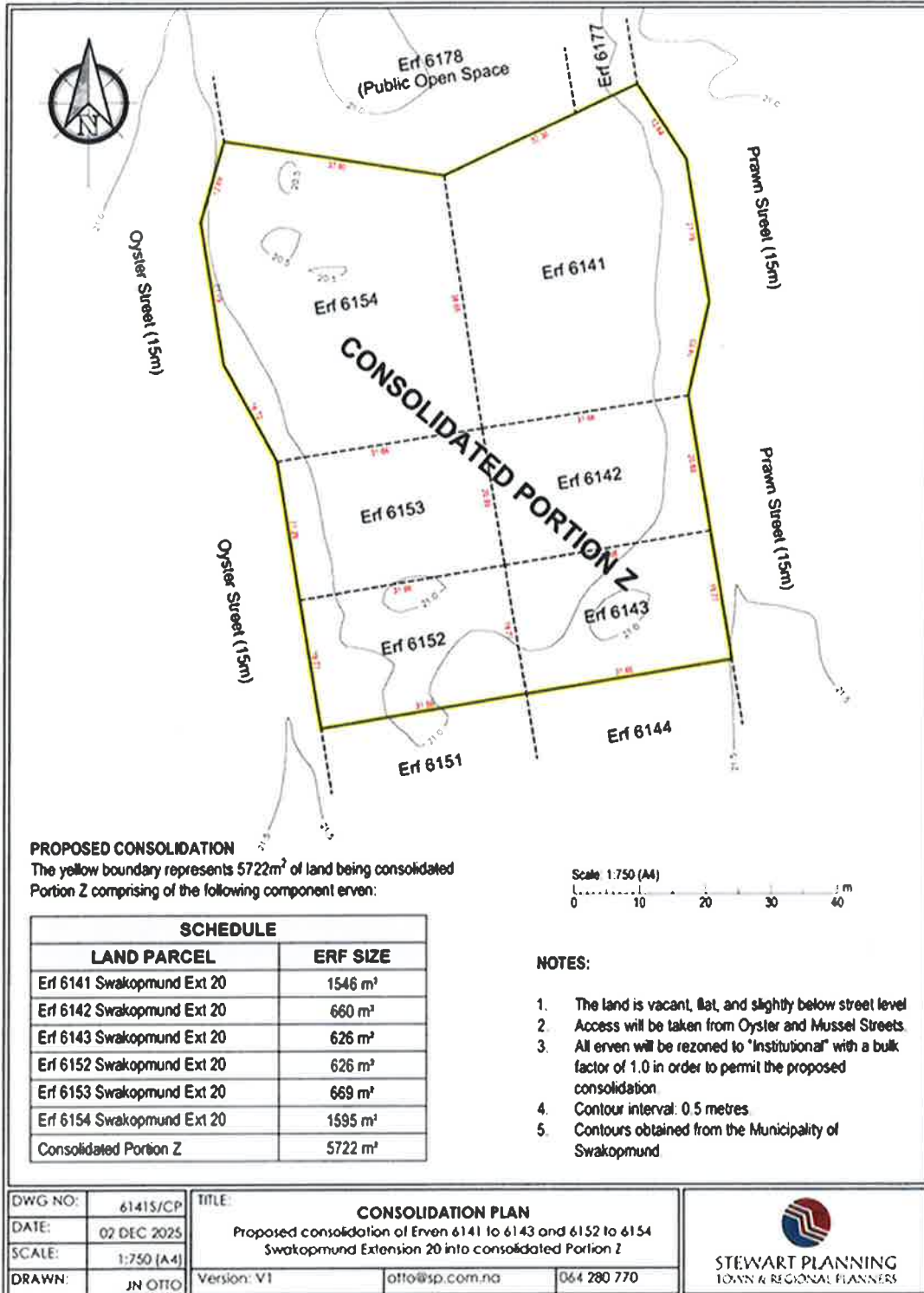


Tel: +264 64 260 773 | Email: otto@sp.com.na









SPECIAL POWER OF ATTORNEY

I, the undersigned,



JOHANNES CORNELIUS JACOBUS LÖTTER

Identity Number: 64011810010

(authorised to sign on behalf of Masadi Property Holding Twenty Three (Pty) Ltd)

do hereby nominate, constitute and appoint

Johann Otto

Stewart Town Planning CC

P.O. Box 2095 Walvis Bay

with full power of substitution to be my true and lawful Agent and Attorney for me and in my name, place and stead, to make the necessary application to the Local Authority and/or the Authorised Planning Authority and/or the Urban and Regional Planning Board, Ministry of Urban and Rural Development for the following:

Memory Centre: Swakopmund Extension 20: Erven 6142, 6143, 6152, and 6153:

- Consent to construct and/or operate an "Institutional Building" for the purpose of establishing a memory centre for specialised dementia care and related facilities.
- Rezoning from "Single Residential" (1:600) to "Institutional" (bulk 1.0) to establish a more appropriate zoning.
- Consolidation into Portion X (±2581m²) to assemble a single site for development.
- Consent to proceed with construction while the rezoning and consolidation are in progress.

Frail Care Clinic: Swakopmund Extension 20: Erven 6141 and 6154


- Consent to construct and/or operate a "Residential Building" and/or "Institutional Building" for the purpose of establishing frail care clinic or assisted living units with related facilities.
- Rezoning of Erf 6154 from "General Residential 2" (1:250) to "Institutional" (bulk 1.0) to establish a more appropriate zoning. Rezoning of Erf 6141 from "Institutional" to "Institutional" (bulk 1.0).
- Consolidation into Portion Y (±3141m²) to assemble a single site for development.
- Consent to proceed with construction while the rezoning and consolidation are in progress.

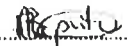
Or consolidation of all erven into Portion Z.

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 I might or could do if personally present and acting herein - hereby ratifying, allowing and confirm all and whatsoever my said Agent and Attorney shall lawfully do, or cause to be done, by virtue of these presents.

Signed at SWAKOPMUND on 02 DECEMBER 2025 in the presence of the undersigned witnesses.

Signature: 
JOHANNES CORNELIUS JACOBUS LÖTTER

Witness 1
Name: Gerda de Haas
Signature: 

Witness 2
Name: Felicie Hepple
Signature: 

Prepared by me

[Signature]
CONVEYANCER
STOLZE H D

By Notarial Deed No. K 793 / 3003 of 19/09/2012
 The title of the deed is subject to *Contribution*

Municipal Council of Swakopmund

[Signature]

COPY ISSUED - DATE: 2014-09-03
 REGISTRATION NO. VA 392/2014



DEED OF TRANSFER 5803 2012

Be it hereby made known :

THAT HELMUT DEVILLIERS STOLZE

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

MUNICIPAL COUNCIL OF SWAKOPMUND

Dated 19th day of SEPTEMBER 2012, and signed at SWAKOPMUND

2.

And the said Appearer declared that his Principal truly and lawfully sold the within mentioned property on 30TH SEPTEMBER 2011

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

 **MASADI PROPERTY HOLDING TWENTY THREE CC
REGISTRATION NUMBER CC/2006/0347**

Its Successors-in-Title or Assigns

CERTAIN	PORTION 111 (A PORTION OF PORTION B) OF PORTION ^{FAMILY} SWAKOPMUND TOWN AND TOWNLANDS NO. 41
SITUATE	IN THE MUNICIPALITY OF SWAKOPMUND REGISTRATION-DIVISION "G" ERONGO REGION
MEASURING	10,0121 (ONE NIL COMMA NIL ONE TWO ONE) HECTARES AS INDICATED ON DIAGRAM NO. A 209/2011
HELD	BY CERTIFICATE OF REGISTERED TITLE NO T-12 /2012
SUBJECT	TO THE CONDITIONS IMPOSED IN TERMS OF SECTION 21 OF THE TOWNSHIPS AND DIVISION OF LAND ORDINANCE 1983 (ORDINANCE 11 OF 1983), AND CREATED IN BY CERTIFICATE FO REGISTERED TITLE NO T-12 /2012, NAMELY:

IN FAVOUR OF THE LOCAL AUTHORITY

The land may only be used for purposes permissible in terms of the Town Planning Scheme of Swakopmund, which has been compiled in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended, and may therefore be used only subject to the conditions laid down in, and in pursuance of the above-mentioned Town Planning Scheme.

Hm

N

N

4

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 Transferee

Its Successors- in- Title or Assigns, 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 N\$ 5 171 985.00.

Signed at WINDHOEK, on 16 Aug 2012, together with the Appearer, and confirmed with my seal of office




SIGNATURE OF APPEARER

In my Presence,



REGISTRAR OF DEEDS

Transfer Duty Receipt No. 103284511 for N\$ 625 810.19 was issued by the Receiver of Revenue, Windhoek on 16 August 2012.

(Checked) 1.  2. 

I, the undersigned, HELMUT DE VILLIERS STOLZE, Conveyancer, do hereby certify in terms of Section 78 of the Local Authority Act, Act No 23/1992, that all rates, fees or charges and moneys due to the local authority council in respect of any service, amenity or facility supplied to such property in terms of this Act, inclusive of any availability charge and minimum charge provided for in section 30 (1)(u) has been paid up to and include the date of registration hereof.


CONVEYANCER



STEWART PLANNING
TOWN & REGIONAL PLANNERS

First Floor, 122 On Main
122 Siru Nujoma Avenue
Walvis Bay

P.O. Box 2095
Tel: (064) 280 775
Email: otto@sp.com.na

Reference: Hidden Hills

Date: 01 December 2025

PROOF OF CONSULTATION

SWAKOPMUND EXTENSION 20: ERVEN 6141 TO 6143, AND 6152 TO 6154.



Figure 1: Photo of notice on the entrance gate to Hidden Hills (Clam Street) on display from 28 October to 20 November 2025.

REZONING AND CONSOLIDATION OF ERVEN 6141, 6142, 6143, 6152, 6153 AND 6154, SWAKOPMUND EXTENSION 20

Stewart Planning, Town and Regional Planners, on behalf of the owner(s), intends to apply to the Swakopmund Municipality and/or the Ministry of Urban and Rural Development for:

Memory Centre: Swakopmund Extension 20: Erven 6142, 6143, 6152, and 6153:

- Consent to construct and/or operate an "institutional building" for the purpose of establishing a memory centre for specialised dementia care and related facilities;
- Rezoning from "single residential" (1:600) to "institutional" (bulk 1.0) to establish a more appropriate zoning;
- Consolidation into Portion X (±2581m²) to assemble a single site for development; and
- Consent to proceed with construction while the rezoning and consolidation are in progress.

Frail Care Clinic: Swakopmund Extension 20: Erven 6141 and 6154:

- Consent to construct and/or operate a "residential building" and/or "institutional

8772

Government Gazette 31 October 2025

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building" for the purpose of establishing frail care clinic or assisted living units with related facilities;

- Rezoning of Erf 6154 from "general residential 2" (1:250) to "institutional" (bulk 1.0) to establish a more appropriate zoning. Rezoning of Erf 6141 from "institutional" to "institutional" (bulk 1.0);
- Consolidation into Portion Y (±3141m²) to assemble a single site for development; and
- Consent to proceed with construction while the rezoning and consolidation are in progress.

The proposed Memory Centre and Frail Care Clinic will form an integral part of the Hidden Hills Retirement Village and will be located in the centre of Swakopmund Extension 20, between Oyster and Mussel Streets. The owner(s)/developer is considering the option of consolidating all the erven into Portion Z.

Stewart Planning has been appointed by the owner(s)/developer to apply for the above applications in accordance with the Swakopmund Zoning Scheme, as amended, and the Urban and Regional Planning Act of 2018.

Take note that –

- (a) The background information document is available for inspection during normal office hours at the Town Planning Section of the Swakopmund Municipality, corner of Rakotoka and Daniel Kamho Street, and at Stewart Planning, 122 Sam Nujoma Avenue, Walvis Bay. An electronic copy can be requested from Johann Otto: otto@sp.com.na.
- (b) Any person having objections or comments to the application, may lodge such objections and comments, together with the reasons for the objection, in writing with the Swakopmund Municipality and with Stewart Planning before or on 17h00, Thursday, 20 November 2025 to the addresses provided below.

Applicant:
Stewart Planning
P.O. Box 2095, Walvis Bay
Tel: 064 280 773 (J. Otto)
E-mail: otto@sp.com.na

Swakopmund Municipality
P.O. Box 53, Swakopmund
Tel: 064 410 4403 (J. Heita)
E-mail: jheita@swkmun.com.na

14 OCTOBER 2025

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VACANCIES & NOTICES

LIQUOR ACT, 1990
NOTICE OF APPLICATION TO A MAGISTRATE IN TERMS OF THE LIQUOR ACT, 1990

Notice is hereby given that an application in terms of the Liquor Act, 1990, particulars of which appear below, will be made to the Magistrate of the District of

1. Name and postal address of applicant: Carl Aron van der Merwe, P O Box 5367, Aussenplanplatz, Windhoek.
2. Name of licensed business to which application relates: Ovenson Food (Pty) Ltd.
3. Address/location of licensed premises to which application relates: Erf 487 Sam Nujoma Avenue, Walvis Bay.
4. Nature and details of application: Transfer of Groceries License FROM: Trust Market Ship Chandlery (Pty) Ltd TO: Ovenson Food (Pty) Ltd.
5. Where application will be lodged: Walvis Bay Magistrate Office, Clerk of Court.
6. Date on which application will be lodged: 27 October 2025.

Any objection or written submission in terms of section 21 in relation to the application must be sent or delivered to the Magistrate of the District, to reach the Magistrate not later than 7 days after the date on which the application is lodged.

LIQUOR ACT, 1990
NOTICE OF APPLICATION TO A MAGISTRATE IN TERMS OF THE LIQUOR ACT, 1990

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4. Nature and details of application: Transfer of Groceries License FROM: Trust Market Ship Chandlery (Pty) Ltd TO: Ovenson Food (Pty) Ltd.
5. Where application will be lodged: Walvis Bay Magistrate Office, Clerk of Court.
6. Date on which application will be lodged: 27 October 2025.

Any objection or written submission in terms of section 21 in relation to the application must be sent or delivered to the Magistrate of the District, to reach the Magistrate not later than 7 days after the date on which the application is lodged.

LIQUOR ACT, 1990
NOTICE OF APPLICATION TO A MAGISTRATE IN TERMS OF THE LIQUOR ACT, 1990

Notice is hereby given that an application in terms of the Liquor Act, 1990, particulars of which appear below, will be made to the Magistrate of the District of

1. Name and postal address of applicant: Andrew Shlogansone, P O Box 2061, Walvis Bay.
2. Name of licensed business to which application relates: Longlife Trading Enterprises cc.
3. Address/location of licensed premises to which application relates: Erf 2939, Sattara Street, Keiisebmond, Walvis Bay.
4. Nature and details of application: Transfer of Shebeen License FROM: Andrew Shlogansone (S.H.A. Longlife Trading Enterprises cc TO: Andrew Shlogansone.
5. Where application will be lodged: Walvis Bay Magistrate Office, Clerk of Court.
6. Date on which application will be lodged: 27 October 2025.

Any objection or written submission in terms of section 21 in relation to the application must be sent or delivered to the Magistrate of the District, to reach the Magistrate not later than 7 days after the date on which the application is lodged.

REZONING OF ERVEN 6142, 6143, 6152, 6153 AND 6154, SWAKOPMUND EXTENSION 20

Stewart Planning, Town & Regional Planners, on behalf of the owner(s), intends to apply to the Swakopmund Municipality and/or the Ministry of Urban and Rural Development for:

Memory Centre Swakopmund Extension 20 Erven 6142, 6143, 6152, and 6153.
Consent to construct and/or operate an "Institutional Building" for the purpose of establishing a memory centre for specialised dementia care and related facilities.

Reasoning from "Single Residential" (11000) to "Institutional" (20) (both 1.0) to establish a more appropriate zoning. Consolidation into Portion 3 (±2381m²) to assemble a single site for development.

Consent to proceed with rezoning while the rezoning and consolidation are in progress.

First Care Clinic Swakopmund Extension 20, Erf 6154:
Consent to construct and/or operate a "Residential Building" and/or "Institutional Building" for the purpose of establishing first care clinic or assisted living units with related facilities.

Reasoning from "General Residential 2" (1250) to "Institutional" (both 1.0) to establish a more appropriate zoning. Consent to proceed with rezoning while the rezoning is in progress.

The proposed Memory Centre and First Care Clinic will form an integral part of the Hidden Hills Retirement Village and will be located in the centre of Swakopmund Extension 20, between Oyster and Marine Streets. Erf 6154 measures ±11700m² in area, whereas Erven 6142, 6143, 6152, and 6153 have a combined size of ±2581m².

Stewart Planning has been appointed by the owner(s) developer to apply for the above applications in accordance with the Swakopmund Zoning Scheme, as amended, and the Urban and Regional Planning Act 2018.

Take note that:

- (a) The Background Information Document (BID) is available for inspection during normal office hours at the Town Planning Section of the Swakopmund Municipality, corner of Rukombo & Daniel Kamohi Street, and at Stewart Planning, 122 Sam Nujoma Avenue, Walvis Bay. An electronic copy can be requested from Johann Ober: stpl@stpl.com.na.
- (b) Any person having objections or comments to the application, may lodge such objections and comments, together with the reasons for the objection, in writing with the Swakopmund Municipality and with Stewart Planning before or on 17.08.2025, Thursday, 20 November 2025 to the address provided below.

Applicant: Stewart Planning
PO Box 2095, Walvis Bay
Tel: 064 200 777 (Ext 1) (Fax): 064 200 777 (Ext 2)
Email: stpl@stpl.com.na

Swakopmund Municipality
PO Box 88, Swakopmund
Tel: 064 100 6001 (Ext 1) (Fax): 064 100 6000
Email: info@swakopmund.com.na

PARTIAL CLOSURE AND SUBMISSION OF UNNAMED PUBLIC STREET AND CONSOLIDATION WITH ERV 8084 INTO CONSOLIDATED PORTION A SUBDIVISION OF CONSOLIDATED PORTION A PTO 11 PORTIONS 1 TO 11 AND STREET REMAINDER

Reasoning Of Portion 11 From Industrial To Permitted Branding Of Remanufacture From Industrial To New Public Street

Stewart Planning - Town and Regional Planners intends to apply to the Municipality of Swakopmund, the Ministry of Urban and Rural Development and the Environmental Commission for the above application.

Erf 8084 Swakopmund Extension 10 (the site) - Zoning General Industrial and Area ±24,000m² - is partially vacant, partially developed by 3 retail warehouses, and an Erong RD station which is built partially on the site and partially on the adjacent public street. Access to the site is from an unsealed public street.

Rather than retaining the site as a large single erf for access for retail purposes only, the owner intends to subdivide the large industrial site into smaller portions for flexible use for industrial development, including the Erong RD station, and a new public street which gives access to the site from the newly subdivided portions.

These applications are submitted in terms of the Local Authorities Act, the Swakopmund Zoning Scheme, the Urban and Regional Planning Act and the Environmental Management Act.

Take note that:

- (a) The pre-submission Consultation Document has open for inspection at the Town Planning Department of the Municipality of Swakopmund, corner of Rukombo & Daniel Kamohi Street, Swakopmund.
- (b) An electronic copy can be requested from Bruce Bruns: brunsc@stpl.com.na.
- (c) Interested and/or affected parties can register with Stewart Planning and submit their written comments, representations, input and/or objections to the planning and environmental applications together with the grounds thereof with the Chief Executive Officer of the Municipality of Swakopmund and with Stewart Planning within 14 days of the last publication of this notice.
- (d) Written objections must be submitted before or on 16 November 2025 at 17:00.

Applicant: Bruce Stewart
Stewart Planning
Swakopmund
PO Box 2095
Walvis Bay
Stewartpl@stpl.com.na

Lead Authority: Chief Executive Officer
Municipality of Swakopmund
PO Box 53
Swakopmund
Johanna@swakopmund.com.na

VACANCY

Operations Director (Shipping & Freight)
Position based in Walvis Bay

JOB SCOPE:
The Operations Director will focus on building and developing partnership with local and international clients, identifying new opportunities, and working with the global teams to develop and secure new business.

- QUALIFICATIONS & EXPERIENCE:**
- At least 10 years of proven, professional experience in Drips Agency, Logistics or Clearing and Forwarding.
 - Bachelor's degree in business, supply chain management, logistics, or related field.
 - Extensive knowledge and experience with customs clearing and forwarding or logistics.
 - Vision and ability to identify opportunities, assess viability and execute to build an existing business.
 - Proven track record and ethical leadership.
 - Create compliance with Namibian Labour, tax, and environmental regulations.

For job specification of the advert please visit:
www.facebook.com/77consult

Closing date: 12 November 2025
For further information, please contact:
Christophina Ilung or Karolina Namava
Cell: 081 442 3206

recruitment@seventy7consulting.com



CONTRIBUTORS ONLY
The Principal Officer
Private Box 2227, Windhoek
Tel: 064 200 777 (Ext 1)
Email: stpl@stpl.com.na

REGISTERED WITH R
Van der Merwe & Bredas
Windhoek, Namibia
VAT no: 2022220
BIC: NMBZ33

Nov 20225

Pensioner Consultative Process

Topic: Potential Raising Pension Fund Closure
Target group: Our Raising Pension Fund Pensioners ONLY - NOT former members

CENTRAL, SOUTHERN & WESTERN REGIONS				
Date	Day	Time slot	Section	Venue
03-Nov	Monday	09:00 to 11:00	Luderitz	Nest Hotel
04-Nov	Tuesday	09:00 to 11:00	Keetmanshoop	Central Lodge
05-Nov	Wednesday	09:00 to 11:00	Rehoboth	Ochocorageng Hotel
06-Nov	Thursday	09:00 to 11:00 13:00 to 15:00	Windhoek	Thuringhof Hotel
07-Nov	Friday	09:00 to 11:00 13:00 to 15:00	Okavango Karibib	Okavango Country Hotel Karibib Country Hotel
10-Nov	Monday	09:00 to 11:00	Omuramba	Omuramba Rest Camp
11-Nov	Tuesday	09:00 to 11:00 13:00 to 15:00	Walvisbay	Prunus Hotel Marun Walvis Bay
12-Nov	Wednesday	09:00 to 11:00 13:00 to 15:00	Swakopmund	Hotel Duetches Hans
13-Nov	Thursday	09:00 to 11:00 13:00 to 15:00	Swakopmund Hentiesbay	Hotel Duetches Hans Die Duitse Hotel
14-Nov	Friday	09:00 to 11:00 13:00 to 15:00	Arandha	Arandha VTC Hall

For any queries, kindly contact the Principal Officer at stpl@stpl.com.na or +264 811 45 6004

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NOTICES & VACANCIES

NOTICE

CONSENT USES, ERECTION OF BUILDINGS AND USE OF LAND IN TERMS OF THE SWAKOPMUND ZONING SCHEME

Janie's Diner, Drinks and Dance herewith intends to apply to the Swakopmund Municipal Council for "Special Consent" to operate a "Place of Amusement - Restaurant, dance and bar" on the premises of Erf 382, Swakopmund Extension 2 (c/o Mandate Nkomo & Hildegarde Hamutenya Avenue) as provided for in terms of Clause 6 of the Swakopmund Zoning Scheme. Details of which are obtainable from the General Manager, Engineering & Planning Services.

Any person having any objections against such application should lodge such objection in writing and within 14 days of the last publication to the applicant or the Swakopmund Municipality, during normal business hours.

Closing date for objections or comments is: 21 November 2025.

Contact Person: Mrs J. Carstensen, Cell: 091 753 7601
Email: janiesdiner@swakmun.com.na
Email: townplanning@swakmun.com.na or Mr J. Helta (Manager, Town Planning) Tel: +264 (64) 4104403



B-4 Engineering and Diving is Hiring!

We are seeking a detail-oriented, well-organized Administration Clerk to support daily office operations, keep records accurate, and deliver excellent internal and external customer service.

Position: Administration Clerk
Employment Type: 3 Month Contract to be renewed performance-based.
Location: Walvis Bay, Namibia
Closing date: 14 November 2025

Job summary: This is a key role in ensuring our office runs efficiently by overseeing and managing the day-to-day administrative operations of the organization while supporting HR and project administration.

Requirements:
Onde 12 certificate
Qualification in office administration added advantage
3+ years of experience in office administration.
Proficient in Microsoft Office 365/ typing accuracy and speed
Strong communication, organization and time management skills
Strong attention to detail, confidentiality, and organizational skills.
A valid Driving License (Code B) is compulsory.
Attention to detail and ability to handle confidential information.
Pastel tulle background would be added advantage

Key Responsibilities:
Manage correspondence, e-mails, and phone calls, greet visitors.
Data entry and maintain digital/physical filing systems
Prepare documents, reports, and spreadsheets
Process invoices, purchase orders, and basic expense reports.
Maintain office supplies and coordinate with vendors.
Uphold data accuracy, confidentiality, and compliance standards

If you're ready to make a significant impact and contribute to our success, we want to hear from you. Please email your CV with a cover letter and relevant documentation to info@b4engineering.com or sales@b4engineering.com. Only E-mailed CVs will be processed. Incomplete applications will not be processed. Shortlisted candidates will be contacted. If you are not contacted, please assume your application was unsuccessful.

PUBLIC NOTICE

Elze Minerals (Pty) Ltd hereby gives notice of its intention to utilize the premises situated at Erf 315, No 25 Hendrik Witbooi Street, Central Swakopmund, as Administrative Offices.

Any person having any objections or comments to the proposed use of land may lodge such objection or comment in writing with the Municipal Council of Swakopmund and with the Applicant within fourteen (14) days after the publication of this notice.

The premises may be inspected at any arranged time upon request. Applicant Contact Details:
Elze Minerals (Pty) Ltd
Tel: +264 83 726 2431
Email: admin@elzegrup.com

NOTICE

CONSENT USES, ERECTION OF BUILDINGS AND USE OF LAND IN TERMS OF THE SWAKOPMUND ZONING SCHEME

Groupthree Trading Enterprise or herewith intends to apply to the Swakopmund Municipal Council for the "Resident Occupation Special Consent" to operate an "Administrative Office" on the premises of Erf 1141, Matrusara Extension 6 (Katrina Mueshahela Street) as provided for in terms of Clause 6 of the Swakopmund Zoning Scheme. Details of which are obtainable from the General Manager, Engineering & Planning Services.

Any person having any objection against such application should lodge such objection in writing and within 14 days of the last publication to the applicant or the Swakopmund Municipality, during normal business hours.

Closing date for objections or comments is: 21 November 2025.

Contact Person:
Mr. FT Jones, Cell: 081 333 4887,
Email: ftjones@swakmun.com.na
or
Mr J. Helta (Manager, Town Planning)
Tel: +264 (64) 4104403
Email: jhelta@swakmun.com.na

REZONING OF ERVEN 6142, 6143, 6152, 6153 AND 6154, SWAKOPMUND EXTENSION 20

Stewart Planning, Town & Regional Planners, on behalf of the owners, intends to apply to the Swakopmund Municipality under the Ministry of Urban and Rural Development for:

- Ministry Centre, Swakopmund Extension 20, Erven 6142, 6143, 6152, and 6154
- Consent to construct and/or operate an "Institutional Building" for the purpose of establishing a nursery centre for www.stewartplanning.com and related facilities
- Re-zoning from "Single Residential" (1.600) to "Institutional" (Dist 1.6) to establish a more appropriate zoning
- Consolidation into Parcel X (1:2501m²) to assemble a single site for development
- Consent to proceed with construction while the rezoning and consolidation are in progress.

Frail Care Clinic, Swakopmund Extension 20, Erf 6154:
Consent to construct and/or operate a "Residential Building" and/or "Institutional Building" for the purpose of establishing frail care clinic or assisted living with related facilities.
Re-zoning from "General Residential 2" (1:250) to "Institutional" (Dist 1.6) to establish a more appropriate zoning.
Consent to proceed with construction while the rezoning is in progress.

The proposed Ministry Centre and Frail Care Clinic will form an integral part of the *Hilke's Hills Retirement Village* and will be located in the centre of Swakopmund Extension 20, between Oyster and Maand Street. Erf 6154 measures 1535m² in area, whereas Erven 6142, 6143, 6152, and 6153 have a combined area of 2,281m².

Stewart Planning has been appointed by the owners' developer to apply for the above applications in accordance with the Swakopmund Zoning Scheme, as amended, and the Urban and Regional Planning Act of 2013.

Take note that:
(a) The Background Information Document (BID) is available for inspection during normal office hours at the Town Planning Services of the Swakopmund Municipality, corner of Rukunika & Daniel Kumbo Street, and at Stewart Planning, 122 San Naposia Avenue, Walvis Bay. An electronic copy can be requested from Johnnie Olori (johnnie@stewartplanning.com).

(b) Any person having objections or comments to the application, may lodge such objections and comments, together with the reasons for the objections, in writing with the Swakopmund Municipality and with Stewart Planning before 15:00, Thursday, 28 November 2025 to the address provided below.

Applicant: Stewart Planning PO Box 2001, Walvis Bay Tel: 081 200 771 (20) / 081 200 771 (20) / 081 200 771 (20) / 081 200 771 (20) / 081 200 771 (20) / 081 200 771 (20)
E-mail: info@stewartplanning.com

NOTICE

CONSENT USES, ERECTION OF BUILDINGS AND USE OF LAND IN TERMS OF THE SWAKOPMUND ZONING SCHEME

Brew Society herewith intends to apply to the Swakopmund Municipal Council for "Special Consent" to operate a "Shop" on the premises of Erf 2762, Swakopmund Extension 2 (19 Hildegarde Hamutenya Avenue) as provided for in terms of Clause 6 of the Swakopmund Zoning Scheme. Details of which are obtainable from the General Manager, Engineering & Planning Services.

Any person having any objection against such application should lodge such objection in writing and within 14 days of the last publication to the applicant or the Swakopmund Municipality, during normal business hours.

Closing date for objections or comments is: 14 November 2025.

Contact Person:
Mr M Theart, Cell: 081 669 1688,
Email: brewsociety@swakmun@gmail.com
or
Mr J. Helta (Manager, Town Planning)
Tel: +264 (64) 4104403
Email: jhelta@swakmun.com.na

NOTICE

CONSENT USES, ERECTION OF BUILDINGS AND USE OF LAND IN TERMS OF THE SWAKOPMUND ZONING SCHEME

Carola Loric Ceramics herewith intends to apply to the Swakopmund Municipal, for the "Resident Occupation Special Consent": to operate a "Small Scale Pottery Studio" on the premises of Erf 5679, Swakopmund Extension 18 (19 Tsauchab Street) as provided for in terms of Clause 6 of the Swakopmund Zoning Scheme. Details of which are obtainable from the General Manager, Engineering & Planning Services.

Any person having any objection against such application should lodge such objection in writing and within 14 days of the last publication to the applicant or the Swakopmund Municipality, during normal business hours.

Closing date for objections or comments is: 21st November 2025

Contact Person:
Mrs. C. Lorck, Cell: 081 290 7274, email: lorckc@elinkman.com
or
Mr. J. Helta (Manager, Town Planning)
Tel: +264 (64) 4104403
Email: jhelta@swakmun.com.na



INTENDED SALE OF A PORTION OF BRV 824, EXTENSION 1A, SWAKOPMUND FOR THE ESTABLISHMENT OF BORN HEFTO SPORTS AND FOOTBALL FACILITIES

Notice is hereby given in terms of the provisions of Section 60 (2) of the Local Authorities Act, Act 73 of 1982 as amended, that the Municipal Council of Swakopmund intends to sell a portion of land of Erf 824, Extension 20, Swakopmund, zoned "institutional", measuring approximately 3 000 Meters in a purchase price of N\$120 000 to the Born Hefto Foundation for the establishment of sports and football facilities.

Full particulars of the above transaction will be lodged at the Municipal Head Office situated at the corner of Rukunika Street, Swakopmund, Room 80-31 (6th Floor) (Shoprooms), ground floor, between 07:30 - 16:00 weekdays until Friday, 14 November 2025.

Any person objecting to the proposed sale, may lodge such objection in writing, duly outstamped to the Chief Executive Officer, not later than 17:00 on Tuesday 10 November 2025.

Please take note that BIDD applications via e-mail will be accepted. Objections must be made by depositing a hard copy to the office of the Chief Executive Officer and supplying a return postal address and telephone number.

Enquiries: Ms Margaret Shroffema 081-4104213

NOTICE NO: 77/2025
Allison Boudreau Chief Executive Officer

31 OCTOBER 2025



NOTICE OF SALE IN EXECUTION: MOVABLE PROPERTY

In the Magistrate's Court for the District of Windhoek held at Windhoek.

Case No: 1288/2023

In the matter between
Shared Advertising CC v/a Shared Printroom
Execution Creditor and
Newarkship Drilling (Pty) Ltd
First Execution Debtor
Plemer-schalk Van Wyk
Second Execution Debtor

Kindly take notice that pursuant to a Judgment granted by the above Honourable Court on 25 July 2023, in the above matter the following goods will be sold by public auction on 28 November 2023 at 10:00 at Erf 3965, Newton Street, New Industrial Area, Swakopmund, by the Messenger, Swakopmund:

- Inventory
- 8 x 6m Blue Containers
- 3 x 6m Office Containers
- 1 x Yellow Toyota Fortifid

Conditions of Sale:

- The sale will be held without reserve and the goods will be sold to the highest bidder.
- The goods will be sold "whereabouts".
- Payments shall be made in cash or by electronic transfer payable to the Messenger of the Court immediately after the sale.

Dated at Windhoek on 15 October 2023.

Legal Practitioner for Execution Creditors
HOHNE & CO
NO. 295, Sam Nujoma Drive
Klein Windhoek, Windhoek
R.F. KISHA269TH/SL

Kind regards,

Melissa Kroon

Town Planner

122 Sam Nujoma Avenue | First Floor, 122 On Main | PO Box 2095 Walvis Bay

Tel: (064) 280 773 | Email: melissa@sp.com.na | Website: www.sp.com.na

From: Thomas Henderson [<mailto:thomas7.henderson@gmail.com>]

Sent: 03 August 2025 07:09 PM

To: Melissa Otto <melissa@sp.com.na>

Cc: Johann Otto <otto@sp.com.na>

Subject: Re: FW: Erven 818 and 819 Vineta Ext 1: BID

Hi Melissa & Johann

I would like to raise an objection regarding the height relaxation and the placement of unit 1 which appears to be positioned directly on the boundary against my erf 820. Relaxation from 8 to 10 meters and the placement of unit 1 directly against the boundary wall of our adjoining erf 820 will severely impact the privacy of our property.

Kindly advise whether there is a formal document that I need to complete and submit and also advise whether I need to submit my objection to the Municipality as well or will you consolidate all of the information?

Regards

Thomas

On Fri, Jul 11, 2025 at 12:49 PM Melissa Otto <melissa@sp.com.na> wrote:

Dear Thomas,

11.1.25 **REZONING OF PORTION 94 (A PORTION OF PORTION 71) OF FARM 163, SWAKOPMUND FROM AGRICULTURAL TO INSTITUTIONAL**
(C/M 2026/05/07 - PTN 94)

Ordinary Management Committee Meeting of 16 April 2026, Addendum **8.15** page **275** 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 Portion 94 (a Portion of Portion 71) of the Farm 163, Swakopmund from *Agricultural* to *Institutional* in terms of Section 105 (1) (a) of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018).

2. Introduction and Background

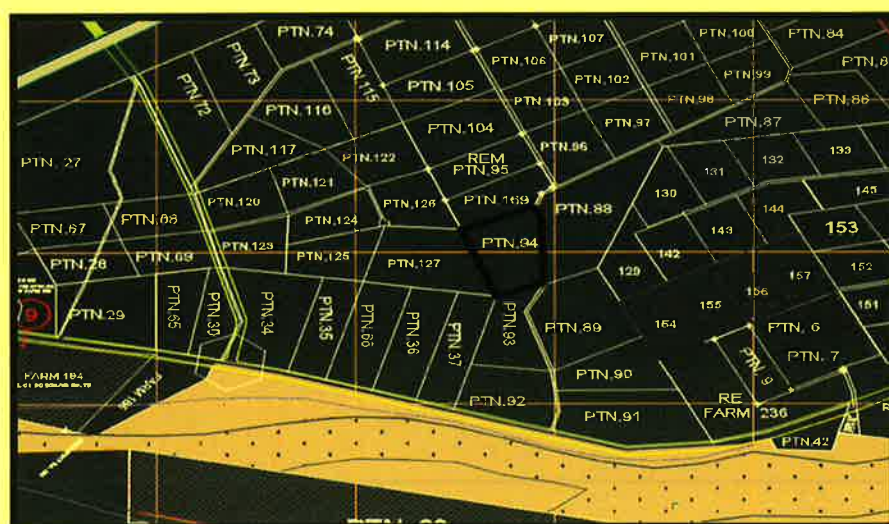
A rezoning application was received by the Town Planning Department from van der Westhuizen Town Planning and Properties on behalf of the registered owner Plot Number Ninety-Four Property Holding Proprietary Limited. The application is attached as **Annexure A**.

3. Ownership

Ownership of Portion 94 (a Portion of Portion 71) of the Farm 163, Swakopmund is held in the Deed of Transfers T6065/2016 respectively and vests in Plot Number Ninety-Four Property Holding Proprietary Limited. The proof of ownership has been attached together with the application.

4. Zoning, Locality and Size

Portion 94 (a Portion of Portion 71) of the Farm 163, Swakopmund is zoned "*Agricultural*" and is situated at the Swakopmund Smallholdings. The property measures 16.2679ha in extent.



5. Access, parking and municipal services

Access to Portion 94 (a Portion of Portion 71) of the Farm 163, Swakopmund is obtained via an internal 14-meter-wide road. Parking for the proposed development will be provided in accordance with the Swakopmund Zoning Scheme provisions. The Portion is already connected to the services network such as water and electricity, and the sewer is by means of a septic tank. However, all additional infrastructure resulting from the proposed development should be the responsibility of the applicant or the property owner.

6. Advertisement

The proposed development was advertised on the 5th and 12th November 2025, in the *Republikein* and the *New Era* newspapers. Closing date for objections was on the 28th November 2025. A notice was also placed on site for public comments and notice was given to neighbouring property owners were notified via registered mail as well as email of the intent. The closing date for objection was the 28th November 2025.

A notice was published in the *Government Gazette* No 8783 dated 14th November 2025. The last date for objections was 28th November 2025. One objection was received on or before the closing date.

7. Proposal

The applicant proposes the rezoning of the subject property to facilitate the development and operation of a specialized care facility dedicated to individuals diagnosed with Alzheimer's disease and Dementia. In addition to providing essential care services, the facility will incorporate a structured training component aimed at equipping caregivers with the necessary skills and expertise to manage and support such patients. Trainees will be accommodated on-site, enabling an integrated approach to both practical and theoretical learning while contributing to the day-to-day operations of the facility.

From a locational perspective, the subject property is particularly well-suited for this type of development. Its position outside of established residential neighbourhoods ensures minimal disturbance to surrounding land uses, while also addressing common public sensitivities associated with such facilities. It is noted that similar proposals within residential areas—such as a recent case in Walvis Bay—have faced significant public opposition, ultimately resulting in the refusal of the application. This precedent highlights the importance of appropriately siting such developments in less intrusive locations.

Facilities of this nature are more suitably located on the periphery of urban areas, where they can operate without adversely affecting residential amenity. The proposed development will therefore not compromise the character or functionality of surrounding properties. On the contrary, it will provide a critical and currently underrepresented service to the broader community of Swakopmund. Given the increasing prevalence of Alzheimer's disease and Dementia, and the specialised care required for affected individuals, there is a clear and growing need for such facilities.

Furthermore, it is worth noting that Council has previously approved the rezoning of Portion 42 of Farm 163 for a "special" use, namely a restaurant and bar, despite objections regarding its compatibility with the surrounding area. In comparison, the proposed care facility represents a significantly less intrusive land use, both in terms of noise generation and overall impact on the locality. The proposed development is therefore more aligned with maintaining the tranquillity and integrity of the area.

In addition, the proposed location offers enhanced safety and management advantages. Patients suffering from Alzheimer's disease and Dementia are often vulnerable and may become disoriented or wander. In a more contained, smallholding environment, the risks associated with such incidents are substantially reduced, allowing for quicker response times and improved patient safety. This controlled setting not only safeguards the patients but also mitigates potential risks to the public.

Considering the above, the proposed rezoning is both justified and desirable, as it promotes the establishment of a vital social service, aligns with sound planning principles, and ensures compatibility with the surrounding environment while addressing a critical community need.

8. Objection

An objection to the proposed development was received from the owner of Farm 127, Swakopmund. The objector has raised concerns relating to potential noise pollution, the risk of trespassing onto their property, increased traffic and movement of people to and from the site and across adjoining plots, as well as general security implications associated with being an immediate neighbour to the proposed development.

9. Applicants' response to Objection

The applicant has indicated that both the nature of the proposed activities and the day-to-day operation of the facility will be inherently quiet and will require a calm and tranquil environment to function effectively. On this basis, the applicant does not agree with the objection relating to potential noise pollution.

Regarding the concern of trespassing, the applicant submits that the objection lacks clarity, as such incidents are not unique to the proposed development and could occur from any property within the broader area. It is further contended that this concern appears to be a generalised objection rather than one specifically attributable to the proposed use and therefore cannot reasonably be substantiated in the context of this application.

In terms of traffic, the applicant notes that all property owners are entitled to reasonable access to their properties, regardless of location. Considering the existing road network and access points to the respective properties, it is evident that activities on Portion 94 will not have a direct or material impact on traffic conditions affecting the objector's property. Furthermore, public roads are accessible to all, and property owners retain the right to secure their premises through appropriate measures such as fencing or boundary walls, thereby mitigating concerns related to unauthorised access.

Lastly, the applicant submits that the primary security risks in the area relate to external criminal activity affecting residents generally, rather than the presence of patients associated with the proposed facility. The intended development is not expected to introduce or exacerbate security concerns.

Considering the above, the applicant is of the view that the objections raised are not sufficiently substantiated and should not be supported.

10. Evaluation

The proposed development entails the establishment of a specialised care facility for persons diagnosed with Alzheimer's disease and Dementia. In terms of the Swakopmund Zoning Scheme No. 12, an institutional building is defined as:

"a building or portion of a building used or intended to be used as an old age home, crèche, public or private school, community hall, religious or charitable institution and/or the administration thereof, and includes a hospital, clinic or dispensary, whether private or public, used in connection therewith, but does not include:

- (a) a hospital, sanatorium, dispensary or clinic for the treatment of infectious or contagious diseases;*
- (b) premises for the detention of mentally disordered persons; or*
- (c) a mental hospital."*

It is important to note that Alzheimer's disease and dementia are not classified as mental illnesses, but rather as neurological (brain) disorders characterised by physical changes in the brain, including nerve cell damage and degeneration, which result in cognitive decline. As such, the proposed facility does not constitute a mental institution, nor does it fall within any of the exclusions outlined in the zoning scheme.

Accordingly, the proposed rezoning of the subject portion from "Agricultural" to "Institutional" to accommodate a specialised care facility for individuals diagnosed with Alzheimer's disease and dementia is well-founded and justifiable from a statutory, spatial planning, and public interest perspective.

The application is consistent with the provisions and intent of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), which promotes sustainable land use, orderly spatial development, and the provision of land for social and community facilities. The Act encourages local authorities to facilitate developments that serve the broader public interest and improve access to essential services. The proposed facility directly contributes to these objectives by introducing a specialised institutional use that addresses a critical healthcare need within the community.

The proposal is aligned with the Swakopmund Structure Plan, which supports the decentralisation of certain institutional, and community uses to the urban periphery to reduce land use conflict and preserve residential amenity. The location of the subject property outside established residential neighbourhoods is therefore appropriate and consistent with the spatial vision for the town. The development promotes a balanced land use pattern while maintaining the low-density character of the surrounding area.

There is a growing need for specialised care facilities within Swakopmund catering to individuals suffering from Alzheimer's disease and Dementia. At

present, such dedicated facilities are not adequately available within the town, resulting in affected individuals often having to seek care elsewhere or rely on informal arrangements. The proposed development will therefore fill a critical service gap while also contributing to local skills development through its caregiver training component.

The proposed institutional use is considered compatible with the surrounding agricultural and smallholding environment. It is low impact in nature and will not generate significant noise, pollution, or disruptive activities.

The concerns raised by the objector relating to noise, trespassing, traffic, and security have been duly considered. The applicant has demonstrated that the facility will operate in a controlled and quiet manner, as a peaceful environment is essential for patient care. The scale of the development is not expected to generate excessive traffic, and the existing road network can adequately accommodate the anticipated movement.

Concerns regarding trespassing and security are not unique to the proposed development and can be effectively mitigated through appropriate site management and security measures. Importantly, the nature of the facility does not lend itself to activities that would compromise the safety or integrity of neighbouring properties.

The peripheral location offers enhanced safety and operational benefits. Patients suffering from Alzheimer's disease and Dementia are often vulnerable and may wander. A more contained, low-density environment allows for improved monitoring and quicker response times, thereby ensuring patient safety while minimising risks to the public.

To further address and mitigate the concerns raised by the objector, it is recommended that the following conditions be imposed:

- *The facility shall operate strictly as a care and training centre, and no additional unrelated activities shall be permitted without prior Council approval.*
- *Operating hours for external activities (such as deliveries or visits) shall be limited to reasonable daytime hours to maintain the tranquillity of the area.*
- *Adequate on-site parking shall be provided to prevent any spill-over onto surrounding properties or access roads.*
- *The property shall be appropriately fenced and secured to prevent unauthorised access and to ensure the safety of patients and neighbouring properties.*
- *Landscaping and buffering measures shall be introduced along property boundaries to maintain privacy and reduce any potential visual or noise impacts.*
- *Appropriate security measures, including controlled access and on-site supervision, shall be always implemented.*

The proposed rezoning from agricultural to institutional is not subject to a compensation fee according to the Betterment Fee Policy of 2009.

11. Conclusion

In conclusion, the proposed rezoning is consistent with sound spatial planning principles, responds to a clear community need, and is compatible with the surrounding land uses. The objections raised are not considered sufficient to outweigh the substantial public benefit associated with the development. It is therefore recommended that the rezoning from Agricultural to Institutional be

supported and approved. It is therefore considered that the proposed subdivision is desirable from a town planning perspective and may be supported by Council.

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

RECOMMENDED:

- (a) That the rezoning of Portion 94 (a Portion of Portion 71) of the Farm 163, Swakopmund from "Agricultural" to "Institutional" be approved subject to the following conditions:
- *That the facility shall operate strictly as a care and training centre, and no additional unrelated activities shall be permitted without prior Council approval.*
 - *That the operating hours for external activities (such as deliveries or visits) shall be limited to reasonable daytime hours to maintain the tranquillity of the area.*
 - *That adequate on-site parking shall be provided to prevent any spill-over onto surrounding properties or access roads.*
 - *That the property shall be appropriately fenced and secured to prevent unauthorised access and to ensure the safety of patients and neighbouring properties.*
 - *That landscaping and buffering measures shall be introduced along property boundaries to maintain privacy and reduce any potential visual or noise impacts.*
 - *That appropriate security measures, including controlled access and on-site supervision, shall be always implemented.*
- (b) That all additional infrastructure and services required because of the proposed development be for the account of the applicant or the owner and in accordance with the specifications and satisfaction of the General Manager: Engineering and Planning Services,
- (c) That all the parking be provided on-site in line with the Swakopmund Zoning Scheme and no parking on street reserve; shall be tolerated,
- (d) That the applicant provides proof that the rezoning has been approved by the Minister and the rezoning is promulgated before any submission of building plans inclusive of relaxation of building lines and aesthetics approval to the Engineering and Planning Services Department for approval,
- (e) That the rezoning of Portion 94 (a Portion of Portion 71) of the Farm 163, Swakopmund from "Agricultural" to "Institutional" is not subject to a compensation fee,
- (f) That the objector be informed of this decision and of their rights to appeal the 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

22-03-01. Ptn 94/Ptn 71/F 163

19

*Handwritten signature***TOWN PLANNING & PROPERTIES**

PO BOX 1598
 SWAKOPMUND, NAMIBIA
 +264 81 122 8851
 +264 81 122 8852
 and info@swakopmund.com

Chief Executive Officer
 Municipality of Swakopmund
 PO Box 53
 Swakopmund
 Namibia



20 January 2026

Dear Sir,

**APPLICATION FOR THE REZONING OF PORTION 94 (A PORTION OF PORTION 71)
 OF THE FARM 163, SWAKOPMUND, FROM AGRICULTURAL TO INSTITUTIONAL.**

Application is herewith made in terms of the Urban and Regional Planning Act of 2018, on behalf of the owner/s of Portion 94 (a portion of Portion 71) of the Farm 163, Swakopmund, Plot Number Ninety Four Property Holding (Pty) Ltd., for the rezoning of Portion 94 (a portion of Portion 71) of the Farm 163, Swakopmund, from Agricultural to Institutional.

1. BACKGROUND

Our client is of the intentions to obtain Councils approval to operate a facility for persons that is diagnosed with Alzheimer's Disease and Dementia on the said property being of Portion 94 (a portion of Portion 71) of the Farm 163, Swakopmund.

2. LOCALITY AND ERF SIZE

Portion 94 (a portion of Portion 71) of the Farm 163, Swakopmund, currently measures approximately 16,2679ha in extent and is located at the Swakopmund Smallholdings approximately 6 km from the turnoff (Annexure A).

3. OWNERSHIP

Ownership of Portion 94 (a portion of Portion 71) of the Farm 163, Swakopmund, currently vests with PLOT NUMBER NINETY FOUR PROPERTY HOLDING (PTY) LTD. (Annexure B1). Power of Attorney from the members are attached as Annexure B2.

4. ACCESS TO THE PROPERTY

Access to the property is obtained from the D1901 and the internal road infrastructure of the Smallholdings. The portion of land is long existing and has as such enjoyed unhindered access as can currently be found on site. The intentions of the client will under no circumstances increase traffic in the area nor require additional access points. If and when in future any additional access points are planned or needed then the Municipality should be consulted first and approval obtained for such new requirements.

5. TOPOGRAPHY

There are no topographical factors that will have any negative impact on the intentions of the client. The surrounding area is already developed to a certain extent and this is a clear indication that the soil conditions are suitable and stable for any form of development / redevelopment of the property.

6. INFRASTRUCTURE

Portion 94 (a portion of Portion 71) of the Farm 163, Swakopmund is already serviced with the basic services infrastructure such as Water and Electricity. Sewer is being dealt with by means of septic tanks that is the accepted norm for this area since there is no sewer system as yet.

Any additional requirements that the owner might envisage in future 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.

It is our opinion that due to the size of the plot and the intentions of the client, that it would be highly impossible not to comply and parking requirements and as such parking will in this case not be of concern.

8. MOTIVATION FOR INTENTION

It is the intention of the client to construct and operate a facility, on Portion 94, that provides care to persons with Alzheimer disease and Dementia. In addition to this the facility will provide training to persons to care for the patients. These students will live and receive training onsite while working at the facility. It is due to the aforesaid that the applicant wishes to formally apply to Council for the Rezoning of Portion 94 from Agricultural (Annexure C1) to Institutional (Annexure C2).

In terms of location, it is safe to argue that there cannot be a better place to conduct such activity. From past experience the general public does not like such activities along with

rehabilitation centres in the midst of the neighbourhoods. A recent case in Walvis Bay is a good example where a rehabilitation centre in a residential neighbourhood was proposed. The intentions received heavy criticism and the objectors eventually succeed in stopping such application.

Uses as described above should be located away from neighbourhood and to outskirts of town. In our professional opinion, the use will not interfere with the amenities of the area and would most definitely provide a vital service to the town of Swakopmund. Alzheimer disease and Dementia can be diagnosed in any one as it does not discriminate. Today it could be someone you know or tomorrow a family member. There is a real lack of such facilities as it requires special skills to effectively operate such facility.

Recently Council approved a rezoning for Portion 42 of the Farm NO. 163, to special to allow a restaurant and a bar. The application was objected against as it is not fitting for the area, yet approval was given. If a person now compares the intentions of our client and that of Portion 42, then it can be safely argued that the intentions of our client are far less intrusive on the surrounding area. Our client does not need sound proofing for the activities that is to take place as opposed to the recommendation for Portion 42.

If a person diagnosed with the aforesaid diseases disappears in town it could take a while to find this person again, while exposing the general public and him/herself to endless possibilities. On the Smallholdings there is nowhere to go and such person would be found with a few minutes of disappearing. It is a much safer environments for all concerned than in town.

We can provide endless arguments in favour of the application but fact remains, the current location is perfect for such very much needed facility for Swakopmund.

9. ADVERTISEMENTS

Advertisements for the proposed Rezoning of Portion 94 (a portion of Portion 71) of the Farm 163, Swakopmund, was placed in the Republikein and New Era on the 5th and 12th of November 2025 (Annexure D). Closing dates for objections was on the 28th of November 2025. 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, with the objection period ending on the 28th of November 2025 (Annexure G).

10. RESPONSE FROM PUBLIC

Closing date for comment/objection to the proposed intentions were on the 28th of November 2025. By the closing of the objection period only 1 (one) comment/objection was received, (Annexure H).

10.1. Objection received from Anke Hedwig Forster (Plot 127)

The objection reads as follows with our response after each point of objection:

Objection: "1) Noise Pollution"

Our Response

The intended activities and the actual operation of such facility is of a quiet nature. It also requires a tranquil environment to effectively operate. The client can place an agricultural use on the plot that will totally destroy the ambiance of the area so it is our opinion that the reason for objection is not realistic and cannot be supported.

Objection: "2) Trespassing on our property"

Our Response

It is unclear what the objector is trying to say or imply here with this statement. It is the opinion that the objector is merely stating anything that comes to mind instead of applying the mind and proving to us that this is a real concern. Trespassing can happen from any plot in the immediate area, so does this mean that the objector will object and argue the exact same reason to other uses also requiring consent? It gives the impression that the objector will object against any application in the area irrespective of its use. The entire objection gives the impression that it is a case of "not in my back yard syndrome" that is commonly used against applications. The objection has no substance and can therefore not be supported.

Objection: "3) Traffic / people moving in and out and all over adjoining Plots"

Our Response

Every owner has the right to access to his/her property irrespective of its location. This access is fixed and provides access to both the residents and whatever activity is being practised on the premises.

Taking the road infrastructure into consideration, more specifically the access routes of the two plots, it becomes clear that it is impossible for any activity being exercised on Portion 94 to have a traffic effect, in any sense, on Portion 127. We are of the opinion that the reason for objections was not well thought through by the objector.

People have the right to move freely on public roads and as such movement due to any use practised in any plot is normal. The objector makes reference to moving all over adjacent plots which we feel is part of the trespassing referred to earlier in the objection. The objector has every right to secure her property by means of fencing (being the norm) or build a wall around her property. We don't see how the proposed use will cause trespassing on the objector's property. There is no need for anyone to access her property.

The reason for objection cannot be supported due to the reasoning above.

Objection: "4) Security concern as immediate neighbours"

Our Response

The statement is a very general statement and is not providing any reasoning for the statement. What security concerns are the objector referencing to? As mentioned

previously, if the objector is so concerned with safety, then she should erect a proper fence to keep persons out. The only security concern on the plots are the thieves that come at night to rob residents. We don't foresee any of the proposed patients robbing the objector in the near future as they might forget to follow through on the plan. We do not foresee any negative impact on the objector's property what so ever. The objection is therefore not supported.

11. CONCLUSION

It is our opinion that the application at hand will fit well in terms of location, as past experience has proven that society does not want those uses within their midst. The Smallholding is a far better location due to size of the property and the fact that the population p/sqm is far less than that found in town. As the town grows new uses will have to be entertained within the townlands. The location for each use should make sense and be conducive to the surrounding area. It is clear from past experience that uses such as mental institutions, rehabilitation centres, etc. are not found to be very favourable in the higher density areas or neighbourhoods. The general consensus that was derived from other cases is always that it should be placed away from such areas and more to the outskirts of town where exposure is less.

It is not foreseen that the intentions of the client will have any negative impact on the surrounding area. The nature of use remains residential in character with caretakers of the patients remain on site and as such also requires a tranquil environment. The intention of the client can be seen as a positive contribution to the community's needs in terms of health care.

12. APPLICATION

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

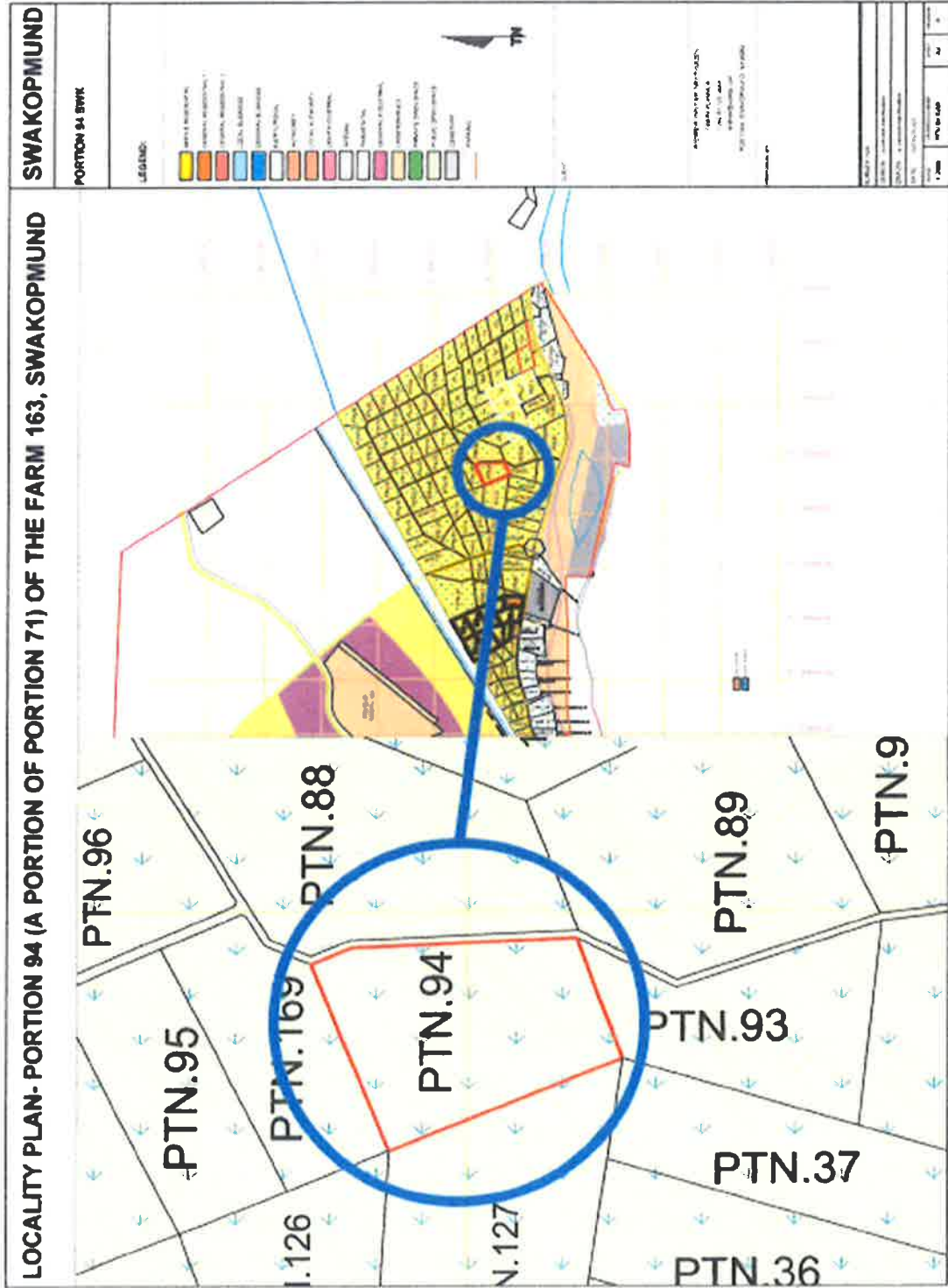
- **REZONING OF PORTION 94 (A PORTION OF PORTION 71) OF THE FARM 163, SWAKOPMUND, FROM AGRICULTURAL TO INSTITUTIONAL.**

It is trusted that Council will find the above application for the rezoning of Portion 94 (a portion of Portion 71) of the Farm 163, Swakopmund, from Agricultural to Institutional, in order.

Yours Faithfully,



A R VAN DER WESTHUIZEN





PREPARED BY ME

Swanepoel
 CONVEYANCER
 SWANEPOEL A

DR WEDER, KAUTA & HOEKA INC.
 Attorneys, Notaries and Conveyancers
 P O BOX 864
 WINDHOEK



DEED OF TRANSFER T 6065 12016

BE IT HEREBY MADE KNOWN:

THAT ~~ANDRE SWANEPOEL~~ ^{Deputy} — PAUL HENDRIK KIRSTEIN BOTHA

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

EXACT CONSTRUCTION CC
 Registration Number CC/2000/1361

dated the 15th SEPTEMBER 2016 and signed at WINDHOEK

64

A handwritten signature, possibly of the Registrar, written in black ink.

AS

AND THE SAID APPEARER declared that his Principal had truly and legally sold on the 29TH JULY 2016 and that he in his capacity aforesaid did, by these presents, cede and transfer, in full and free property, to and on behalf of

**PLOT NUMBER NINETY FOUR PROPERTY HOLDING
(PROPRIETARY) LIMITED**
Company Number 2016/1067

Its Successors in Title or Assigns

CERTAIN PORTION 94 (A PORTION OF PORTION 71) OF THE FARM
NO. 163

SITUATE In the Municipality of SWAKOPMUND
Registration Division "G"
ERONGO Region

MEASURING 16,2679 (One Six comma Two Six Seven Nine) Hectares

FIRST TRANSFERRED and still held by Deed of Transfer No. T 2741/2008 with
General Plan S.G. No. A.444/2000 relating thereto

SUBJECT to the following conditions imposed in terms of Town Planning Ordinance 1954,
Ordinance 18 of 1954, as amended (See BC 22/2007) 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 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).
- 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 on the erf.

WHEREFORE the Apparer renouncing all the right and title which the said 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

Its Successors in Title 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 of the aforesaid property amounts to N\$600 000,00.

SIGNED at WINDHOEK on 2016-09-07 together with the appearer, and confirmed with my seal of office.


Signature of Appearer

In my presence,


Transfer Duty paid in the amount of N\$72 000,00
as per Receipt No. 102337140
Issued at WINDHOEK on 27-09-2016

(Checked) 1.  2. 

I the undersigned, ANDRE SWANEPOEL, Conveyancer hereby certify in terms of Section 78 of Act 23/1992 that all rates leviable in respect of such immovable property in terms of this Act, and all the fees, charges and other moneys due to the local authority council in respect of any service, amenity or facility supplied to such property in terms of this Act, inclusive of any availability charge and minimum charge provided for in section 30(1)(u) has been paid up to and including the date of registration hereof.


CONVEYANCER
SWANEPOEL, A
87

SPECIAL POWER OF ATTORNEY



I/We, the undersigned.

ROBERT GEORGE VAN WYK (ID: 76071210461)

In my/our capacity as:

DIRECTOR OF PLOT NUMBER NINETY FOUR PROPERTY HOLDING (PTY) LTD. (COMPANY NO. 2016/1067), BEING THE REGISTERED OWNER OF PORTION 94 (A PORTION OF PORTION 71) OF THE FARM 163, SWAKOPMUND

do hereby nominate, constitute and appoint.

VAN DER WESTHUIZEN TOWN PLANNING & PROPERTIES CC, P O BOX 1698, 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 PORTION 94 (A PORTION OF PORTION 71) OF THE FARM 163, SWAKOPMUND, FROM AGRICULTURE TO INSTITUTIONAL.**

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 20 day of January 2026

In the presence of the undersigned witnesses.

WITNESSES:

1.

2.

ROBERT GEORGE VAN WYK



Energy... Australia prop forward Angus Bell. Photo: Christy Pugh

Fatigued Australia has 'energy' for test assignments

AUSTRALIA prop forward Angus Bell insisted the Wallabies still have "petrol in the tank" even if coach Joe Schmidt says his side is running on empty.

Bell said there was still plenty of motivation to play for Australia even if Saturday's test against Ireland will be an "energy sapping" 14th international in a span of 20 weeks for the team.

Australia have won five of 13 since July and looked bogged in their last two encounters, against England at Twickenham on November 1, and last Saturday when they lost to Italy in Udine.

Schmidt suggested fatigue was a factor in the loss to the Italians, but Bell gave the short shrift to a press conference in Dublin on Monday.

"We definitely have enough petrol in the tank. When you play for your country, it's a massive honour, whether you've done it once or 100 times. Every week is exciting. Every week is an opportunity. I sit here at a 25-year-old, and you never know

how many more tests you're going to play. You never know what's around the corner," he added.

"Every time you pull on that jersey, it's an absolute privilege. So, for me, there's no bigger motivator than playing for the country, and I know we're ready for the next two weeks, and we're going to try really hard to recapture things," said Bell.

Bell said there had been a thorough review of their performance on Monday. "This morning was really tough, but it's about not taking it personally and just trying to get better," he said.

"We have had hard conversations even when we win. I remember when the third Lions test, when we beat them, there were still hard conversations happening. It's about being in a professional environment and being with a team that holds high standards," said Bell.

Australia's clash against Ireland on Saturday is followed by a final test match in Paris against France on 22 November.

SuperSport

CLASSIFIEDS

EMPLOYMENT OFFERED	EMPLOYMENT OFFERED	NOTICE LEGAL NOTICE	NOTICE LEGAL NOTICE
VACANCY QUALITY ASSISTANT is urgently sought for the... Requirements: - 1. Certificate of Education - 2. 1 year experience in retail - 3. Must be available to work 40 hours per week - 4. Must be able to work weekends Apply to: Mrs J. Smith, 123 Main St, Cape Town. Tel: 021 123 4567	WANTED CONSTRUCTION/PHARMACY 12 Year experience Phone to: - 1. Luthando - 2. E-mail CV to: jsmith@company.com Closing 30 Nov 2025	NOTICE LEGAL NOTICE NOTICE OF REMOVAL OF COMPANY REGISTERED AT THE REGISTRAR OF COMPANIES I hereby give notice that I have removed the company name of... Company Name: ABC Company (Pty) Ltd Registered at: 123 Main St, Cape Town Date of Removal: 15 Nov 2025	NOTICE LEGAL NOTICE PUBLIC NOTICE A CALL FOR PARTICIPATION & SUBMISSION OF COMMENTS ENVIRONMENTAL IMPACT ASSESSMENT (EIA) STUDY FOR THE PROPOSED... The public is invited to submit comments on the EIA study... Contact: Project Manager, 123 Main St, Cape Town. Tel: 021 123 4567

NOTICE OF REMOVAL OF COMPANY REGISTERED AT THE REGISTRAR OF COMPANIES

I hereby give notice that I have removed the company name of...
Company Name: ABC Company (Pty) Ltd
Registered at: 123 Main St, Cape Town
Date of Removal: 15 Nov 2025

NOTICE OF REMOVAL OF COMPANY REGISTERED AT THE REGISTRAR OF COMPANIES

I hereby give notice that I have removed the company name of...
Company Name: XYZ Company (Pty) Ltd
Registered at: 456 Main St, Cape Town
Date of Removal: 15 Nov 2025

NOTICE OF REMOVAL OF COMPANY REGISTERED AT THE REGISTRAR OF COMPANIES

I hereby give notice that I have removed the company name of...
Company Name: PQR Company (Pty) Ltd
Registered at: 789 Main St, Cape Town
Date of Removal: 15 Nov 2025

NOTICE OF REMOVAL OF COMPANY REGISTERED AT THE REGISTRAR OF COMPANIES

I hereby give notice that I have removed the company name of...
Company Name: MNO Company (Pty) Ltd
Registered at: 101 Main St, Cape Town
Date of Removal: 15 Nov 2025

NOTICE OF REMOVAL OF COMPANY REGISTERED AT THE REGISTRAR OF COMPANIES

I hereby give notice that I have removed the company name of...
Company Name: STU Company (Pty) Ltd
Registered at: 112 Main St, Cape Town
Date of Removal: 15 Nov 2025

NOTICE OF REMOVAL OF COMPANY REGISTERED AT THE REGISTRAR OF COMPANIES

I hereby give notice that I have removed the company name of...
Company Name: VWX Company (Pty) Ltd
Registered at: 134 Main St, Cape Town
Date of Removal: 15 Nov 2025

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4% FEE

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GPC



8783

Government Gazette 14 November 2025

19

No. 876

2025

REZONING OF ERF 7535, WINDHOEK

Dunamis Consulting (Pty) Ltd on behalf of the owner of Erf 7535, Eros Road and Independence Avenue, Windhoek intends to apply to the Municipal Council of Windhoek and the Urban and Regional Planning Board for the following:

- **Rezoning of Erf 7535, Independence Avenue, Windhoek from "business" with a bulk of 1.0 to "institutional" for a place of instruction; and**
- **Consent to continue with the school activities while the rezoning process is being finalized.**

Erf 7535, Windhoek is located in Brandberg Street and is currently zoned "business" with a bulk of 1.0 and measures $\pm 3432m^2$. The erf comprises three (3) classrooms on its north-eastern wing and one (1) block of offices and nineteen (19) classrooms on its south-western wing and a guard house. The rezoning to "institutional" will allow the owner to operate the academic activities on the erf with a total of twenty-four (24) classrooms which cater for two hundred and fifty-eight (258) learners. It is the intention of owner of Sunshine Private School, to provide a place of instruction in the form of a Primary School for the grade 1 to grade 7. The current zoning and bulk on Erf 7535, Windhoek being that of "business" with a bulk of 1.0 does not allow for the proposed institutional development. Hence, in order to realize the envisaged development, an application for the rezoning from "business" with a bulk of 1.0 to "institutional", is necessary.

Provision of off-street parking in addition to the on-site parking is made on Brandberg Street in front of and on Erf 1129 which serve both as parking and drop off zone.

The locality plan of the erf can be inspected at the Windhoek Town Council Customer Care Centre Town Planning Notice Board, 80 Independence Avenue, Windhoek.

Any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof in writing at the Windhoek Urban Policy Offices, Room 518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice final date for objections is **4 December 2025**.

Applicant:

Dunamis Consulting (Pty) Ltd
P.O. Box 81108, Olympia
Tel: +264 833 302 241
Email: ndimuhona@dunamisplan.com

Chief Executive Officer
Municipal Council of Windhoek
P.O. Box 59, Windhoek

No. 877

2025

REZONING OF PORTION 94 (A PORTION OF PORTION 71)
OF THE FARM 163, SWAKOPMUND

Notice is hereby given in terms of the Urban and Regional Planning Act, 2018 that **Van Der Westhulzen Town Planning and Properties CC**, on behalf of the registered owner of Portion 94 (a portion of Portion 71) of the Farm 163, Swakopmund, intends to apply to the Swakopmund Municipal Council and intends on applying to the Urban and Regional Planning Board (for the following:

Rezoning of Portion 94 (a portion of Portion 71) of the farm 163, Swakopmund from "agricultural" to "institutional".

TOWN PLANNING & PROPERTIES

PO BOX 1508
SWAKOPMUND, NAMIBIA

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

Mrs. ANKE HEDWIG FORSTER the owner of Erf No. 127

Street Address	DESERT VILLAGE
Postal Address	2461 SWAKOPMUND
Telephone No	0813003489 - 0812427160
Email Address	swa.margaret@yahoo.com

am aware that an application for: Developer to extend on the use and providing training and care facilities.

On Erf 94 [Plot No.] by Messrs

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

NO OBJECTION

Signature of Owner

OBJECTION


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
① Noise Pollution , ② Trespassing on our property
③ Traffic / people moving in and out and all over adjoining Plots.
④ Security concern as immediate neighbours.

 ANKE HEDWIG FORSTER

SIGNATURE

FULL NAME

DATE

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

11.1.26 **ESTABLISHMENT OF THE HEARING COMMITTEE AND HEARING RULES FOR THE SWAKOPMUND AUTHORISED PLANNING AUTHORITY**
(C/M 2026/05/07 - 1/1/1/16, 2/1/2/1)

Ordinary Management Committee Meeting of 16 April 2026, Addendum **8.16** page **301** refers.

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

1. Purpose

The purpose of this submission is twofold:

- *Firstly, it is for Council to decide on who will comprise the initial hearing committee, and what might be the longer-term approach, and*
- *Secondly, for Council to consider applicable rules for hearing as provided for in terms of Section 100(3) of the Urban and Regional Planning Act, 2018.*

2. Introduction

Following the approval by the Minister of Urban and Rural Development of the Swakopmund Local Authority as an "Authorised Planning Authority" which was gazetted on the 15th December 2025.

According to the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) an authorised planning authority is defined as "a local authority which in terms of section 16 is declared as an authorised planning authority in respect of a local authority area". While the local authority has been defined as a local authority area, a municipal council, town council or village council referred to in section 1 of the Local Authorities Act. This makes it obvious that Council is the "authorised planning authority".

Section 100(2) of the Urban and Regional Planning Act, 2018, made it mandatory that there should be a hearing for every application for which objections were received.

In terms of Section 100(3), the authorised planning authority may opt to hold hearings itself or may establish a committee consisting of three members to hold hearings and make recommendations to the authorised planning authority. In addition, rules and procedures for the hearings must be developed. It is on this basis that that this submission is being presented to the Council.

3. Proposal

It is proposed that while Council is generally getting accustomed to the authorised planning authority atmosphere, all council members participate in the hearings at least for a period of six months. When Council has gained confidence and established the feeling of the hearing environment, the establishment of a hearing committee should be considered. The Town Planning Department should play an advisory or interpretive role when directed to do so and provide the secretarial duties during the hearings.

Rules and procedures of the hearings should be developed on a progressive basis for a period not exceeding one year from the date of the Council decision. Such an approach would allow for the gathering of experience and formulation of appropriate rules and procedures on hearings.

For the better administration, it is suggested that hearings should be held on dates coinciding with either the management committee or Council meeting dates. If those that are deemed to be exhaustive to the members, alternative dates be determined by the Town Planning Department and the Office of the Chief Executive Officer, in conjunction with Council.

In the interim, to formalise the hearing meetings' operations, basic rules and hearing procedures are being proposed as follows:

- (i) *Parties must confirm their availability for the hearing at least twenty-four (24) hours prior to the meeting date, if no confirmation received or no turn-up to the hearing, it will be deemed that the party is not interested in defending their case and the application will be processed,*
- (ii) *Prior to the hearing, the persons opting for the representation as provided for in terms of Section 100(7) must inform the Chief Executive Officer (CEO) at least twenty-four hours before the meeting date that a representative has been appointed, the notification to the CEO should be accompanied by the appointment of such representative. If witnesses are to be called or there will be cross-examination of any person or access to evidence document is required.*
- (iii) *At the beginning of the hearing, participant must be requested to introduce themselves, indicate their capacities and produce the notice issued to them in terms of Section 100(4) of the Act,*
- (iv) *Both applicant and the objector should be afforded equal opportunities to express and counter-respond, which should not be more than three chances for either part,*
- (v) *No dialogues or unnecessary interruption should be tolerated, all opportunities for expression should be granted by the chairperson of the hearing,*
- (vi) *A hearing session should be held for no more than two (2) hours and any session likely to extend over the prescribed period must be adjourned to a later date to be agreed upon by the parties for the finalization of the hearing, and parties must submit written arguments on which they must only provide clarity at the hearing.*
- (vii) *The public as well as the participants of the hearing should be seated separately, and accordingly to their roles or form of participation,*
- (viii) *No weapons are permitted at the hearing premises.*

4. **Conclusion**

The Swakopmund Authorised Planning Authority should pilot the conducting of hearings for a period of at least six (6) months prior to the establishment of the hearing committee.

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

RECOMMENDED:

- (a) That for the interim, the Swakopmund Authorised Planning Authority conduct hearings itself and only consider establishing a hearing committee after six months from the date of the first hearing.
 - (b) That the Town Planning Department provide secretarial duties for the hearings.
 - (c) That the following rules be adopted for the hearings:
 - (i) *Parties must confirm their availability for the hearing at least twenty-four (24) hours prior to the meeting date, if no confirmation received or no turn-up to the hearing, it will be deemed that the party is not interested in defending their case and the application will be processed,*
 - (ii) *Prior to the hearing, the persons opting for the representation as provided for in terms of Section 100(7) must inform the Chief Executive Officer at least twenty-four hours before the meeting date that a representative has been appointed, the notification to the Chief Executive Officer should be accompanied by the appointment of such representative. If witnesses are to be called or there will be cross-examination of any person or access to evidence document is required.*
 - (iii) *At the beginning of the hearing, participant must be requested to introduce themselves, indicate their capacities and produce the notice issued to them in terms of Section 100(4) of the Act,*
 - (iv) *Both applicant and the objector should be afforded equal opportunities to express and counter-respond, which should not be more than three chances for either part,*
 - (v) *No dialogues or unnecessary interruption should be tolerated, all opportunities for expression should be granted by the chairperson of the hearing,*
 - (vi) *A hearing session should be held for no more than two (2) hours and any session likely to extend over the prescribed period must be adjourned to a later date to be agreed upon by the parties for the finalization of the hearing, and parties must submit written arguments on which they must only provide clarity at the hearing.*
 - (vii) *The public as well as the participants of the hearing should be seated separately, and according to their roles or form of participation,*
 - (viii) *No weapons are permitted at the hearing premises.*
-

11.1.27 **POWERCOM (PTY) LTD: APPLICATION FOR 2 NEW SITES TO ERECT TELECOMMUNICATION TOWERS IN SWAKOPMUND**
(C/M 2026/05/07 - 13/3/1/7; E 6305, E 979)

Ordinary Management Committee Meeting of 16 April 2026, Addendum **8.17**
page **304** refers.

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

1. **Introduction**

The purpose of this submission is to consider the allocation of two new lease sites measuring 100m² each to PowerCom (Pty) Ltd (hereinafter PowerCom) for the construction of telecommunication towers and equipment rooms, at

1.1 Erf 6305, Extension 22, Swakopmund

1.2 Erf 979, Extension 1, Swakopmund

The application dated **30 June 2025** is attached as **Annexure "A"**.

2. **Background**

An application dated **30 June 2025** was received from PowerCom. A memo for comments was issued to the Engineering & Planning Services Department on **04 November 2025** ("**Annexure B**"). On **06 November 2026** the following was confirmed by the said department ("**Annexure C**"):

- Erf 6305, Extension 22, Swakopmund - POS measuring 1 954m²
- Erf 979, Platz Am Meer - Beach Area measuring 407 216m²

Engineering Department confirmed that both sites are suitable for telecommunication infrastructure.

Furthermore, on **26 March 2026**, confirmation was received from the Engineering & Planning Services Department that, with reference to Erf 979 (Beach Area), the proposed development is subject to the provisions of the Swakopmund Town Planning Scheme.

In terms of Clause 6 of the Scheme, the proposed development constitutes a consent use and therefore requires formal application and approval, including public advertisement and the opportunity for objections from interested and affected parties.

These requirements are incorporated into the Environmental Impact Assessment (EIA) process, which addresses land use compliance, environmental and visual impacts, and public participation. The EIA process further ensures that all statutory requirements are met and that an Environmental Clearance Certificate is obtained prior to the commencement of development.

3. **Lease Tariff and Period**

Council has approved a standard rental rate per square meter for BTS sites, with a fixed lease period of five (5) years. If renewed, the lease is extended to a fixed period of (9) years and eleven (11) months. The applicable tariffs vary depending on the location of the BTS site and are subject to an annual escalation of 7%, effective every 1 July, commencing on 1 July 2026.

For the 2024/2025 financial year, the approved tariffs were as follows:

- *Mondesa* : N\$ 42.05 per m²
- *Central Town* : N\$ 46.75 per m²

Given the location of the proposed tower sites, the applicable tariff falls within the Central Town category.

4. **Proposal**

It is proposed that the two new applications be approved on a 5 years' lease period based on Council's standard conditions.

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

- (a) That Council approves the application by PowerCom (Pty) Ltd dated 30 June 2025 for the following 2 new lease sites zoned "Public Open Space" and "Beach Area" for the erection of telecommunication towers and appurtenant equipment rooms:

<i>Location</i>	<i>Erf No.</i>	<i>Zone</i>	<i>Erf Size</i>	<i>BTS Size</i>
<i>Swakopmund Extension 22</i>	<i>6305</i>	<i>Public Open Space</i>	<i>1 954 m²</i>	<i>100 m²</i>
<i>Platz Am Meer</i>	<i>979</i>	<i>Beach Area</i>	<i>407 216m²</i>	<i>100 m²</i>

- (b) That PowerCom (Pty) Ltd be granted permission to sublease space on all towers indicated in the table above as it forms part of their business model.

- (c) That PowerCom (Pty) Ltd adheres to the following requirements:

- *That Council take note that the proposed lease of a portion of Erf 979, Swakopmund (beach area) and a portion of Erf 6305 Swakopmund, for the construction of an equipment room and erection of a telecommunications tower (maximum height of 25 metres) is subject to the provisions of the Swakopmund Town Planning Scheme.*
- *That Council approve, in principle, the lease of the identified portions, subject to compliance with all applicable statutory requirements.*
- *That the applicant be required to obtain approval in terms of Clause 6 of the Swakopmund Town Planning Scheme, including the submission of a consent use application and the completion of the prescribed public participation process.*
- *That the applicant be required to undertake and complete an Environmental Impact Assessment (EIA) process, to the satisfaction of the relevant authorities, and obtain an Environmental Clearance Certificate prior to the commencement of any development.*

- *That the lease agreement be subject to all necessary approvals being obtained, including town planning and environmental authorisations, and that no construction activities commence prior to such approvals being granted.*
 - *That all costs associated with statutory applications, environmental assessments, and compliance requirements be borne by PowerCom (Pty) Ltd.*
- (d) That the following standard lease conditions be applicable to the leasing of the lease portions in (a) above.
- (i) *Lease period of 5 years.*
 - (ii) *That building plans of all proposed buildings must be submitted to the Engineering and Planning Services Department.*
 - (iii) *That the portion of land is leased on the explicit condition that the lessee indemnifies Council against any claim for damages resulting from its occupation by the lessee.*
 - (iv) *That the lease be at the current tariff of N\$42.05/m² per month with an annual escalation of 7% every July (first being 1 July 2026).*
- (e) That the Engineering & Planning Services Department provides a lay-out plan for the exact location on the identified erven to be used for the 100m² lease portions.
- (g) That PowerCom (Pty) Ltd installs their own electrical meter so that any expenses and costs generated be allocated to PowerCom (Pty) Ltd.
- (h) That the proposed lease of the sites be dealt with in terms of section 63 of the Local Authorities Act 23 of 1992, as amended.
- (i) That Council's standard lease conditions be made applicable to the leases.
- (j) That all costs relating to the lease, including, but not limited to advertising costs, be for the account of the lessee.
- (k) That the following conditions be made applicable in addition to point (d) above:
- (i) *That Council will not reimburse PowerCom (Pty) Ltd for any costs relating to the installation or removal of its properties or any other expense incurred during or after the termination of the lease agreement.*
 - (ii) *That any damages that may be caused to the lease site be for the account of PowerCom (Pty) Ltd and shall be repaired at their cost and on demand.*
 - (iii) *That PowerCom (Pty) Ltd be responsible for the proper maintenance of the equipment, failure to maintain the water tower and equipment on a structural and aesthetic level satisfactory to the GM: Engineering and Planning Services will result in the cancellation of the lease and the removal of the lease equipment at the cost of the lessee.*
 - (iv) *That Council be indemnified of any and all possible claims.*
- (l) That all costs relating to the lease, including, but not limited to advertising costs, be for the account of the lessee.
-

ANNEXURE "A"



Enquiries: Mercutio B.T. Mowes

30 June 2025

Mr. Archie Benjamin
Chief Executive Officer
Municipality of Swakopmund
P.O. Box 53
Swakopmund
Namibia

Dear Mr. Benjamin,

APPLICATION TO LEASE PORTIONS OF LAND TO ERECT TELECOMMUNICATION TOWERS IN SWAKOPMUND

1. PowerCom (PTY) LTD, a licensed Network Infrastructure Company, and a subsidiary of Telecom Namibia hereby apply to lease the following portions of land, as further detailed in the attached Annexures A-B, for the purpose of constructing telecommunication towers within the boundaries of Swakopmund;

Site Name	Coordinates	Size
Swakopmund Ext 22 (Pro-Ed Area)	22°37'38.92"S 14°32'10.16"E	10m x 10m
Platz Am Meer	22°38'45.41"S 14°31'41.51"E	10m x 10m

2. The proposed tower structures will enable PowerCom to sublease tower and yard space to various mobile operators, broadcasters, and Internet Service Providers in line with our 'Passive Infrastructure Sharing' business model.
3. Application approval of the above identified sites shall further enable all licenced mobile operators, broadcasters, and Internet Service providers to extend mobile network coverage, broadcasting coverage, and internet coverage to their respective customers within the identified locations via 2G, 3G, 4G mobile services, as well as other wireless and fixed wireless services from the towers.
4. Upon land approval and on condition that PowerCom successfully obtain Environmental Clearance Certificates for the sites, PowerCom intends to construct 25m camouflage "tree" towers on the identified sites, which shall blend in with the environment.
5. Should additional information be required, kindly contact the Site Acquisition Officer, Mr. Mercutio Mowes at Tel: +264 61 201 2958 / Email: mercutio.mowes@powercom.na.

Directors: Ms. Eberetta Hamme (Chairperson), Mr. Sel Sol Shno (Vice-Chairperson),
Mr. Erny M. Shum, Mr. Eberetta Hamme, Mr. Erny Mowes, Mr. Arno de Brui,
Chief Executive Officer: Mr. Reatus Amadhila
Company Secretary: Ms. Anetja F. J. J. J.
Registration Number: 20010511

GIS
Please confirm
the availability &
possibility of
the sites.
10/11/2025



+264 61 410 4200 | mhaingura@swkmun.com.na | P.O. Box 53, Swakopmund, Namibia

Internal Memorandum

TO : GM: Engineering & Planning Services
FROM : GM: Corporate Service & Human Capital
DATE : 04 November 2025
REF. : 13/3/1/7
SUBJECT : APPLICATION TO LEASE PORTIONS OF LAND TO ERECT TELECOMMUNICATION TOWERS IN SWAKOPMUND

The abovementioned refers.

A letter dated 30 June 2025 was received from PowerCom (Pty) Ltd requesting to lease two portions of land measuring 100m² (10mx10m) each for the installation of telecommunication towers on the following coordinates:

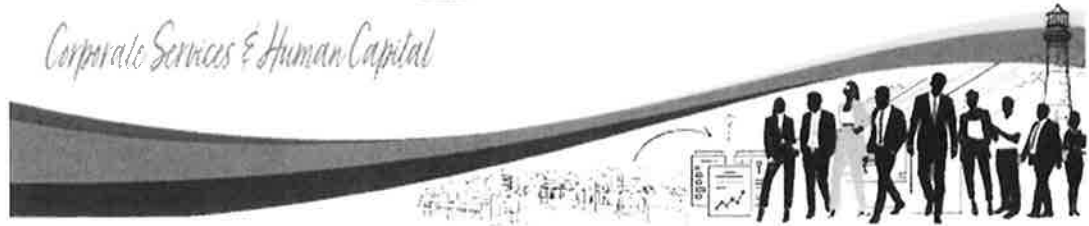
Site Name	Coordinates
A portion of Erf 6305, Swakopmund (Swakopmund Ext 22)	22°37'38.92"S 14°32'10.16"E
A portion of Erf 979, Swakopmund (Platz Am Meer)	22°37'45.41"S 14°31'41.51"E

In order to submit the application of PowerCom (Pty) Ltd to Council for consideration, kindly confirm whether the BTS towers can be accommodated on the portions of land described above, taking into consideration the proposed size, services across the erf and zoning of the erf. Once comments are received the application will be tabled to the Management Committee.

Mpasi
Mpasi Haingura
GM: Corporate Services & HC
ng/AS



Corporate Services & Human Capital



MANAGER: PROPERTY & H
SEE RESPONSE FROM ERS
FOR FURTHER ACTION.
Imply 05/12/2025



+264 64 410 4400

townengineer@swkmun.com.na

P O Box 53, Swakopmund, Namibia

Internal Memorandum

TO : General Manager: Corporate Services and Human Capital
FROM : General Manager: Engineering & Planning Services
DATE : 06 November 2025
REF : 13/3/1/7

SUBJECT : APPLICATION TO LEASE PORTIONS OF LAND FOR THE ERECTION OF TELECOMMUNICATION TOWERS IN SWAKOPMUND

Erf 979, zoned as Beach Area, measures approximately 407,216 m² and stretches from Platz Am Meer to the Strand Hotel Erf 6305, located in Swakopmund Extension 22, is zoned as Public Open Space and measures approximately 1,954 m²

Both erven will be reduced by 100 m² each to accommodate the proposed telecommunication towers. The sites are suitable for such installations, provided that all statutory requirements and regulatory provisions are met

However, the placement of the towers must be done in a manner that ensures the remaining portions of the properties remain suitable for their intended land-use purposes and continue to serve the community effectively

Attached herewith are the locality maps for your reference

Regards,

C McClune
GENERAL MANAGER: ENGINEERING AND PLANNING SERVICES

ERF 6306 Swakopmund Extension 22



ERF 979 BEACH AREA



11.1.28 **2026 ALAN BOARD NOMINATION**
(C/M 2026/05/07 - 12/5/1)

Ordinary Management Committee Meeting of 16 April 2026, Addendum **8.18**
page **312** refers.

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

1. INTRODUCTION

The purpose of this submission is to seek the approval of the Management Committee for the nomination of a Council representative to serve on the Board of the Association of Local Authorities in Namibia (ALAN).

2. BACKGROUND

The Association of Local Authorities in Namibia (ALAN) serves as a national body representing the interests of local authorities, advocating for good governance, capacity building, and the strengthening of local government structures.

As part of its governance framework and in line with ALAN's Article of Association Section 16 subsection 16.3.3, member local authorities are required to nominate representatives to serve on the ALAN Board. This ensures that municipalities are adequately represented in national discussions and decision-making processes affecting local governance. The Municipality of Swakopmund, as a member of ALAN, is required to nominate a suitable representative to serve on its Board.

3. DISCUSSION

In line with the above, it is proposed that Council nominates a representative to serve on the ALAN Board. The nominee should be a Councillor who is well-versed in local government matters and able to effectively represent the interests of the Municipality at national level. The representative will be expected to:

- *Attend ALAN Board meetings and related engagements;*
- *Contribute to policy discussions and strategic direction of ALAN;*
- *Report back to Council on matters discussed and decisions taken;*
- *Promote the interests and developmental priorities of the Municipality of Swakopmund*

4. FINANCIAL IMPACT

Any costs associated with attendance of ALAN meetings (including travel and accommodation) will be covered in accordance with the Municipality's approved budget and policies.

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

RECOMMENDED:

- (a) **That the Management Committee nominates a sitting Mayor as the Municipality of Swakopmund's representative on the ALAN Board.**
 - (b) **That the ALAN board representative be permitted to travel for ALAN meetings as per requests.**
 - (c) **That the Administration inform ALAN in writing of the nominated representative.**
-



THE ASSOCIATION FOR LOCAL AUTHORITIES IN NAMIBIA

No. 24 Corner of Johan Albrecht & Pasteur Street Windhoek - West,
Box 2721 Windhoek

Telephone: +264 61 240914/5; Fax: +264 61 240929; Email: alan@iway.na; ww.alan.org.na

Enquiries: Ms. Joseline Howoses, SAO

March 31,2026

Mr. Alfeus. Benjamin
Chief Executive Officer
Swakopmund Municipality
P.O. Box 53
Swakopmund

Dear Mr. Benjamin

NOMINATION OF A REPRESENTATIVE OF THE MUNICIPALITY OF SWAKOPMUND TO SERVE ON THE ALAN BOARD OF DIRECTORS

The above subject matter bears reference.

The ALAN Articles of Association: Article 16 sub – article 16.3.3 it stipulates that each part I municipality will have one representative to serve on the Board of Directors and that such a representative will be endorse at Congress, which is scheduled for May 05 – 08,2026 at a venue still to be confirmed.

It is based on the above that this letter serves to request the Swakopmund Municipality for the nomination of a member that will represent and serve on the ALAN board of directors as a matter of urgency. For ease of reference, kindly enclose find the Articles of Association.

Yours sincerely



MS. MAUREEN KAMBALA
CHIEF ADMINISTRATIVE OFFICER

11.1.29 **REQUEST FOR ADDITIONAL FUNDS TO REPLACE THE DAMAGED HEAT PUMP AT THE SWAKOPMUND MUNICIPAL REST CAMP**

(C/M 2026/05/07 - 15/2/7/1/4)

Ordinary Management Committee Meeting of 16 April 2026, Addendum **8.19** page **314** refers.

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

1. Introduction

The purpose of this submission is to request approval for additional funding to supplement the insurance payout received for the replacement of the damaged heat pump at the Swakopmund Municipal Rest Camp (SMRC). The replacement is necessary to restore the operational efficiency of the hot water supply system following damage to one of the heat pump units, which resulted in a successful insurance claim. Restoring the heat pump system is essential to ensure consistent hot water provision to guests, maintain service standards, and prevent operational disruptions—particularly during peak tourism periods when demand on the system is highest.

2. Background

The Swakopmund Municipal Rest Camp (SMRC) consists of **190** accommodation units, of which **75** are serviced by the central Heat Pump System, while the remaining **115** units rely on solar and conventional geysers. The heat pump plant includes the following components:

- *Two heat pump machines, of which only one is currently operational*
- *Two boilers*
- *Three circulation pumps*
- *Four water storage tanks*



The damaged heat pump machine (Figure "1") has been in operation for approximately **10 years**, reaching the end of its functional lifespan. The remaining operational machine was procured in 2021 at a cost of **N\$128,972.50 (VAT incl.)**, and it is now solely responsible for supplying hot water to the 75 units linked to the system.

An insurance claim for the damaged heat pump was submitted and approved, resulting in a payout of **N\$116,075.70 (Annexure "A")**, which has already been transferred to **vote 200515521500**. However, the cost of a complete replacement system—including supply, installation, commissioning, and associated components—is **N\$279,974.45**, as per the quotation from Pam Refrigeration (Pty) Ltd (**Annexure "B"**). This leaves a **shortfall of N\$163,898.75**, which must be covered by the Municipality. Due to the age of the system, the need for compatibility with existing infrastructure, and the supplier's ongoing maintenance history with the SMRC heat pump plant, the recommended replacement is considered essential and time-sensitive.

3. Discussion

With only one functioning heat pump in operation, the SMRC's ability to provide reliable hot water is significantly strained. During periods of high occupancy, the single unit is unable to consistently meet demand, increasing the risk of service interruptions experienced by guests, and increased stress on the remaining operational machine.

Replacing the damaged heat pump will restore the system to full operational capacity, improve energy efficiency, and ensure compliance with insurance and safety requirements. It also reduces the risk of total system failure, which would have substantial operational and reputational consequences for the SMRC.

Given the essential nature of the facility, the need for uninterrupted service delivery, and the limited availability of specialized suppliers who understand the heat pump system configuration, direct procurement is considered justified in this case.

4. Conclusion

The damage to one of the heat pump machines has reduced SMRC's ability to provide consistent hot water supply to guests. While an insurance payout of **N\$116,075.70** has been received, it is insufficient to fully fund the replacement. A shortfall of **N\$163,898.75** must therefore be financed by the Municipality to ensure the continuity and reliability of services at the SMRC. To protect municipal assets, avoid service disruptions, and maintain operational efficiency, approval is required to proceed with the procurement and installation of a new heat pump system.

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

RECOMMENDED:

- (a) **That Council approves the additional funds to replace the damaged heat pump system for the Swakopmund Municipal Rest Camp.**
 - (b) **That the General Manager: Finance avails funding of N\$163,898.75 to cover the shortfall after the insurance payout of N\$116,075.70.**
-

GO040-Financial Information - Summary and Detail



- [Total](#)
- [V.A.T](#)
- [Strct](#)
- [Budget](#)
- [Comm](#)
- [N-Upd](#)
- [Purch](#)
- [More](#)

Year: 2526 Account: 200515521500 Opening Balance: 0.00

PAYMENTS INSURANCE CLAIMS

Adj:

M	Month	Budget	Movement	Difference	
<input type="checkbox"/>	Jul	8334.00	6142.38	2191.62	
<input type="checkbox"/>	Aug	8334.00	7825.91	508.09	
<input type="checkbox"/>	Sep	8334.00	70129.20	-61795.20	
<input type="checkbox"/>	Oct	19445.10	63922.58	44477.48	
<input type="checkbox"/>	Nov	19445.10	14573.59	4871.51	
<input type="checkbox"/>	Dec	19445.10	3500.00	15945.10	
<input type="checkbox"/>	Jan	19445.10	2200.00	17245.10	
<input type="checkbox"/>	Feb	39445.10	100769.25	-61324.15	
<input type="checkbox"/>	Mar	39445.10	0.00	39445.10	
<input type="checkbox"/>	Apr	39445.10	0.00	39445.10	
<input type="checkbox"/>	May	39445.10	0.00	39445.10	
<input type="checkbox"/>	Jun	39437.20	0.00	39437.20	
TOTAL:		300000.00	269062.91	30937.09	

Budget	
Approved:	100000
Additional:	200000
TOTAL:	300000

Commitments	
Issue Requisitions:	0.00
Purchase Requisitions:	0.00
Purchase Orders:	0.00
Standing Payments:	0.00
Other:	0.00
Jobs:	0.00
TOTAL:	0.00

Movement	
Actual:	269062.91
Not Updated:	0.00
TOTAL:	269062.91
BALANCE:	30937.09

ANNEXURE B

VAT 0981948-01-6 Tel + 264 64 202951 Fax + 264 64 202766 accounts@pam-refrigeration.com Pam Refrigeration (Pty) Ltd PO Box 1066 Walvis Bay Namibia	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">Estimation</th> </tr> <tr> <td style="width: 50%;">Date</td> <td style="text-align: right;">09/03/26</td> </tr> <tr> <td>Page</td> <td style="text-align: right;">1</td> </tr> <tr> <td>Document No</td> <td style="text-align: right;">QU172170</td> </tr> </table>	Estimation		Date	09/03/26	Page	1	Document No	QU172170																								
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SWAKOP REST CAMP	Deliver to HEAT PUMP																																
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%;">Account</th> <th style="width: 25%;">Your Reference</th> <th style="width: 10%;">Tax Exempt</th> <th style="width: 10%;">Tax Reference</th> <th style="width: 10%;">Sales Code</th> <th style="width: 10%;">Expiry</th> <th style="width: 10%;"></th> </tr> <tr> <td>PAM137</td> <td>HEAT PUMP</td> <td style="text-align: center;">N</td> <td></td> <td style="text-align: center;">MN</td> <td style="text-align: center;">09/03/26</td> <td style="text-align: center;">Exclusive</td> </tr> </table>		Account	Your Reference	Tax Exempt	Tax Reference	Sales Code	Expiry		PAM137	HEAT PUMP	N		MN	09/03/26	Exclusive																		
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Pam Refrigeration 8048278767 Bank Windhoek-wvb Received in good order Signed _____ Date _____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Sub Total</td> <td style="text-align: right;">N\$243,456.04</td> </tr> <tr> <td>Discount @ 0.00%</td> <td style="text-align: right;">N\$0.00</td> </tr> <tr> <td>Amount Excl Tax</td> <td style="text-align: right;">N\$243,456.04</td> </tr> <tr> <td>Tax</td> <td style="text-align: right;">N\$36,518.41</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">N\$279,974.45</td> </tr> </table>	Sub Total	N\$243,456.04	Discount @ 0.00%	N\$0.00	Amount Excl Tax	N\$243,456.04	Tax	N\$36,518.41	Total	N\$279,974.45																						
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11.1.30

REQUEST FOR APPROVAL FOR THE WRITE-OFF OF REDUNDANT ITEMS AT THE SOLID WASTE SECTION

(C/M 2026/05/07 - 17/2/5/1)

Ordinary Management Committee Meeting of 16 April 2026, Addendum **8.20** page **318** refers.**A. This item was submitted to the Management Committee for consideration:**

The General Manager: Health Services & Solid Waste Management has identified the following items to be obsolete and redundant:

Reason for Write-Off:

- *Vehicles: The vehicles listed are excessively old and have become non-operational due to persistent mechanical faults, rendering them unusable.*
- *Storage Conditions: These vehicles and equipment are currently stored in the open, owing to limited garage facilities. This exposure has led to rust and deterioration, significantly diminishing their value.*

Proposed Action:

- *The items listed, being obsolete and no longer functional, are to be officially written off the inventory.*
- *We recommend that these items be put up for auction at the earliest opportunity to recover some value and facilitate proper disposal.*

The Management Committee is therefore kindly requested to proceed with this process. Below is a detailed list of the items for your review.

Equipment:

No	Description of items	Quantity	Serial Number	Status
1	Wheelbarrow	21		Damaged
2	Metal rakes	17		Damaged
3	Metal drums	138		Damaged

Vehicle:

No	Description Of Items	Quantity	Model	Serial Number	Status
4	Hino 500 Compactor Truck N18325S	1	2013	VIN: AHHFG1PPXX X22949	Old/Damaged
5	Isuzu 850 Skip Truck N14020S	1	2010	VIN: ADMFTR34K8 G553769	Old/Damaged
6	Isuzu 850 Compactor Truck N12799S	1	2013	VIN:ADMFTR3 4H8G656914	Old/Damaged
7	Toyota loading box	1			Damaged
8	Isuzu 850 compactor truck N18769S	1	2013	VIN:ADMFTR3 4H8G656912	Old/Mechanical Issues

9	Isuzu 850 Skip Truck N20531S	1	2013	VIN:ADMFT3 4K8G677369	Old/Mechanical Issues
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Others:

No	Description of items	Quantity	Serial No.	Status
10	Old black wheelie bins 140 & 240 LT	300		Damaged
11	Old blue pole bins	200		Damaged
12	Old skip containers	40		Damaged
13	Colour bins	21		Old
14	Chair with brown armrest	1	006803	Old
15	Maroon chair with black armrest	2	006806 & 006876	Old
16	Window Frame	1		Old
17	Table with a glass on top	1	006898	Old
18	Mahindra N25414S & N24573S tralie	2		Old
19	Citi-golf bumper	1		Old
20	Geysers	2		Old
21	Green chair with black armrest	1		Old
22	Kitchen sink	2		Old
23	Shower sliding door	1		Old
24	Toolbox	1		Old
25	Lockers	6		Old
26	Toilet window	1		Old
27	Ceiling exhaust fan	5		Old
28	HP Laser Jet 1012	1		Old
29	Garage doors	15		Old
30	Bucket bins	14		Old

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

- (a) That the Management approves the writing-off of the following redundant items and equipment from the Health Services & Solid Waste Department:

No.	Description Of Items	Quantity	Model	Serial Number	Status
1.	Wheelbarrow	21			Damaged
2.	Metal rakes	23			Damaged
3.	Metal drums	138			Damaged
4.	Hino 500 Compactor Truck N18325S	1	2013	VIN: AHHFG1PPXX X22949	Old/Mechanical Issues
5.	Isuzu 850 Skip Truck N14020S	1	2010	VIN: ADMFT34K8 G553769	Old / Mechanical Issues
6.	Isuzu 850 Compactor Truck N12799S	1	2013	VIN: ADMFT34H8 G656914	Old / Mechanical Issues
7.	Toyota loading box	1			Damaged
8.	Isuzu 850 compactor truck N18769S	1	2013	VIN: ADMFT34H8 G656912	Old / Mechanical Issues

9.	Isuzu 850 Skip Truck N20531S	1	2013	VIN: ADMFTR34K8 G677369	Old / Mechanical Issues
10	Old black wheelie bins 140 & 240 litter	300			Damaged
11	Old blue pole bins	200			Damaged
12.	Old skip containers	40			Old
13	Colour bins	21			
14	Chair with brown armrest	1		006803	Old
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16	Window Frame	1			Old
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18	Mahindra N25414S & N24573S tralie	2			Old
19	Citi-golf bumper	1			Old
20	Geysers	2			Old
21	Green chair with black armrest	1			Old
22	Kitchen sink	2			Old
23	Shower sliding door	1			Old
24	Toolbox	1			Old
25	Lockers	6			Old
26	Toilet window	1			Old
27	Ceiling exhaust fan	5			Old
28	HP Laser Jet 1012	1		CNFD049549	Old
29	Garage doors	15			Old
30	Bucket bins	14			Old

- (b) That the listed redundant items be auctioned at the next auction.
- (c) That the Chief Executive Officer and the Chairperson of the Management Committee determine the upset prices for the listed redundant items.
-